



Anthony Uresti  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281  
EDINBURG TEXAS 78539  
Tel. 956-318-2840

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 4-02-2024

PROPOSED EL FARITO ESTATES SUBDIVISION PRECINCT No. 1.

ENGINEER: NAIN ENGINEERING LLC. DEVELOPER: EL FARITO LLC

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 11  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 2

LOCATION DESCRIPTION: SOUTH OF MILE 13 N. ROAD APPROXIMATELY 1/2 MILE EAST OF MILE 6 WEST ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF WESLACO

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-3-2023 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 13 NORTH ROADSIDE DITCH AND DETENTION WILL BE ACCOMPLISHED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO MILE 13 NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 03-05-2024 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 03-19-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 6" LOCATION: MILE 13 NORTH ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 03-04-2024: 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.

REQUEST FOR FINAL APPROVAL WITH:  **CASH DEPOSIT: Amount: \$16,500.00 For: (11 OSSF'S)**

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: 10/31/2023

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

**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.

**GENERAL SUBDIVISION PLAT NOTES**

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 69.00 ELEVATION OR 24" OR ABOVE THE CENTER LINE OF THE EXISTING PAVEMENT OF MILE 13 NORTH ROAD WHICHEVER IS GREATER.
- THIS SUBDIVISION IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FEMA FIRM COMMUNITY PANEL NO. 480334 0450 C EFFECTIVE DATE: 06-06-2000 (LDMR DATE 05-30-2002).
- SETBACKS:  
FRONT SETBACK: 40.00 FEET  
REAR SETBACK: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE SETBACK: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING IS COVERED BY INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

4. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:  
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. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

5. CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.

6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

---B.M. NO. 1---ELEV. 69.66 TOP OF A NAIL SET ON AN EXISTING POWER POLE LOCATED EAST OF MILE 13 NORTH ROAD IN THE VICINITY APPROXIMATE 254.00 FEET FROM THE S.W. CORNER OF THIS SUBDIVISION (NAVD 1985) COORDINATE: X=114813.26 Y=16613788.90

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, THE CITY OF WESLACO AND HIDALGO COUNTY REQUIREMENTS TO BE ACQUIRED TO OBTAIN A TOTAL OF 51,852 CUBIC-FEET (1.19 ACRES-FEET) OF STORM WATER RUNOFF, DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE WILL BE ACCOMPLISHED BY NATURAL PECULATION WITHIN THE LOTS AND POSITIVE RUNOFF ALONG MILE 13 NORTH ROAD SIDE DETENTION WILL BE ACCOMPLISHED BY WIDENING THE EXISTING DRAIN DITCH. (SEE SHEET NO.2 FOR CONSTRUCTION DETAILS AND DRAINAGE REPORT APPROVED BY HCCD#1.)

8. NO PERMANENT STRUCTURES ARE 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 PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

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. 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 EXCEPTS 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.

12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

13. EL FARITO LLC, THE SUBDIVIDER OF EL FARITO ESTATES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

14. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS.

15. 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 PROPER DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

16. DRAINAGE IMPROVEMENTS ALONG MILE 13 NORTH ROAD ROAD-SIDE DITCH WILL BE MAINTAINED BY HIDALGO COUNTY P.C.T.1 (NO ALTERATION OR COVERING)

17. ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.

18. NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 THROUGH 10 FROM MILE 13 NORTH ROAD. A 24 FOOT SHARE DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1&2, 3&4, 5&6, 7&8, AND 9&10 TO PROVIDE INGRESS AND EGRESS TO LOTS.

19. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE (NOTE #7) IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENT ARE GREATER THAN STATED ABOVE (NOTE #7) DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

20. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

21. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.

22. A 5 FEET SIDE WALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF THE NOTICE TO PROCEED.



**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**  
EL FARITO ESTATES SUBDIVISION IS LOCATED SOUTH SIDE OF MILE 13 NORTH ROAD APPROXIMATE 1/2 MILE EAST OF MILE 6 WEST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 45,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE 5 MILE ETJ OF THE CITY OF WESLACO, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. NO. 1.

# EL FARITO ESTATES SUBDIVISION

A 17.15 ACRES OUT FARM TRACT 299, BLOCK 158, THE WEST TRACTS SUBDIVISION MAP, OR PAT THERE OF RECORDED IN VOLUME 2 PAGES 35, MAP RECORDS, HIDALGO COUNTY TEXAS

**AS-BUILT PLANS**

STATE OF TEXAS COUNTY OF HIDALGO  
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION  
**EL FARITO LLC**  
AS OWNER OF THE 17.15 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EL FARITO ESTATES SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

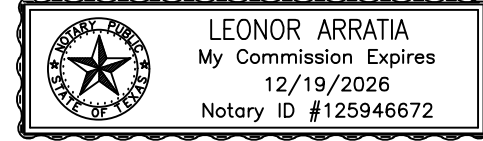
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:  
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS 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.

HERIBERTO GARCIA -MANAGING PARTNER  
P.O. BOX 738  
WESLACO TEXAS, 78599

STATE OF TEXAS COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **HERIBERTO GARCIA -MANAGING PARTNER OF EL FARITO LLC** KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
STATE OF TEXAS  
MY COMMISSION EXPIRES 12-19-2026

HIDALGO COUNTY DRAINAGE DISTRICT No.1 CERTIFICATE OF PLAT APPROVAL  
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 TEX. WATER CODE §49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1  
RAUL SESIN, P.E., C.F.M.  
GENERAL MANAGER

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL  
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EL FARITO ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_ DATE \_\_\_\_

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

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

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

BY: \_\_\_\_ DEPUTY

INDEX TO SHEETS OF EL FARITO ESTATES SUBDIVISION	
SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETC. PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METS AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. NO. 1, CERTIFICATION; H&CDD#9 AND HCCD. REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION
	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

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 LAY 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, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALY 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 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 OF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

HERIBERTO GARCIA -MANAGING PARTNER  
P.O. BOX 738  
WESLACO TEXAS, 78599

**AS-BUILT PLANS**

STATE OF TEXAS  
COUNTY OF HIDALGO  
UNDER LOCAL GOVERNMENT CODE § 232.026(G)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE EL FARITO ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

HIDALGO COUNTY JUDGE  
DATE  
ATTEST: HIDALGO COUNTY CLERK  
DATE

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

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

GUILLERMO A. ARRATIA  
REGISTERED PROFESSIONAL ENGINEER  
No. 94001 STATE OF TEXAS

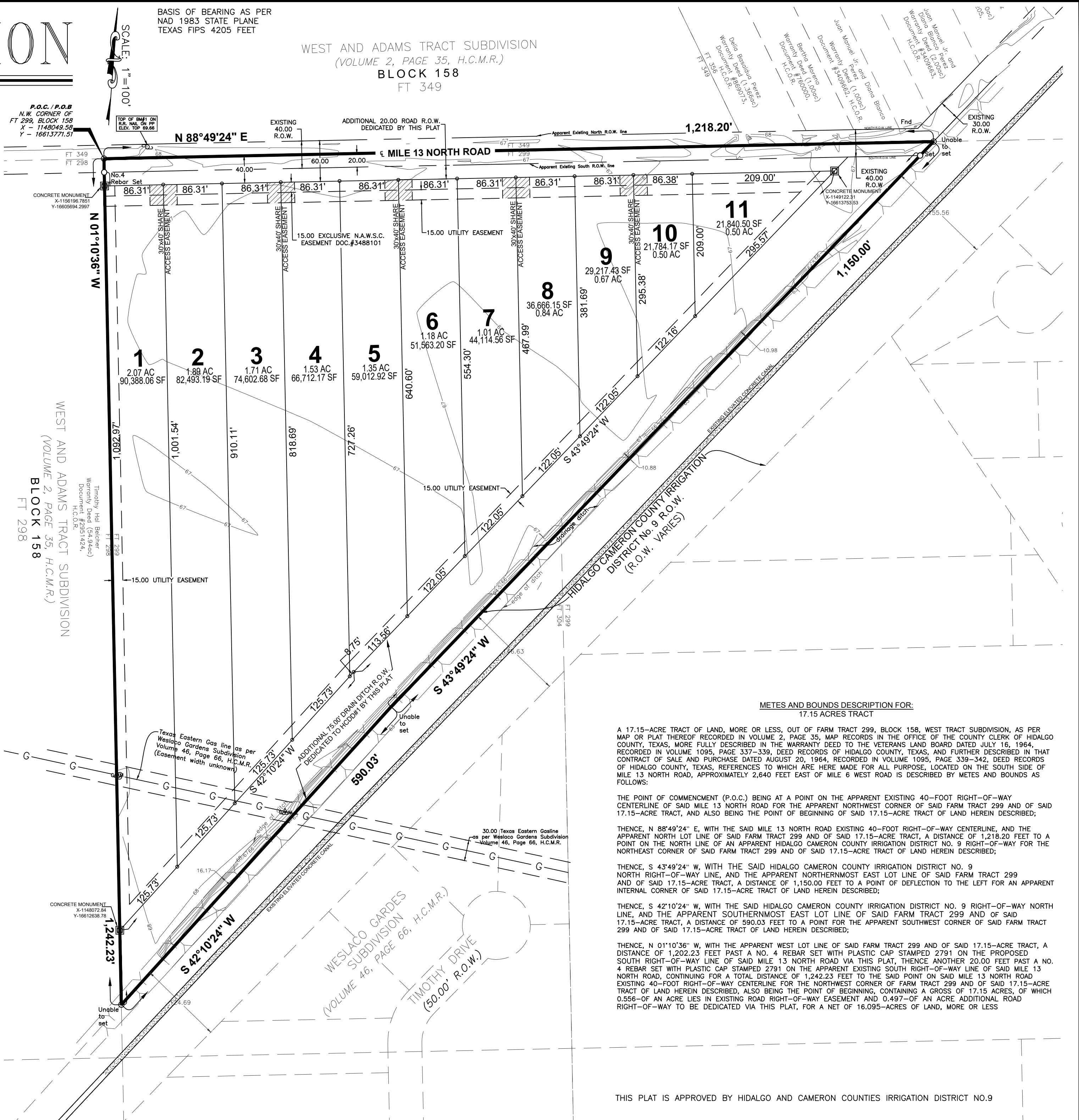


STATE OF TEXAS  
COUNTY OF HIDALGO  
I, HOMERO LUIS GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.  
DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

HOMERO LUIS GUTIERREZ  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO.2791 STATE OF TEXAS



PRINCIPAL CONTACTS:				
Name	Address	City & Zip	Phone	
OWNER: EL FARITO LLC, HERIBERTO GARCIA -MANAGING PARTNER	P.O. BOX 738	WESLACO, TEXAS 78599	(956) 314-9553	
ENGINEER: GUILLERMO A. ARRATIA, P.E.	526 N. 5TH STREET	DONNA, TEXAS 78537	(956) 784-0218	
SURVEYOR: HOMERO L. GUTIERREZ R.P.L.S.	2600 SAN DIEGO	MISSION, TEXAS 78572	(956) 583-5479	



CITY MAYOR CERTIFICATION  
I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS EL FARITO ESTATES SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.  
THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

ATTESTED BY: CITY SECRETARY, WESLACO  
MAYOR OF CITY OF WESLACO

PLANNING & ZONING COMMISSION CERTIFICATION  
I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS EL FARITO ESTATES SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.  
THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

**AS-BUILT PLANS**

CHAIRPERSON-PLANNING & ZONING COMMISSION

**METS AND BOUNDS DESCRIPTION FOR: 17.15 ACRES TRACT**

A 17.15-ACRE TRACT OF LAND, MORE OR LESS, OUT OF FARM TRACT 299, BLOCK 158, WEST TRACT SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 35, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, MORE FULLY DESCRIBED IN THE WARRANTY DEED TO THE VETERANS LAND BOARD DATED JULY 16, 1964, RECORDED IN VOLUME 1095, PAGE 337-339, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND FURTHER DESCRIBED IN THAT CONTRACT OF SALE AND PURCHASE DATED AUGUST 20, 1964, RECORDED IN VOLUME 1095, PAGE 339-342, DEED RECORDS OF HIDALGO COUNTY, TEXAS, REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSES. LOCATED ON THE SOUTH SIDE OF MILE 13 NORTH ROAD, APPROXIMATELY 2.640 FEET EAST OF MILE 6 WEST ROAD IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT ON THE APPARENT EXISTING 40-FOOT RIGHT-OF-WAY CENTERLINE OF SAID MILE 13 NORTH ROAD AT THE NORTHWEST CORNER OF SAID FARM TRACT 299 AND OF SAID 17.15-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING OF SAID 17.15-ACRE TRACT OF LAND HEREIN DESCRIBED;
- THENCE, N 88°49'24" E, WITH THE SAID MILE 13 NORTH ROAD EXISTING 40-FOOT RIGHT-OF-WAY CENTERLINE, AND THE APPARENT NORTH LOT LINE OF SAID FARM TRACT 299 AND OF SAID 17.15-ACRE TRACT, A DISTANCE OF 1,218.20 FEET TO A POINT ON THE NORTH LINE OF AN APPARENT HIDALGO CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAY FOR THE NORTHEAST CORNER OF SAID FARM TRACT 299 AND OF SAID 17.15-ACRE TRACT OF LAND HEREIN DESCRIBED;
- THENCE, S 43°49'24" W, WITH THE SAID HIDALGO CAMERON COUNTY IRRIGATION DISTRICT NO. 9 NORTH RIGHT-OF-WAY LINE, AND THE APPARENT NORTHERNMOST EAST LOT LINE OF SAID FARM TRACT 299 AND OF SAID 17.15-ACRE TRACT, A DISTANCE OF 590.03 FEET TO A POINT FOR THE APPARENT SOUTHWEST CORNER OF SAID FARM TRACT 299 AND OF SAID 17.15-ACRE TRACT OF LAND HEREIN DESCRIBED;
- THENCE, S 42°10'24" W, WITH THE SAID HIDALGO CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAY NORTH LINE, AND THE APPARENT SOUTHERNMOST EAST LOT LINE OF SAID FARM TRACT 299 AND OF SAID 17.15-ACRE TRACT OF LAND HEREIN DESCRIBED;
- THENCE, N 01°10'36" W, WITH THE APPARENT WEST LOT LINE OF SAID FARM TRACT 299 AND OF SAID 17.15-ACRE TRACT, A DISTANCE OF 1,202.23 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF SAID MILE 13 NORTH ROAD VIA THIS PLAT, THENCE ANOTHER 20.00 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID MILE 13 NORTH ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,242.23 FEET TO THE SAID POINT ON SAID MILE 13 NORTH ROAD EXISTING 40-FOOT RIGHT-OF-WAY CENTERLINE FOR THE NORTHWEST CORNER OF SAID FARM TRACT 299 AND OF SAID 17.15-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 17.15 ACRES, OF WHICH 0.556-OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY EASEMENT AND 0.497-OF AN ACRE ADDITIONAL ROAD RIGHT-OF-WAY TO BE DEDICATED VIA THIS PLAT, FOR A NET OF 16.095-ACRES OF LAND, MORE OR LESS

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.9  
DATE THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCD #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCCD #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCCD #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCCD #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
- HCCD#9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER  
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

**NAIN ENGINEERING, L.L.C.**  
CONSULTING ENGINEER  
FIRM NO. F-9050  
526 N. STREET  
DONNA, TEXAS 78537  
PH. (956) 784-0218  
E-MAIL: NAINENGINEERING@YAHOO.COM

**WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:**  
 EL FARITO ESTATES SUBDIVISION HAS BEEN 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.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 ONE EXISTING 6" ALONG THE NORTH WEST SIDE OF MILE 13 NORTH ROAD.

**WATER DISTRIBUTION FOR THE EL FARITO ESTATES SUBDIVISION CONSISTS OF FIVE (5) 1" DIAMETER DUAL SERVICE LINES ONE (1) 3/4" DIAMETER SINGLE SERVICE LINE. THE DUAL SERVICE LINES, THE SINGLE SERVICE LINE, THE FIRE HYDRANT, THE METER BOXES & LOCKS HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$81,660.00 O \$7,423.63 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ WHICH COVERS THE 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 TO 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 DATE:**  
 SEWAGE FROM 1 & 2 RANCH NO. 4 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. A CERTIFIED LICENSE SANITARIAN 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 REPLACEMENTS DRAIN FIELD.

**EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. TOTAL OF 4 BORES WERE DONE (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A HIDALGO FINE SANDY LOAM (25); HYDROLOGIC GROUP B - HIDALGO SANDY CLAY LOAM (28); HYDROLOGIC GROUP B - WILLACY FINE SANDY LOAM (70); HYDROLOGIC GROUP B 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 ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSING. NO OSSF HAS BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILE OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$16,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER 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 SUBDIVIDER. SUBDIVIDER 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 ACCORDANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.543, WATER CODE, WHICH CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

**WATER FACILITIES - THESE FACILITIES FULLY COMPLETED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ WHICH EQUALS TO \$ PER LOT.**

**SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$16,500.00 FOR THE ENTIRE SUBDIVISION.**

**PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO**  
 EL FARITO ESTATES SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO Y N.A.W.S.C. HAN ACORDADO EN CONTRATO EN CUAL N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 6 PULGADAS DE DIAMETRO A LADO NORESTE DE LA CALLE MILE 13 NORTH ROAD.

**LA DISTRIBUCION DE AGUA PARA EL FARITO ESTATES SUBDIVISION CONSISTE EN CINCO (5) LINEAS DE 1" DIAMETRO DE SERVICIO DUAL Y UN (1) SERVICIO SENCILLO DE 3/4 PULGADAS CUALES TERMINAN EN LAS CAJAS DEL MEDIDOR CON CANDADOS DE CADA SOLAR. LAS LINEAS DE SERVICIO DUALES, SENCILLOS, EL HYDRANTE DE AGUA Y LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$81,660.00 O \$7,423.63 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. LA SUMA DE \$ PARA CUBRIR EL COSTO POR LOTE COMO SE MUESTRA EN LA CUAL CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. 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 COMPANIA N.A.W.S.C. LO INSTALARA SIN ALCANZO AL DUEÑO. 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 UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. UN EVALUADOR DE SUELO Y INSTALADOR AUTORIZADO POR EL ESTADO 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.

**EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON 1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL.**

**CON EL ARCHIVAMIENTO DEL PLANO FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESEMPEÑO EN FORMA DE UN (CHEQUE PERSONAL) REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE (\$16,500.00), QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSAS SEPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.**

**EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.**

**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 16.543 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 SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIMOS MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ POR LOTE.**

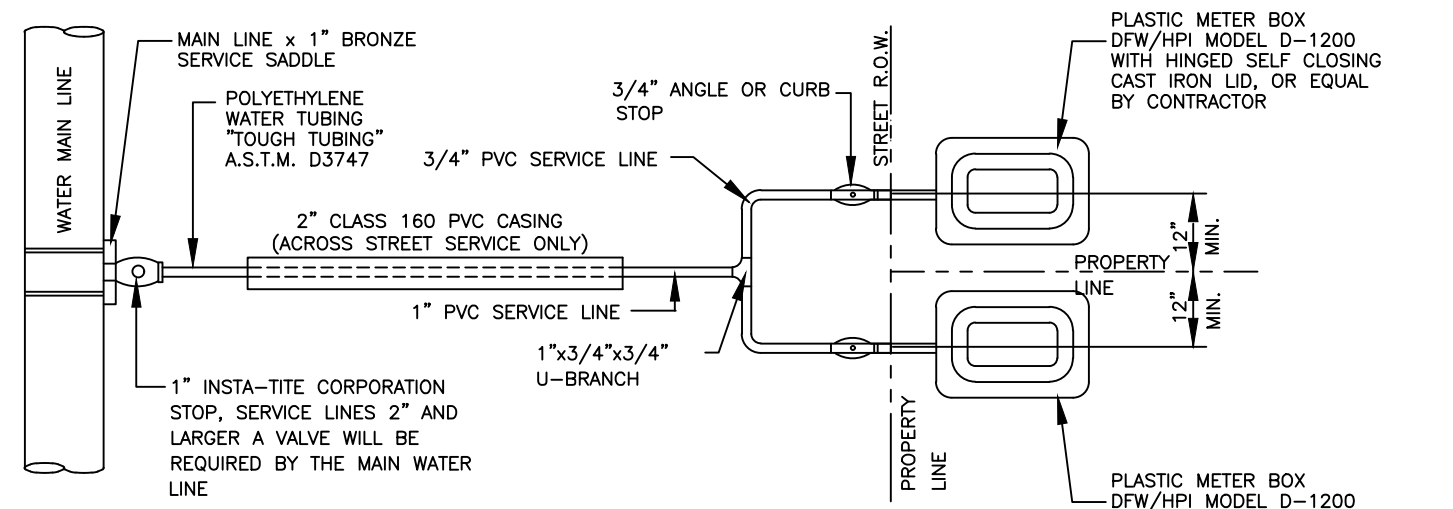
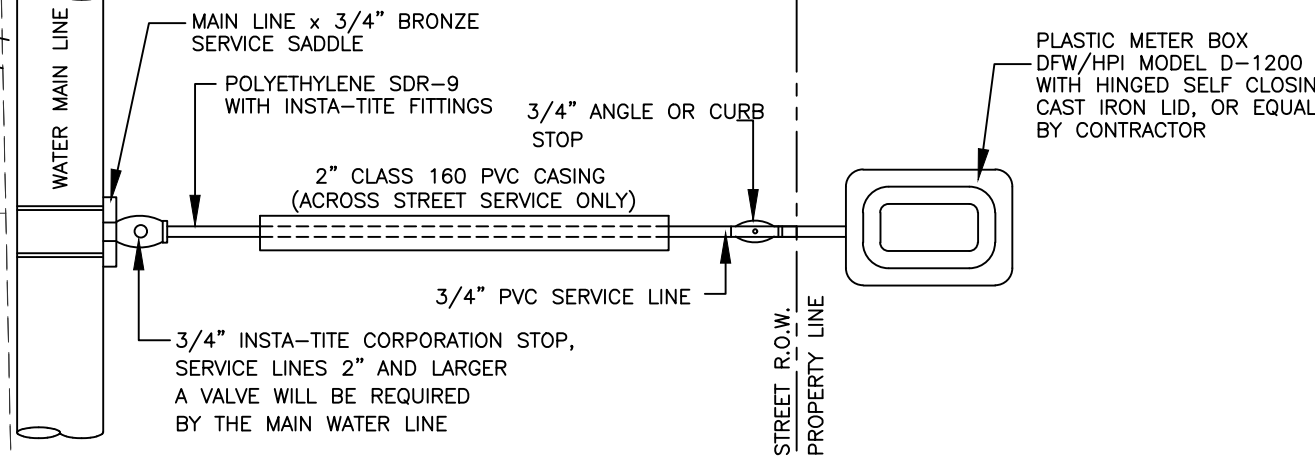
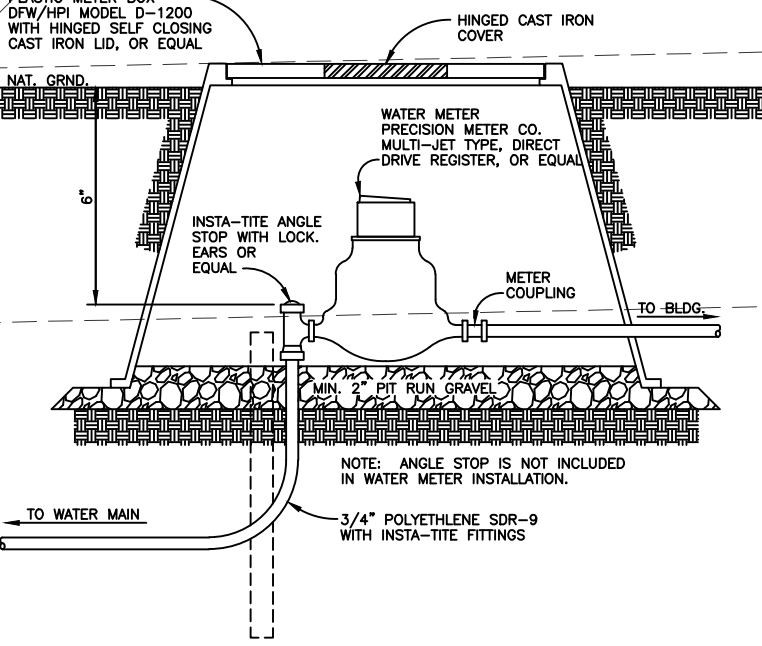
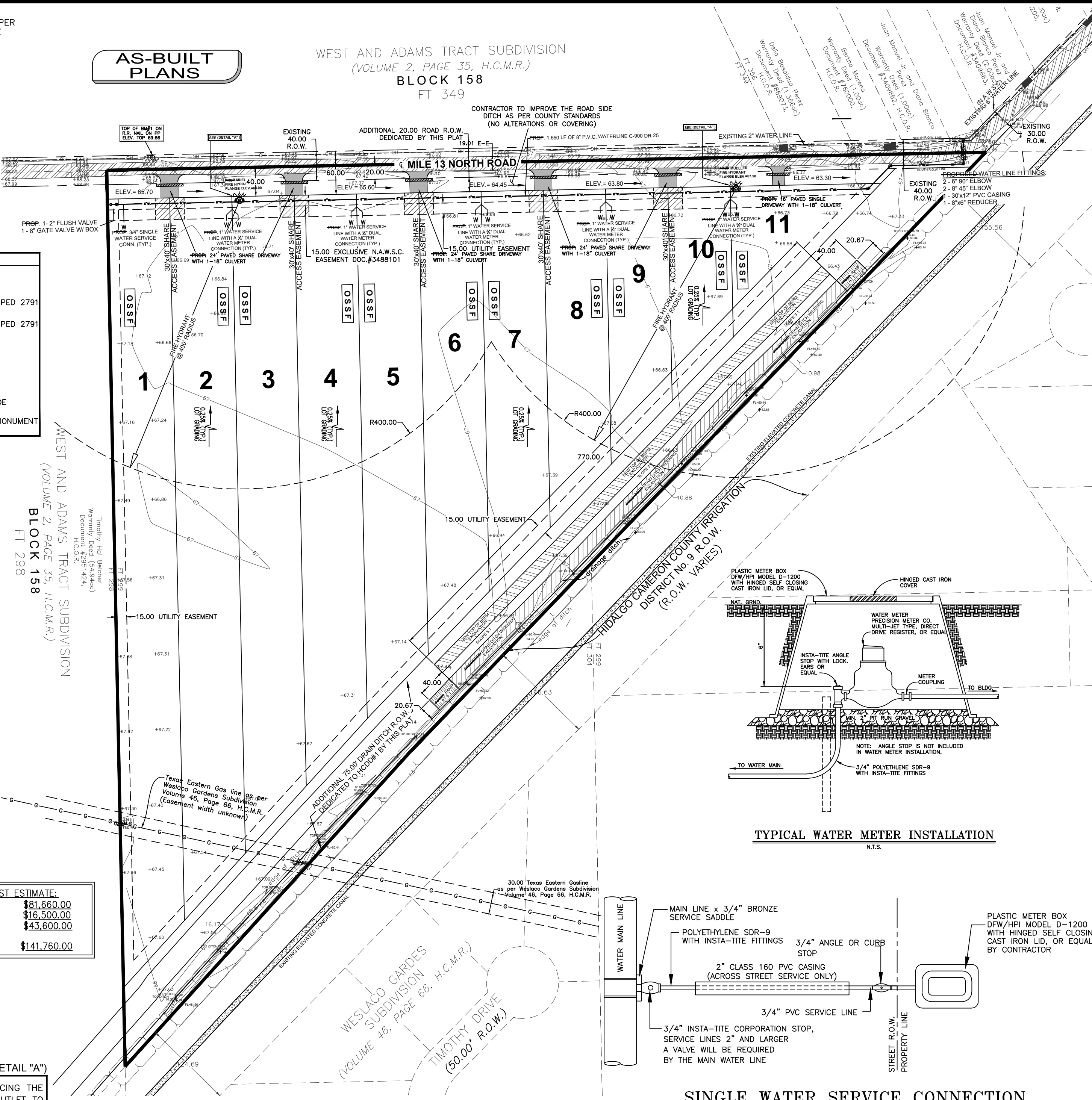
**DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 POR SISTEMA A UN COSTO TOTAL DE \$16,500.00 TODA LA SUBDIVISION.**

BASIS OF BEARING AS PER NAD 1983 STATE PLANE TEXAS FIPS 4205 FEET  
 SCALE: 1"=100'

**AS-BUILT PLANS**

WEST AND ADAMS TRACT SUBDIVISION  
 (VOLUME 2, PAGE 35, H.C.M.R.)  
 BLOCK 158  
 FT 349

- LEGEND**
- - 1/2" IRON ROD FOUND
  - - 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED 2791
  - - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 2791
  - ⊙ - SET 60-D NAIL
  - R.O.W. - RIGHT OF WAY
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING
  - S.W.C. - SOUTHWEST CORNER
  - X - LATITUDE AND LONGITUDE COORDINATES
  - - SURVEYORS CONCRETE MONUMENT WITH GPS COORDINATES



GUILLERMO A. ARRATIA, P.E.  
 P.E. # 94001 STATE OF TEXAS  
 DATE \_\_\_\_\_



**AS-BUILT PLANS**

EL FARITO ESTATES IS A PROPOSED 11-LOT (2,915) RESIDENTIAL SUBDIVISION LOCATED IN HIDALGO COUNTY, LOCATED ON THE EAST SIDE OF MILE 4 W RD AND APPROXIMATELY 2,300 FT NORTH OF MILE 11 N. BEING A 20.00-ACRE TRACT OF LAND OUT OF TRACT 268, BLOCK 131 OF THE WEST TRACT SUBDIVISION, LLANO GRANDE GRANIT VOL. 2, PAGES 34-37, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

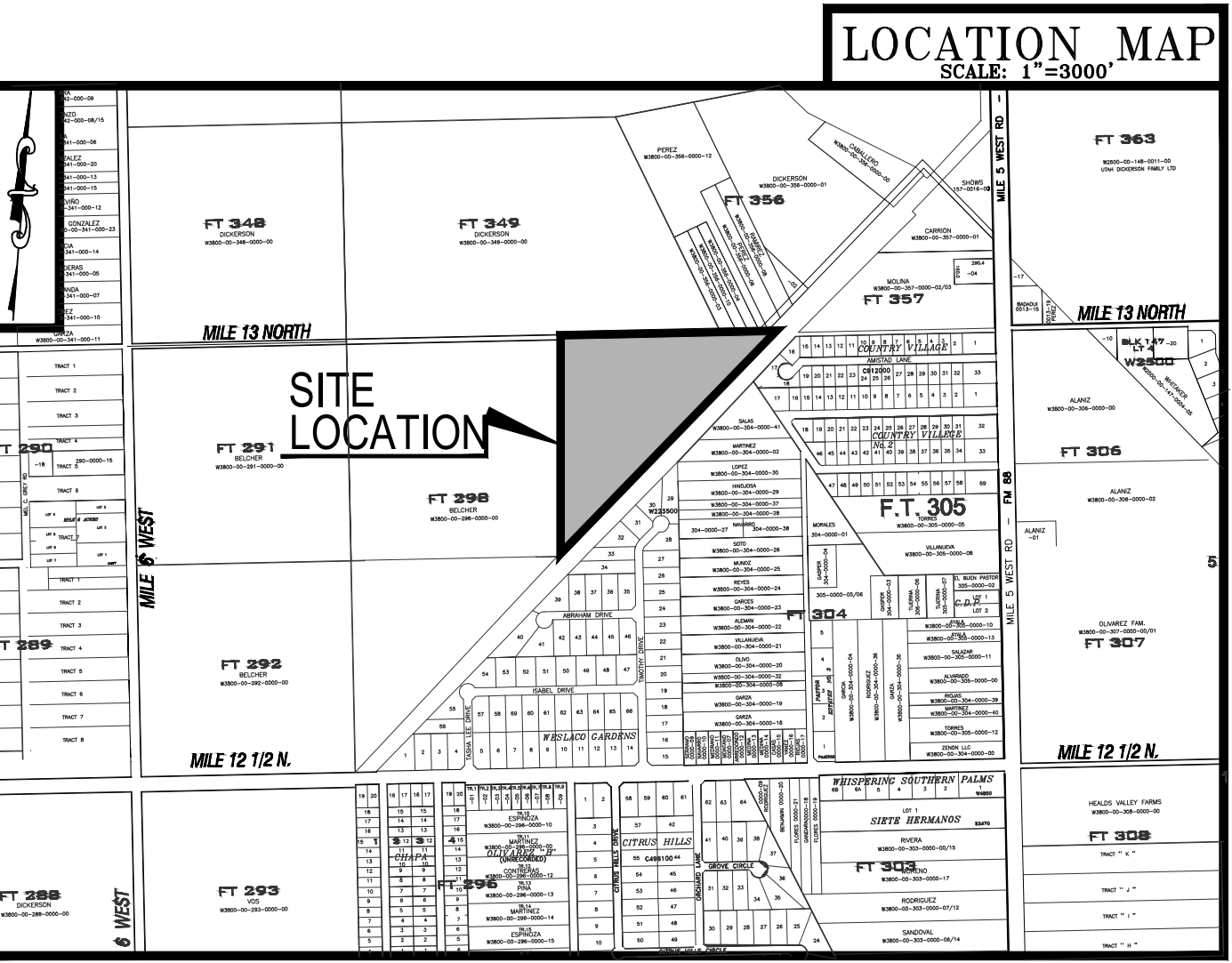
THE PROPOSED SUBDIVISION IS IN ZONE "X" (NO SHADING) DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD - PLAIN, AND ZONE "X" (SHADING) DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 480334 0450 C, REVISED TO REFLECT LOMR DATED MAY 30, 2002.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE, THE SITE CONSISTS OF: -HIDALGO FINE SANDY LOAM, (25); HYDROLOGIC GROUP B. -HIDALGO SANDY CLAY LOAM (28); HYDROLOGIC GROUP B. -WILLACY FINE SANDY LOAM (70); HYDROLOGIC GROUP B. SOIL SURVEY IS ATTACHED.

THE EXISTING RUNOFF SHEET FLOWS OVERLAND IN A EAST DIRECTION TOWARDS THE EXISTING DRAIN DITCH. THERE IS CURRENTLY NO APPARENT DRAINAGE SYSTEM OTHER THAN NATURAL OVERLAND FLOW. BASED ON THE RATIONAL METHOD AND THE ATTACHED CALCULATIONS, AN EXISTING 10-YEAR STORM EVENT GENERATES 7.56 CFS OF RUNOFF. THE PROPOSED RUNOFF AFTER DEVELOPMENT IS 20.52 CFS FOR A 50-YEAR STORM EVENT. THE PROPOSED PROJECT WILL HAVE AN APPROXIMATE INCREASE OF 12.96 CFS OF STORM RUNOFF FOR A 50-YEAR STORM EVENT.

IN ACCORDANCE WITH THE COUNTY OF HIDALGO'S DRAINAGE REQUIREMENTS, 51,852.00 CUBIC FEET (1.19 AC-FT) OF RUNOFF DETENTION WILL NEED TO BE DETAINED FOR A 50-YEAR STORM EVENT ON EL FARITO ESTATES SUBDIVISION. RUNOFF WILL BE DETAINED BY WIDENING THE EXISTING DITCH ON THE EAST SIDE OF THE SUBDIVISION. TOTAL DETENTION PROVIDED AFTER IMPROVEMENTS WOULD BE 51,975.00 CUBIC FEET (1.19 AC-FT). RUNOFF WILL NOT BE INCREASED DURING A 50-YEAR STORM EVENT DUE TO THE PROPOSED SUBDIVISION.

GUILLERMO A. ARRATIA, P.E.  
 # 94001 STATE OF TEXAS  
 DATE \_\_\_\_\_



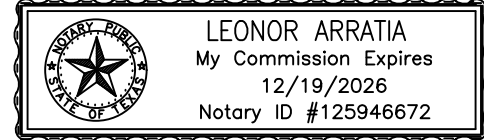
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
 EL FARITO ESTATES SUBDIVISION IS LOCATED SOUTH SIDE OF MILE 13 NORTH ROAD APPROXIMATELY 1/2 MILE EAST OF MILE 6 WEST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 45,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE 2 MILE ETJ OF THE CITY OF WESLACO, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02, PRECINCT, No. 1.

**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 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 CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**  
 1.-I EL FARITO LLC SUBDIVIDER OF EL FARITO ESTATES SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE REQUIRED BY STATE AND COUNTY REGULATIONS.

HERIBERTO GARCIA -MANAGING PARTNER  
 DATE \_\_\_\_\_

STATE OF TEXAS COUNTY OF HIDALGO  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HERIBERTO GARCIA -MANAGING PARTNER OF EL FARITO LLC KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_

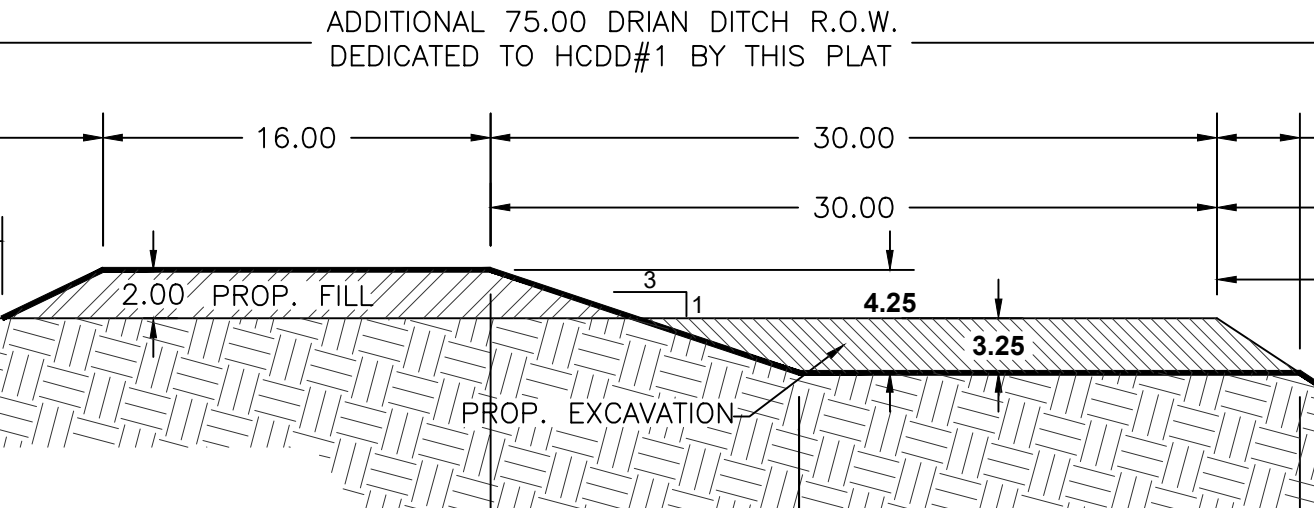
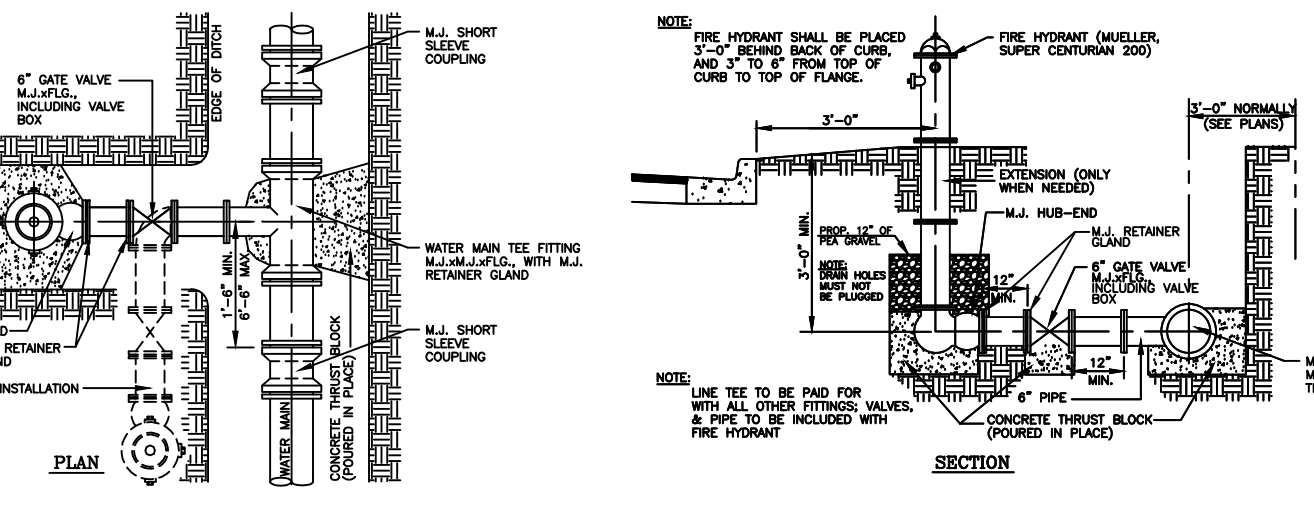


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 STATE OF TEXAS  
 MY COMMISSION EXPIRES 12-19-2026

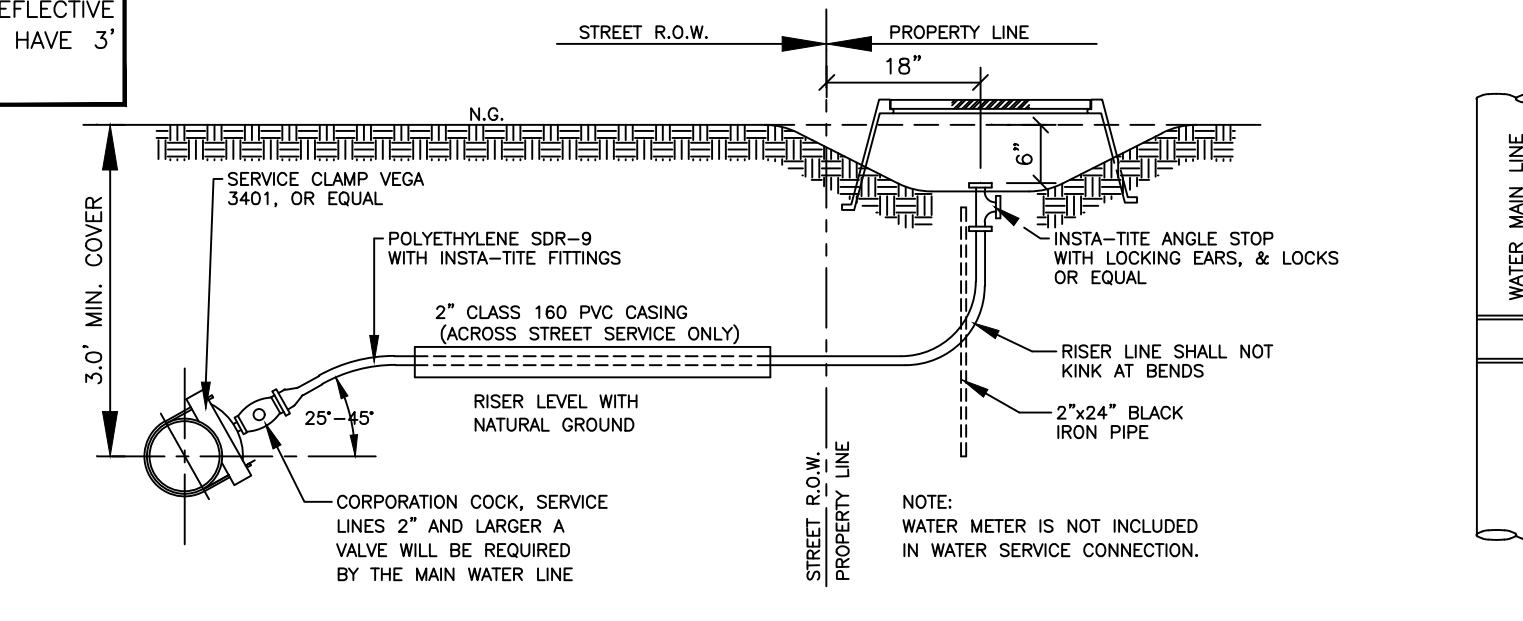
**CONSTRUCTION COST ESTIMATE:**

1-WATER:	\$81,660.00
2-OSSF:	\$16,500.00
3-DRAINAGES:	\$43,600.00
<b>TOTAL:</b>	<b>\$141,760.00</b>

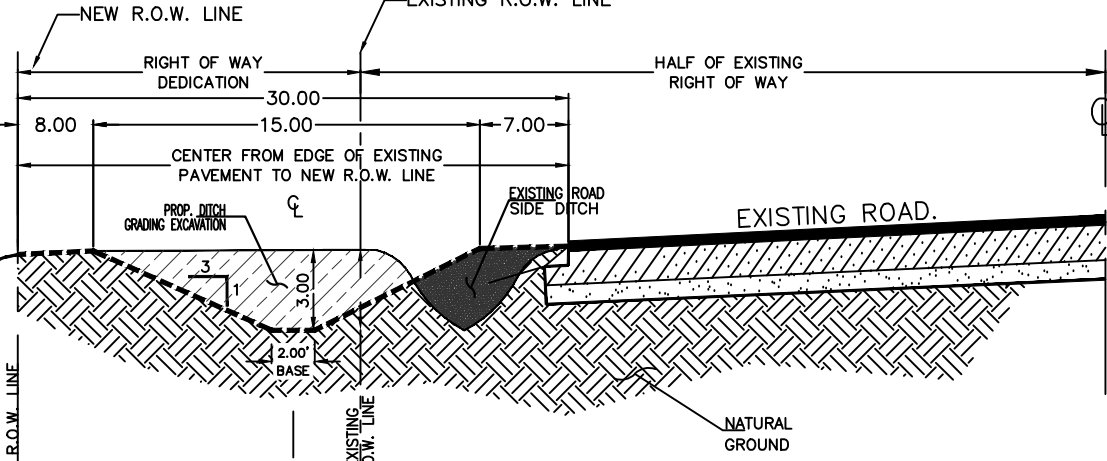
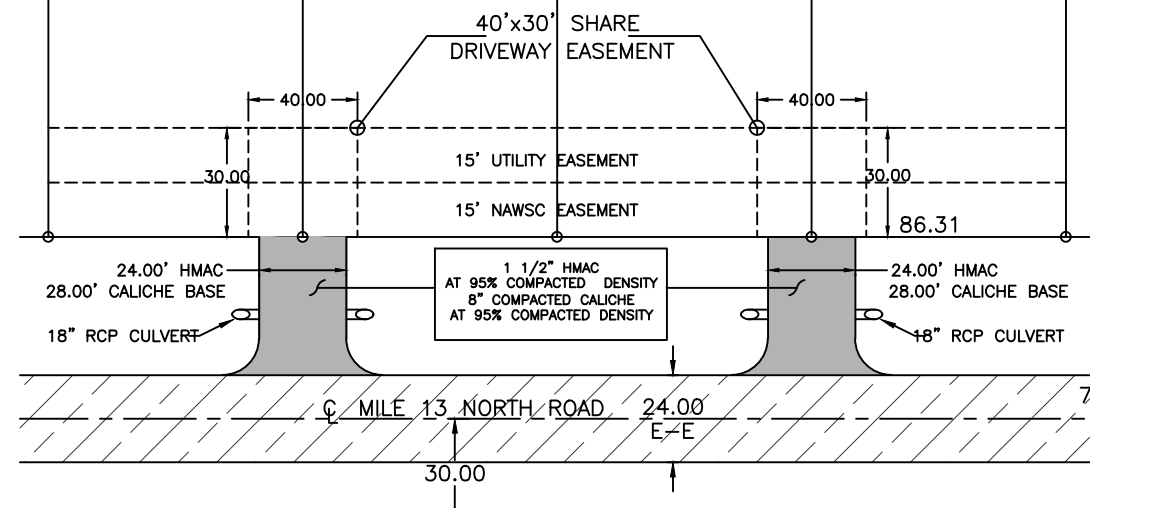
**NOTES FOR CONTRACTOR: (DETAIL "A")**  
 FIRE HYDRANT WITHIN 400'. SHALL HAVE 4 1/2" OUTLET FACING THE STREET WITH 18" TO 24" CLEARANCE FROM BOTTOM OF OUTLET TO GRADE LEVEL FOR HYDRANT WRENCH - HYDRANTS SHALL BE MARKED ON THE STREETS WITH REFLECTIVE BLUE MARKER TO SHOW LOCATION OF HYDRANTS. SHALL HAVE 3' CLEARANCE FROM ANY FENCES, POLES, BRUSH, ETC.



**DRAINAGE DETENTION CALCULATIONS**  
 PROPOSED WIDENING OF DRAIN DITCH EXCAVATION  
 30.00 LF x 3.25 LF x 7.70 LF = 75,075.00 CF  
 DETENTION REQUIRED: 51,852.00 CF  
 DETENTION PROVIDED: 75,075.00 CF



**AS-BUILT PLANS**



DRAWING DATE: NOVEMBER 10, 2022  
 RELEASE DATE: JANUARY 13, 2023  
 DRAWING REVISED DATE: 01/10/2024  
 DRAWN BY: JRT  
 CHECKED BY: GUILLERMO A. ARRATIA  
 SCALE: 1"= 100'

**EL FARITO ESTATES SUBDIVISION**  
 A 17.15 ACRES OUT FARM TRACT 299 THE WEST AND ADAMS TRACTS SUBDIVISION MAP, OR PAT THERE OF RECORDED IN VOLUME 2 PAGES 34 - 37 IN HIDALGO COUNTY TEXAS

**PROPOSED WATER (N.A.W.S.C.) AND DRAINAGE IMPROVEMENTS**

**NAIN ENGINEERING, L.L.C.**  
 CONSULTING ENGINEER  
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 526 N. STREET  
 DONNA, TEXAS 78537