



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 BELLAWOODS PHASE III SUBDIVISION PRECINCT No. 4.

ENGINEER: R.E. GARCIA ENGINEERING DEVELOPER: GRACIELA ESTATES LTD.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 49 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 7

FILLING STATIONS: 3

LOCATION DESCRIPTION: NORTHSIDE OF BENITO RAMIREZ ROAD APPROXIMATELY 1/2 MILE WEST OF TERRY ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 07-08-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X UNSHADED" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY A NEW DRAIN DITCH.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO BENITO RAMIREZ ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 02-20-2024 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 03-01-2024 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: CITY OF EDINBURG LINE SIZE: 8" LOCATION: BENITO RAMIREZ ROAD.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: BENITO RAMIREZ ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 02-20-2024: BY 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: 8/24/2021

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.

INSTRUMENT NO. 2099321, H.C.O.R. INSTRUMENT NO. 2740606, H.C.O.R.

S81°37'00"E 375.00'

N.E. CORNER LOT 11 BLOCK 24

LOT DATA		
LOT NO.	AREA (S.F.)	AREA (AC.)
99,118,127,147	7,187.50	0.17
100-107	6,512.50	0.15
108,109,137,138	6,331.25	0.15
110-118	6,512.50	0.15
120-126	6,696.25	0.15
128-136,139-146	6,512.50	0.15

LINE DATA		
BEARING	LENGTH	
L1 N81°37'00"W	75.00'	
L2 S36°37'06"E	35.36'	
L3 N53°23'00"W	35.36'	
L4 S53°23'00"W	35.36'	
L5 S36°37'06"E	35.36'	
L6 S53°23'00"W	42.43'	
L7 N36°37'06"E	42.43'	
L8 N53°23'00"W	35.36'	
L9 N36°37'06"E	35.36'	

METES AND BOUNDS DESCRIPTION

A 10.43 ACRE TRACT OF LAND BEING A PORTION OF LOTS 11 AND 12, BLOCK 24, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEEDS RECORDED IN DOCUMENT NUMBER 2743509, 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 BENITO RAMIREZ ROAD BEING SOUTHEAST CORNER OF SAID LOT 11, BLOCK 24, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N81°37'00"W 300.00 FEET ALONG SAID CENTERLINE OF BENITO RAMIREZ ROAD ALSO BEING THE SOUTH LINE OF SAID LOT 11, BLOCK 24, TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 11, BLOCK 24, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 12, BLOCK 24, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N08°23'00"E ALONG THE WEST LINE OF SAID LOT 11, BLOCK 24, ALSO BEING THE EAST LINE OF SAID LOT 12, BLOCK 24, PASS AT 30.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE NORTH RIGHT-OF-WAY LINE OF SAID BENITO RAMIREZ ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1,202.00 FEET TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE N81°37'00"W 75.00 FEET PARALLEL TO THE NORTH LINE OF SAID LOT 12, BLOCK 24, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE N08°23'00"E PARALLEL TO THE EAST LINE OF SAID LOT 12, BLOCK 24, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE NORTH LINE OF SAID LOT 12, BLOCK 24, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S81°37'00"E ALONG THE SAID NORTH LINE OF LOT 12, BLOCK 24, PASS AT 75.00 FEET A POINT BEING THE NORTHEAST CORNER OF SAID LOT 12, BLOCK 24, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 11, BLOCK 24, AND CONTINUING FOR A TOTAL DISTANCE OF 375.00 FEET TO A FOUND ONE-HALF INCH IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 11, BLOCK 24, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S08°23'00"W ALONG THE EAST LINE OF SAID LOT 11, BLOCK 24, PASS AT 1,422.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE NORTH RIGHT-OF-WAY LINE OF SAID BENITO RAMIREZ ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1,452.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.43 ACRES OF LAND, MORE OR LESS.

PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X (UNSHADED)" ZONE "X (UNSHADED)" IS DEFINED AS AREAS TO BE OUTSIDE 500-YEAR FLOOD PLAIN. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING DRAINAGE DITCH ON NORTH SIDE OF DEVELOPMENT.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE TOP OF CURB AT THE CENTER OF THE LOT OR 24" 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.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
 - B.M.-1 ELEVATION 82.90 N.G.V.D. 83 DESCRIPTION: TOP OF NORTHWEST CURB INLET OF BELLWOODS PHASE III SUBDIVISION APPROXIMATELY 355 FEET SOUTH OF BENITO RAMIREZ STREET. 16657885.302N 1115689.429E
 - B.M.-2 ELEVATION 80.81 N.G.V.D. 83 DESCRIPTION: TOP OF SOUTHWEST CURB INLET OF CIRIUS VILLAGE SUBDIVISION APPROXIMATELY 355 FEET SOUTH OF BENITO RAMIREZ STREET. 16658915.013N 1116271.178E
- LOTS 99 AND 147 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO BENITO RAMIREZ STREET.
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:
 - FRONT: 25.00 FEET
 - REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 - SIDE: 06.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 - GARAGE: 18.00 FEET
 - CORNER SIDE: 15.00 FEET
- 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.
- 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.
- DRAINAGE & ACCESS EASEMENT ON LOT 78 CANNOT BE FENCED. DRAINAGE ACCESS EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE ACCESS EASEMENT. HCCDD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE ACCESS EASEMENT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1/2% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- 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 UTILITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- A 5' SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG BENITO RAMIREZ ROAD DURING SUBDIVISION CONSTRUCTION STAGE. ALSO A 5' SIDEWALK WITH ADA RAMPS IS REQUIRED FOR ALL LOTS OWNER AT BUILDING PERMIT STAGE.
- NO ALCOHOLIC BEVERAGES FOR ON PREMISE CONSUMPTION MAY BE SOLD WITHIN THIS SUBDIVISION.

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 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 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 ADJACENT 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 GRANTOR 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 GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THIS 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 GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2024.

DANIEL MOFFATT, MANAGER DATE H. HOLLIS RANKIN III, MANAGER DATE
916 S. MCCOLL EDINBURG, TEXAS 78539 916 S. MCCOLL EDINBURG, TEXAS 78539

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

LEGEND:

- F - FOUND 1/2" IRON ROD
- F1 - FOUND COTTON PICKER SPINDLE
- S - SET 1/2" IRON ROD
- S1 - SET COTTON PICKER SPINDLE
- S2 - SET 1/2" IRON ROD WITH A CAP LABELED "RPLS 4204"
- S3 - SET 1/2" IRON ROD

PLAT OF BELLWOODS PHASE III SUBDIVISION

A 10.43 ACRE TRACT OF LAND BEING A PORTION OF LOTS 11 AND 12, BLOCK 24, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEEDS RECORDED IN DOCUMENT NUMBER 2743509, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

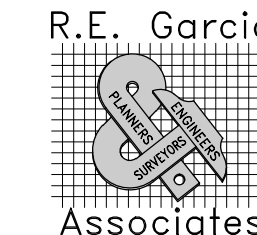
DATE: OCTOBER 05, 2022



SCALE: 1" = 100'

PREPARED BY:

R. E. GARCIA & ASSOCIATES ENGINEERS, SURVEYORS, PLANNERS



JOB NO.: 2019-177 DRAWN BY: D.E.S.

116 NORTH 12th AVE EDINBURG, TEXAS 78541 (936) 381-1061 EMAIL: REGAASO@AOL.COM

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

WE, GRACIA ESTATES, LTD. AS OWNER OF THE 10.43 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BELLWOODS PHASE III 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.

DANIEL MOFFATT, MANAGER DATE H. HOLLIS RANKIN III, MANAGER DATE
916 S. MCCOLL EDINBURG, TEXAS 78539 916 S. MCCOLL EDINBURG, TEXAS 78539

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 DANIEL MOFFATT AND H. HOLLIS RANKIN III, 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

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

APPROVAL BY SANTA CRUZ IRRIGATION DISTRICT NO. 15:

THIS PLAT HEREBY APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15, ON THIS _____ DAY OF _____ 20____.

SANTA CRUZ IRRIGATION DISTRICT NO. 15 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

ATTEST: PRESIDENT DATE SECRETARY DATE

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

WE, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ 20____.

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE



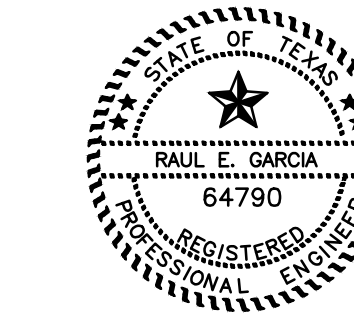
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

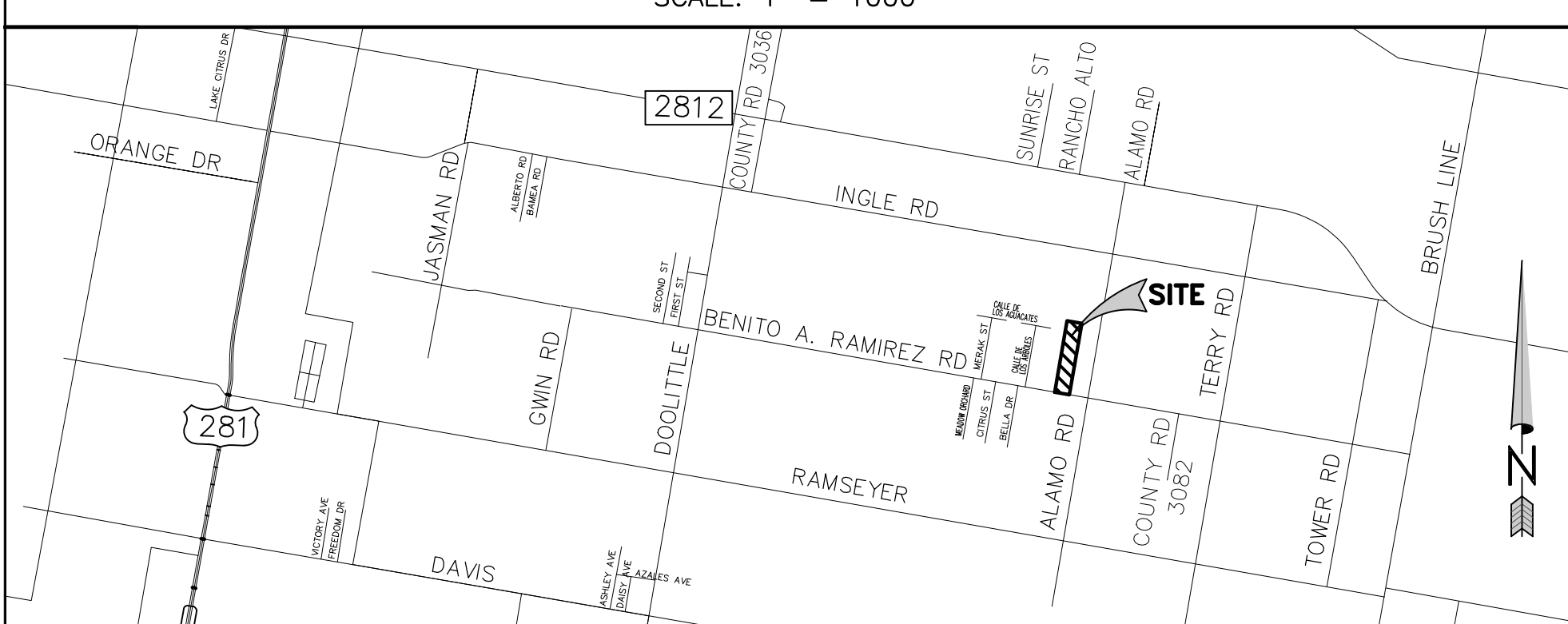
THE STATE OF TEXAS COUNTY OF HIDALGO I, RAUL GARCIA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



REGISTERED PROFESSIONAL ENGINEER #64790

LOCATION MAP

SCALE: 1" = 1000"



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

BELLWOODS PHASE III SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY IN PRECINCT NO. 4, ON BENITO RAMIREZ STREET, APPROX. 0.55 MILES WEST OF TERRY ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG, TEXAS. THE SUBDIVISION IS LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (83,970). BELLWOODS SUBDIVISION IS WITHIN THE CITY'S THREE AND A HALF MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

INDEX OF SHEETS

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
2 TOPOGRAPHY & DRAINAGE LAYOUT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; CONSTRUCTION DETAILS FOR SEWER

PRINCIPAL CONTACTS:

NAME:	ADDRESS:	CITY, STATE & ZIP:	PHONE # / FAX #:
OWNER: DANIEL MOFFATT, MANAGER	916 S. MCCOLL	EDINBURG, TX. 78539	(936) 239-1888/(936) 287-8403
OWNER: H. HOLLIS RANKIN III, MANAGER	916 S. MCCOLL	EDINBURG, TX. 78539	(936) 287-8400/(936) 287-8403
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78541	(936) 381-1061
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78541	(936) 381-1061

PLAT OF BELLWOODS PHASE III SUBDIVISION

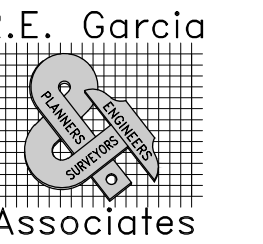
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DATE: MARCH 12, 2021

SCALE IN FEET
0 100' 200' 300'
SCALE: 1" = 100'

PREPARED BY:

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS



JOB NO.: 2019-177
DRAWN BY: D.E.S.

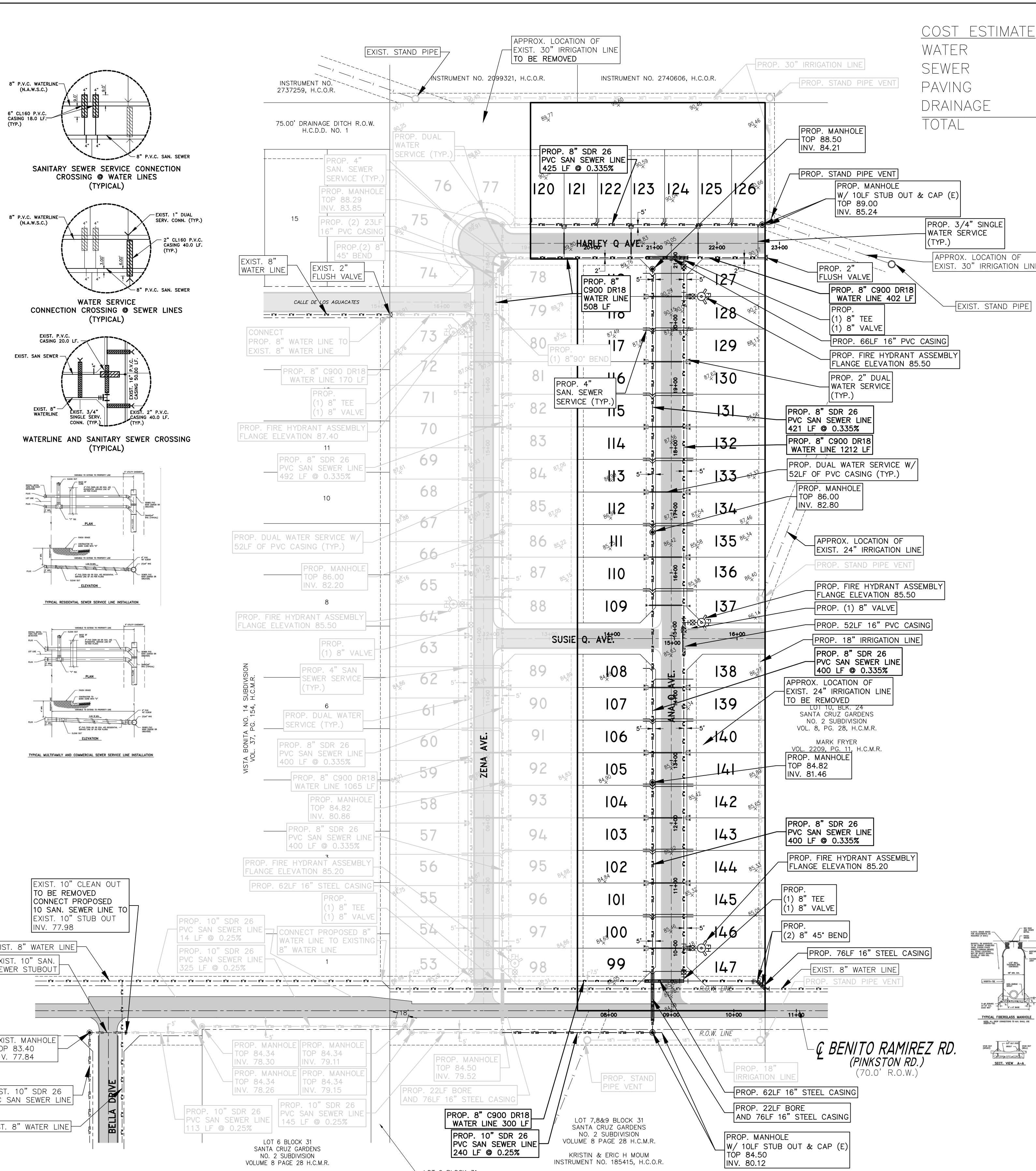
SHEET NO. 2
OF 3 SHEETS

NO.	SHEET	REVISION	DATE	APPROVED

COST ESTIMATE	
WATER	\$199,527.00
SEWER	\$213,767.00
PAVING	\$381,835.25
DRAINAGE	\$169,042.00
TOTAL	\$964,171.25

LEGEND:

- F - FOUND 1/2" IRON ROD
- F1 - FOUND COTTON PICKER SPINDLE
- O - STAND PIPE
- IR - IRRIGATION LINE
- FR - FIRE HYDRANT
- NE - NATURAL GROUND ELEVATION
- W - WATER LINE
- PO - POWER POLE
- FL - FLUSH VALVE
- SS - WATER SERVICE
- WM - WATER METER
- TE - TELEPHONE BOX
- 4" - 4" INLET
- 10" - 10" INLET
- 10" - 10" INCH SANITARY SEWER LINE
- 8" - 8" INCH SANITARY SEWER LINE
- 8" - 8" INCH WATER LINE
- 8" - TAPPING TEE & VALVE



FINAL ENGINEERING REPORT FOR BELLWOODS PHASE II SUBDIVISION by Raul E. Garcia, P.E. FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

BELLWOODS PHASE III SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAVE ENTERED INTO A CONTRACT IN WHICH NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NORTH ALAMO WATER SUPPLY CORPORATION (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.

NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING EAST ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF BENITO RAMIREZ ROAD. THE SUBDIVIDER HAS EXTENDED AN 8" DIAMETER WATER LINE EAST ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF BENITO RAMIREZ STREET AND AN 8" DIAMETER WATER LINE ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF ANA Q AVENUE FROM THE LINE ALONG BENITO RAMIREZ ROAD WITH 3 FIRE HYDRANTS EVERY 500 FEET TO SERVE THE SUBDIVISION.

WATER DISTRIBUTION FOR BELLWOODS PHASE III SUBDIVISION CONSISTS OF 23 - 1" DIAMETER DUAL SERVICE LINES AND 3 - 3/4" DIAMETER SINGLE SERVICE LINES, SAID SERVICES TERMINATE AT THE WATER METER BOX FOR THE LOT. ALL SERVICES AND METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF **\$199,527.00** OR **\$4,021.88** PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF **\$24,250.00** WHICH COVERS THE **\$1,107.14** 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 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 **BELLWOODS PHASE III SUBDIVISION** IS TREATED BY WASTE WATER SERVICE FROM THE CITY OF EDINBURG. THE SUBDIVIDER AND THE CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF EDINBURG PROMISED TO TREAT WASTE WATER FOR AT LEAST 30 YEARS AND THE CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.

THE CITY OF EDINBURG HAS AN EXISTING 10" DIAMETER SANITARY SEWER LINE THAT RUNS EAST ALONG THE SOUTH SIDE OF RIGHT-OF-WAY OF BENITO RAMIREZ STREET.

THE SANITARY SEWER SYSTEM FOR BELLWOODS PHASE III SUBDIVISION CONSIST OF EIGHT (8) 4" DIAMETER SANITARY SEWER LINE AND A 8" DIAMETER SANITARY SEWER LINE THAT TIES TO THE EXISTING 10" DIAMETER SANITARY SEWER LINE. THE 10" DIAMETER SANITARY SEWER LINE EAST A DISTANCE OF 240.0 FEET ALONG THE SOUTH SIDE OF RIGHT-OF-WAY OF BENITO RAMIREZ STREET TO A MANHOLE CONTINUING NORTH WITH AN 8" DIAMETER SANITARY SEWER LINE 1,220.0 FEET IN A 15' UTILITY EASEMENT ADJACENT TO THE WEST RIGHT OF WAY OF ANA Q DRIVE ENDING IN A MANHOLE AND AN 8" DIAMETER SANITARY SEWER LINE RUNS EAST FROM AN EXISTING 8" DIAMETER SANITARY SEWER LINE ON BELLWOODS PHASE II SUBDIVISION ALONG THE NORTH SIDE OF RIGHT-OF-WAY OF HARLEY Q AVENUE A DISTANCE OF 370.0 FEET AND ENDS IN A MANHOLE WITH A STUB OUT FROM THE 8" LINE, FORTY NINE (49) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT.

THE 10" LINE, 8" LINE, FORTY NINE (49) 4" SERVICES AND EIGHT (8) MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF **\$213,767.00** OR **\$4,362.59** PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID CITY OF EDINBURG THE SUM OF **\$4,410.00** WHICH COVERS THE **\$90.00** PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF EDINBURG. THE ENTIRE WASTE 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.

ENGINEER CERTIFICATION:

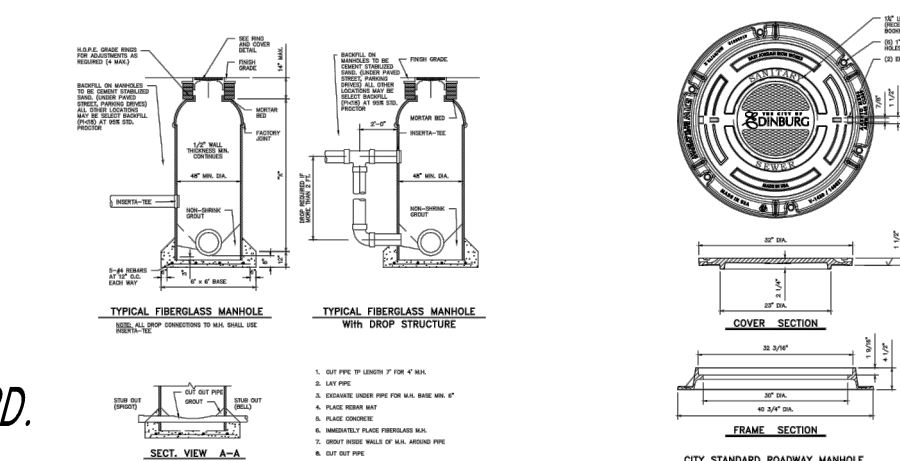
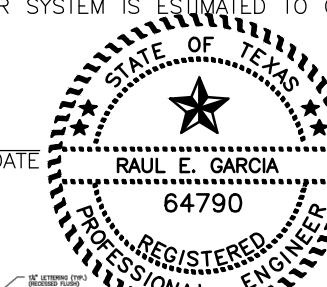
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF **\$253,777.00** WHICH EQUALS TO **\$5,178.12** PER LOT.

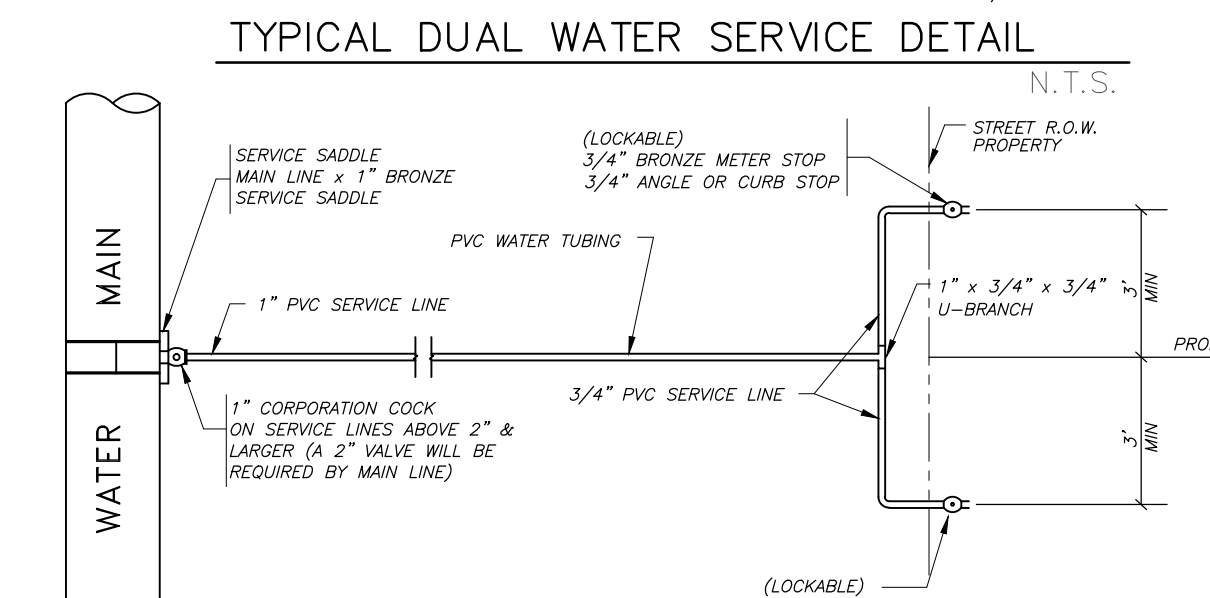
SANITARY SEWAGE FACILITIES - SANITARY SEWER SYSTEM IS ESTIMATED TO COST **\$4,452.59** PER LOT (ALL INCLUSIVE), FOR A TOTAL OF **\$218,177.00** FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE

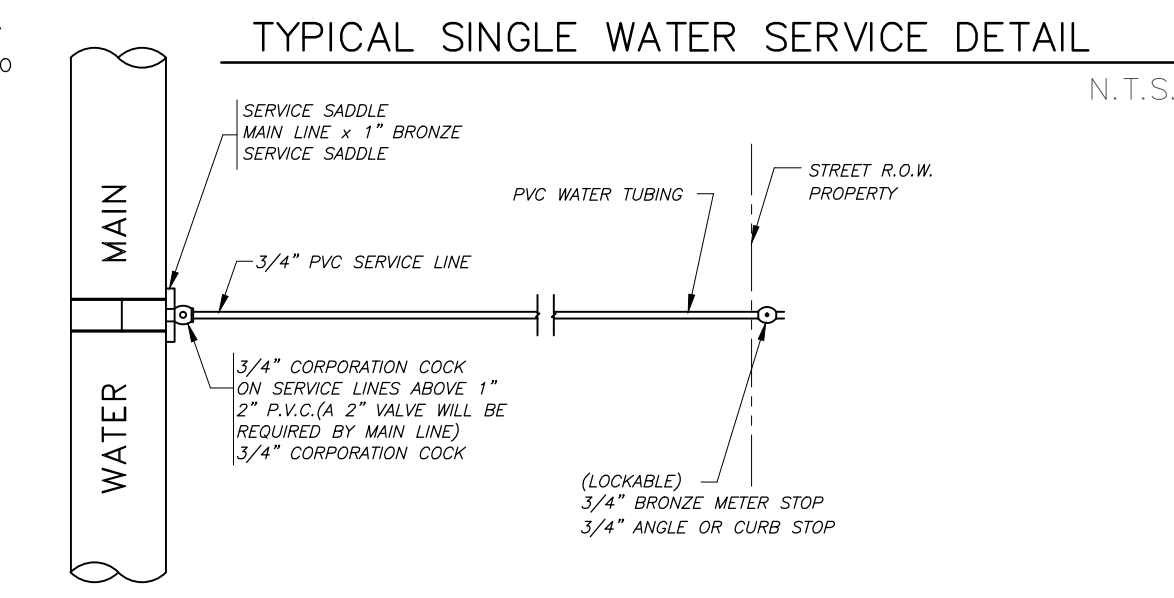
DATE



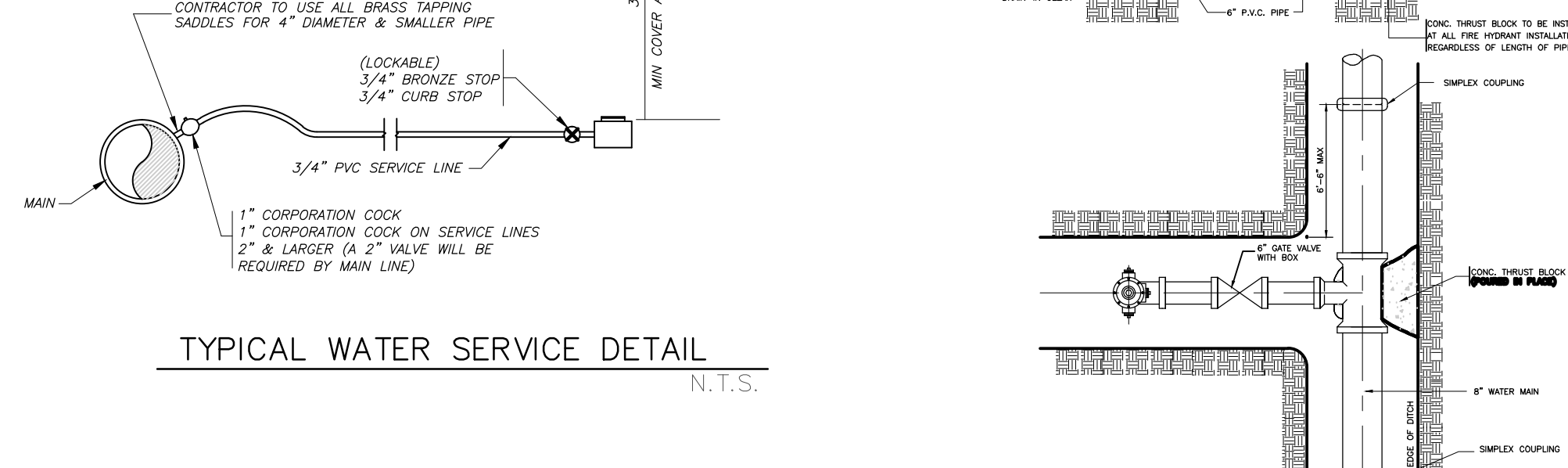
TYPICAL FIRE HYDRANT DETAIL
N.T.S.



TYPICAL DUAL WATER SERVICE DETAIL
N.T.S.



TYPICAL SINGLE WATER SERVICE DETAIL
N.T.S.



TYPICAL WATER SERVICE DETAIL
N.T.S.

INFORME FINAL DE INGENIERIA BELLWOODS PHASE II SUBDIVISION by Raul E. Garcia, P.E. AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO

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

BELLWOODS PHASE III SUBDIVISION RECIBIRÁ AGUA POTABLE POR PARTE DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL SUBDIVISOR Y NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAN CELEBRADO UN CONTRATO EN EL QUE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) SE HA PROMETIDO A PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) TIENE DOCUMENTACIÓN PROPORCIONADA PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA ATENDER EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) TIENE UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE AL ESTE A LO LARGO DEL LADO NORTE DEL DERECHO DE VIA DE BENITO RAMIREZ ROAD. EL SUBDIVISOR HA EXTENDIDO UNA LINEA DE AGUA DE 8" DE DIAMETRO AL ESTE A LO LARGO DEL LADO NORTE DEL DERECHO DE VIA DE LA CALLE BENITO RAMIREZ Y UNA LINEA DE AGUA DE 8" DE DIAMETRO A LO LARGO DEL LADO ESTE DEL DERECHO DE VIA DE LA AVENIDA ANA Q DESDE LA LINEA A LO LARGO DE LA CARRETERA BENITO RAMIREZ CON 3 HIDRANTES CONTRA INCENDIOS CADA 500 PIES PARA SERVIR A LA SUBDIVISION.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION BELLWOODS FASE III CONSTA DE 23 LINEAS DE SERVICIO DOBLES DE 1" DE DIAMETRO Y LINEAS DE SERVICIO SIMPLES DE 3 - 3/4" DE DIAMETRO, DICHS SERVICIOS TERMINAN EN LA CAJA DEL MEDIDOR DE AGUA DEL LOTE. TODOS LOS SERVICIOS Y CAJAS DE MEDIDORES YA HAN SIDO INSTALADOS, A UN COSTO TOTAL DE **\$199,527.00** O **\$4,021.88** POR LOTE. ADEMAS EL SUBDIVISOR HA PAGADO A N.A.W.S.C. LA SUMA DE **\$24,250.00**, QUE CUBRE EL COSTO DE **\$1,107.14** POR LOTE SEGUN 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 SISTEMA DE METRACIONES 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 **BELLWOODS PHASE III SUBDIVISION** SON TRATADAS POR EL SERVICIO DE AGUAS RESIDUALES DE LA CIUDAD DE EDINBURG. EL SUBDIVISOR Y LA CIUDAD DE EDINBURG HAN CELEBRADO UN CONTRATO EN EL QUE LA CIUDAD DE EDINBURG SE PROMETIO TRATAR AGUAS RESIDUALES DURANTE AL MENOS 30 AÑOS Y LA CIUDAD DE EDINBURG HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LAS AGUAS RESIDUALES DISPONIBLES SUMINISTRAS PARA ATENDER EL PLENO DESARROLLO DEL FRACCIONAMIENTO.

LA CIUDAD DE EDINBURG CUENTA CON UNA LINEA DE ALCANTARILLADO SANITARIO DE 10" DE DIAMETRO QUE CORRE AL ESTE A LO LARGO DEL LADO SUR DEL DERECHO DE VIA DE LA CALLE BENITO RAMIREZ.

EL SISTEMA DE ALCANTARILLADO SANITARIO PARA LA SUBDIVISION FASE III DE BELLWOODS CONSTA DE OCHO (8) POZOS DE REGISTRO, UNA LINEA DE ALCANTARILLADO SANITARIO DE 10" DE DIAMETRO Y UNA LINEA DE ALCANTARILLADO SANITARIO DE 8" DE DIAMETRO QUE SE CONECTA A LA LINEA DE ALCANTARILLADO SANITARIO DE 10" DE DIAMETRO EXISTENTE. EL ALCANTARILLADO SANITARIO DE 10" DE DIAMETRO LA LINEA CORRE AL ESTE UNA DISTANCIA DE 240.0 PIES A LO LARGO DEL LADO SUR DEL DERECHO DE VIA DE LA CALLE BENITO RAMIREZ HASTA UNA BOMBA DE REGISTRO CONTINUANDO AL NORTE CON UNA LINEA DE ALCANTARILLADO SANITARIO DE 8" DE DIAMETRO 1,220.0 PIES EN UNA SERVIDUMBRE DE SERVICIOS PUBLICOS DE 15' ADYACENTE AL DERECHO DE VIA OESTE DE ANA Q DRIVE QUE TERMINA EN UN POZO DE REGISTRO Y UNA LINEA DE ALCANTARILLADO SANITARIO DE 8" DE DIAMETRO CORRE AL ESTE DESDE UNA LINEA DE ALCANTARILLADO SANITARIO DE 8" DE DIAMETRO EXISTENTE EN LA SUBDIVISION BELLWOODS FASE II A LO LARGO DEL LADO NORTE DEL DERECHO DE VIA DE HARLEY Q AVENUE A DISTANCIA DE 370.0 PIES Y EXTREMOS EN UN POZO DE REGISTRO CON UN TAPON CUADRA. DESDE LA LINEA DE 8", CORREN CUARENTA Y NUEVE (49) LINEAS DE SERVICIO DE ALCANTARILLADO DE 4" DE DIAMETRO PARA CADA LOTE.

SE HAN INSTALADO LA LINEA DE 10", LA LINEA DE 8", LOS CUARENTA Y NUEVE (49) SERVICIOS DE 4" Y OCHO (8) POZOS DE REGISTRO, A UN COSTO TOTAL DE **\$213,767.00** O **\$4,362.59** POR LOTE. ADEMAS EL SUBDIVISOR HA PAGADO A LA CIUDAD DE EDINBURG LA SUMA DE **\$4,410.00** QUE CUBRE LOS **\$90.00** POR LOTE SEGUN SE ESTABLECE EN EL CONTRATO DE SERVICIO DE AGUAS RESIDUALES A 30 AÑOS, CUYA SUMA REPRESENTA EL COSTO TOTAL DE LOS SERVICIOS COMO TARIFAS DE ADQUISICION, Y TODAS LAS TARIFAS DE MEMBRESIA U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A LA CIUDAD DE EDINBURG. TODAS LAS INSTALACIONES DE AGUAS RESIDUALES HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ESTA OPERATIVO A LA FECHA DEL REGISTRO DEL PLAT.

INGENIERO CERTIFICACION:

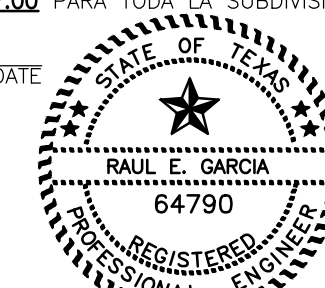
CON MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ARRIBA CUMPLEN CON LAS REGLAS MODELO ADOPTADA BAJO LA SECCION 16.343, CODIGO DE AGUA. CERTIFICO QUE LOS COSTOS ESTIMADOS PARA INSTALAR INSTALACIONES DE AGUA Y ALCANTARILLADO EN EL SITIO SIN CONSTRUIR, DISCUSIDOS ANTERIORMENTE, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARAN UN GRAN TOTAL DE **\$253,777.00** LO QUE IGUAL A **\$5,178.12** POR LOTE.

INSTALACIONES DE ALCANTARILLADO SANITARIO - SE ESTIMA QUE EL SISTEMA DE ALCANTARILLADO SANITARIO CUESTA **\$4,452.59** POR LOTE (TODO INCLUIDO), PARA UN TOTAL DE **\$218,177.00** PARA TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE

DATE



SUBDIVIDER CERTIFICATION

1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, THE SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY THE STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.- WE, GRACIELA ESTATES, LTD., SUBDIVIDERS OF BELLWOODS SUBDIVISION PHASE 2, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE FOR THE H.C.H.D.; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS. AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

DANIEL MOFFATT, MANAGER DATE

H. HOLDIS RANKIN III, MANAGER DATE

916 S. McCOLL
EDINBURG, TEXAS 78539

916 S. McCOLL
EDINBURG, TEXAS 78539

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 GRACIELA ESTATES, LTD., 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

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

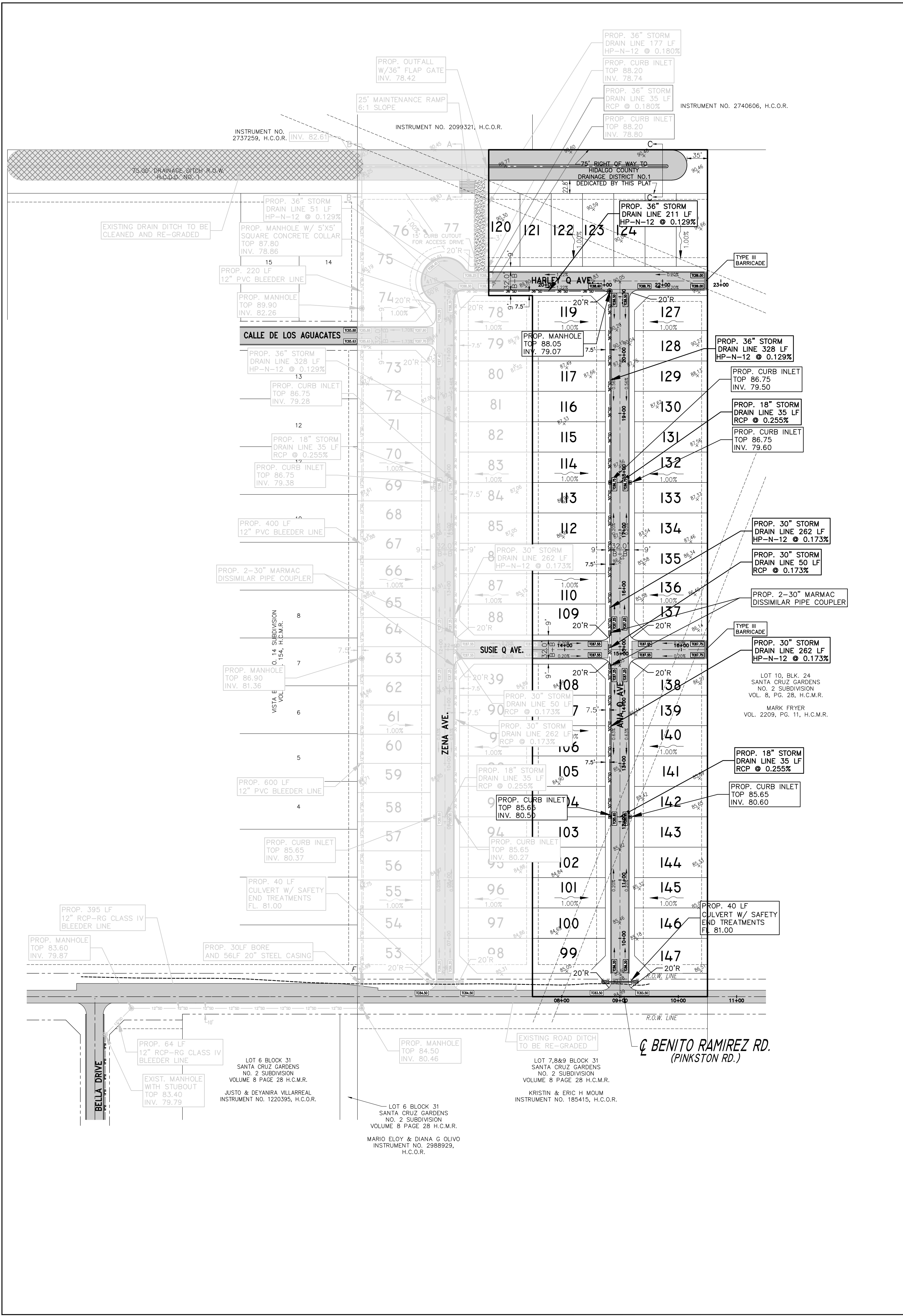
PLAT OF BELLWOODS PHASE III SUBDIVISION

A 10.43 ACRE TRACT OF LAND BEING A PORTION OF LOTS 11 AND 12, BLOCK 24, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEEDS RECORDED IN DOCUMENT NUMBER 2743509, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: MARCH 12, 2021 SCALE IN FEET
0 100' 200' 300' SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
ENGINEERS, SURVEYORS, PLANNERS
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (936) 381-1061
EMAIL: REGAASSOC@AOL.COM

R.E. Garcia
Associates



DRAINAGE STATEMENT FOR BELLWOODS PHASE III SUBDIVISION

BELLWOODS SUBDIVISION, PHASE 3, CONSISTS OF A 10.43 ACRE TRACT OF LAND BEING A PORTION OF LOTS 11 AND 12, BLOCK 24, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, WITHIN THE CITY OF EDINBURG EXTRA-TERRITORIAL JURISDICTION DEVELOPMENT AREA. THE SITE IS LOCATED ON THE NORTH SIDE OF BENITO RAMIREZ ROAD APPROXIMATELY 250 FEET WEST OF ALAMO ROAD. THE PROPERTY IS BEING SUBDIVIDED INTO 50 SINGLE FAMILY RESIDENTIAL LOTS. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO THE SOUTH TOWARDS ROAD DITCHES ON BENITO RAMIREZ ROAD. BENITO RAMIREZ ROAD SLOPES TOWARDS THE WEST AND EVENTUALLY DISCHARGES STORM FLOWS INTO HCDD #1 NORTH MAIN DRAIN II. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "X" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0325 D DATED JUNE 6, 2000 AND REVISED TO REFLECT LOMR DATED MAY 17, 2001. ZONE "X" IS 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 AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD".

THE PREDOMINANT SOIL FOR THIS PROPERTY IS A WILLACY FINE SANDY LOAM (70 & 71) WHICH A DARK, GRAYISH BROWN FINE SANDY LOAM WHICH IS MODERATELY PREVIOUS. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY.

EXISTING RUNOFF IS DIRECTED TOWARDS SOUTH TOWARDS A ROAD DITCHES ON BENITO RAMIREZ ROAD ON THE SOUTH SIDE OF THE SITE. THE PROPOSED SUBDIVISION WILL BE DRAINED BY A NEW STORM SEWER SYSTEM LOCATED WITHIN THE NEW STREET. THIS NEW SYSTEM WILL DISCHARGE INTO THE STORM SEWER SYSTEM INSTALLED AS PART OF BELLWOODS SUBDIVISION, PHASE 2. THE BELLWOODS SUBDIVISION, PHASE 2, DRAINAGE SYSTEM DISCHARGES NORTH INTO A DRAINAGE DITCH ON THE NORTH SIDE OF THE SUBDIVISION. THIS DITCH WILL EVENTUALLY BE CONSTRUCTED EAST AND WEST OF THE SITE BUT HAS NO DISCHARGE AT THIS TIME. THE NEW DITCH SECTION WILL PROVIDE DETENTION FOR THE BELLWOODS SUBDIVISION, PHASE 2, AND 3, DEVELOPMENT AND WILL BE BLED INTO THE BELLWOODS SUBDIVISION STORM SEWER SYSTEM SOUTH OF THE SITE VIA AN 12" BLEEDER INSTALLED AS PART OF THE BELLWOODS SUBDIVISION, PHASE 2, DEVELOPMENT. THE BELLWOODS SUBDIVISION DRAINAGE DITCH EVENTUALLY DISCHARGES INTO THE HCDD #1 NORTH MAIN DRAIN II. THE NEW DRAINAGE DITCH ADJACENT TO THE NORTH SIDE OF THE SUBDIVISION WILL BE CONSTRUCTED TO ALLOW FOR THE REQUIRED DETENTION OF THE DEVELOPMENT TO BE HELD WITHIN THE NEW DRAINAGE DITCH SECTION. THE DISCHARGE POINT INTO THE NEW DRAINAGE DITCH WILL BE APPROVED AND PERMITTED BY HIDALGO COUNTY DRAINAGE DISTRICT #1.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 51,508 CUBIC FEET OF STORM RUNOFF WHICH IS THE DEFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT (Q10=2.65 CFS) AND THE POST DEVELOPMENT 50 YEAR EVENT (Q50=10.45 CFS) BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 2.65 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE SIGNIFICANTLY INCREASED DURING THE 50 YEAR (Q50=10.45 CFS) RAINFALL EVENT.

CERTIFICATION: BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "X". 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.

