



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: 6-11-2024

PROPOSED GTO SUBDIVISION, PRECINCT No. 4.

ENGINEER: PABLO SOTO JR. DEVELOPER: SERGIO GARCIA PADILLA

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: SOUTH SIDE OF TEXAS ROAD APPROXIMATELY 1/2 OF MILE EAST OF TOWER ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-22-2022 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 10 FEET ONTO TEXAS ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 12-07-2023 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 05-03-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF HAS BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 2" LOCATION: TEXAS ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 04-29-2024 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

The applicant has submitted the required small construction site notice as per Part II, Section E Of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: OCTOBER 18, 2022

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.

*

PLAT OF GTO SUBDIVISION

BEING A 6.94 ACRE TRACT OF LAND OUT OF THE EAST HALF (1/2) OF LOT 1, BLOCK 62, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGES 24-26, OF THE MAP RECORDS, OF HIDALGO COUNTY, TEXAS.

GENERAL SUBDIVISION PLAT NOTES:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C" ZONE "C" AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NO. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982
- THE AREAS WITHIN THE DRAINAGE EASEMENT AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982 OF FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
- 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).
- SETBACK: FRONT: 25.00 FEET OR 1/2 OF THE ROW NOT TO EXCEED 50 FEET REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDES: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND ALL CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATION FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. NO. 1-ELEV. 80.83 N.C.V.D. 29 DESCRIPTIONS: TOP OF NAIL LOCATED ON A POWER POLE ON THE NORTHWEST CORNER OF 2-80115144.
- IN ACCORDANCE WITH THE HCCO NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 19,728 CUBIC FEET (0.453 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY GRADED ROADSIDE DITCH OF TEXAS ROAD.
- OWNER WILL MAINTAIN DRAINAGE EASEMENT.
- NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICAL, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOL, COMMERCIAL AND INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- 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.
- AN OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- AN OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- 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 DRAINFIELD SYSTEM.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: (ANCHORING OF SEPTIC TANKS) BACK FLOW VALVES SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- SERGIO GARCIA PADILLA THE OWNER & SUBDIVIDER OF GTO SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS REQUIRED ON SHEET NO.2 OF THIS PLAT.
- 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 PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THAT STATED IN THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- 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.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OF NEW PROPOSED DWELLING ON LOT 1 MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT 0.2% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

METES AND BOUNDS:

A 6.94 ACRE TRACT OF LAND OUT OF THE EAST HALF (1/2) OF LOT 1, BLOCK 62, ALAMO LAND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 6.94 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING (NORTHING 16627124.50, EASTING 1119747.58) AT THE NORTHWEST CORNER OF LOT 1, BLOCK 62, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, THENCE S 81°19'32" E, WITH THE NORTH LINE OF LOT 1, BLOCK 62, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, A DISTANCE OF 660.00 FEET TO A MAG NAIL FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING (NORTHING 16627066.54, EASTING 1120337.97);

THENCE CONTINUING S 81°19'32" E, WITH THE NORTH LINE OF SAID LOT 1, BLOCK 62, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, A DISTANCE OF 131.00 FEET TO A MAG NAIL FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S08°40'28"W, AT 20.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE SOUTH RIGHT OF WAY LINE OF TEXAS ROAD, AT A TOTAL DISTANCE OF 328.00 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR AN INNER CORNER OF THIS TRACT OF LAND;

THENCE S81°19'32"E, A DISTANCE OF 130.14 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S08°40'28"W, A DISTANCE OF 992.85 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH LINE OF IOWA GARDENS ESTATES SUBDIVISION PHASE III, AS RECORDED IN VOLUME 41, PAGE 58, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE N81°19'32"W WITH THE NORTH LINE OF SAID IOWA GARDENS ESTATES SUBDIVISION PHASE III, A DISTANCE OF 261.14 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N08°40'28"E, AT A DISTANCE OF 1300.85 FEET PASSING A HALF (1/2) INCH IRON ROD FOUND AT THE SOUTH RIGHT OF WAY LINE OF TEXAS ROAD, CONTAINING FOR A DISTANCE OF 1320.25 FEET TO THE POINT OF BEGINNING (NORTHING 16627066.54, EASTING 1120337.97) AND CONTAINING 6.94 ACRES, MORE OR LESS.

PRINCIPAL CONTACTS					
NAME	ADDRESS	CITY, STATE, & ZIP CODE	PHONE	EMAIL ADDRESS	
OWNER:	SERGIO GARCIA PADILLA	7005 CARRICERO STREET	EDINBURG, TEXAS 78642	(956) 378-3884	(956) 378-3884
ENGINEER:	PABLO SOTO, JR.	1208 S. IRONWOOD	PHARR, TEXAS 78877	(956) 460-1905	pabloso54@yahoo.com
SURVEYOR:	PABLO SOTO, JR.	1208 S. IRONWOOD	PHARR, TEXAS 78877	(956) 460-1905	pabloso54@yahoo.com

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

I, SERGIO GARCIA PADILLA & ALEJANDRO AGUILAR CASTRO, AS OWNER OF THE 6.939 ACRE TRACT OF LAND OUT OF A 18.939 ACRE TRACT OF LAND, OF THE EAST HALF OF LOT 1, BLOCK 62, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, 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;

(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.

Sergio Garcia Padilla
SERGIO GARCIA PADILLA (OWNER)
4904 MISSION ST.
EDINBURG, TEXAS 78642
DATE: 11-20-2023

Alejandro Aguilar Castro
ALEJANDRO AGUILAR CASTRO (OWNER)
7005 CARRICERO STREET
EDINBURG, TEXAS 78642
DATE: 11-20-2023

THE STATE OF TEXAS - COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SERGIO GARCIA PADILLA & ALEJANDRO AGUILAR CASTRO, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF NOVEMBER, 2023

Rosa Gloria Espino
ROSA GLORIA ESPINO
Notary Public, State of Texas
Comm. Expires 09-02-2026
Notary ID 13373759-9
DATE: 05-02-2026
MY COMMISSION EXPIRES

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE 11th DAY OF December, 2023.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS OF WAY OR EASEMENTS.

Francis Roberto
FRANCIS ROBERTO
PRESIDENT

Michael
MICHAEL
SECRETARY

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GTO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS THE 13th DAY OF DECEMBER, 2023.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

I, JAIME ACEVEDO, ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS GTO SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE 13th DAY OF DECEMBER, 2023 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

HIDALGO COUNTY DRAINAGE DISTRICT No.1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SECTION 49.211(G). 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. ONE
RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER)
DATE _____

SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, STATE THAT THIS PLAT IS AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

DATED THIS THE 6TH DAY OF DECEMBER, 2023.

Pablo Soto Jr.
PABLO SOTO, JR., R.P.L.S. 4541
1208 S. IRONWOOD PHARR, TEXAS 78877
TEL: (956) 460-1905 FAX: (956) 287-4634

ENGINEER CERTIFICATE

I, THE UNDERSIGNED, PABLO SOTO, JR., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AS HEREIN SHOWN.

DATED THIS THE 6TH DAY OF DECEMBER, 2023.

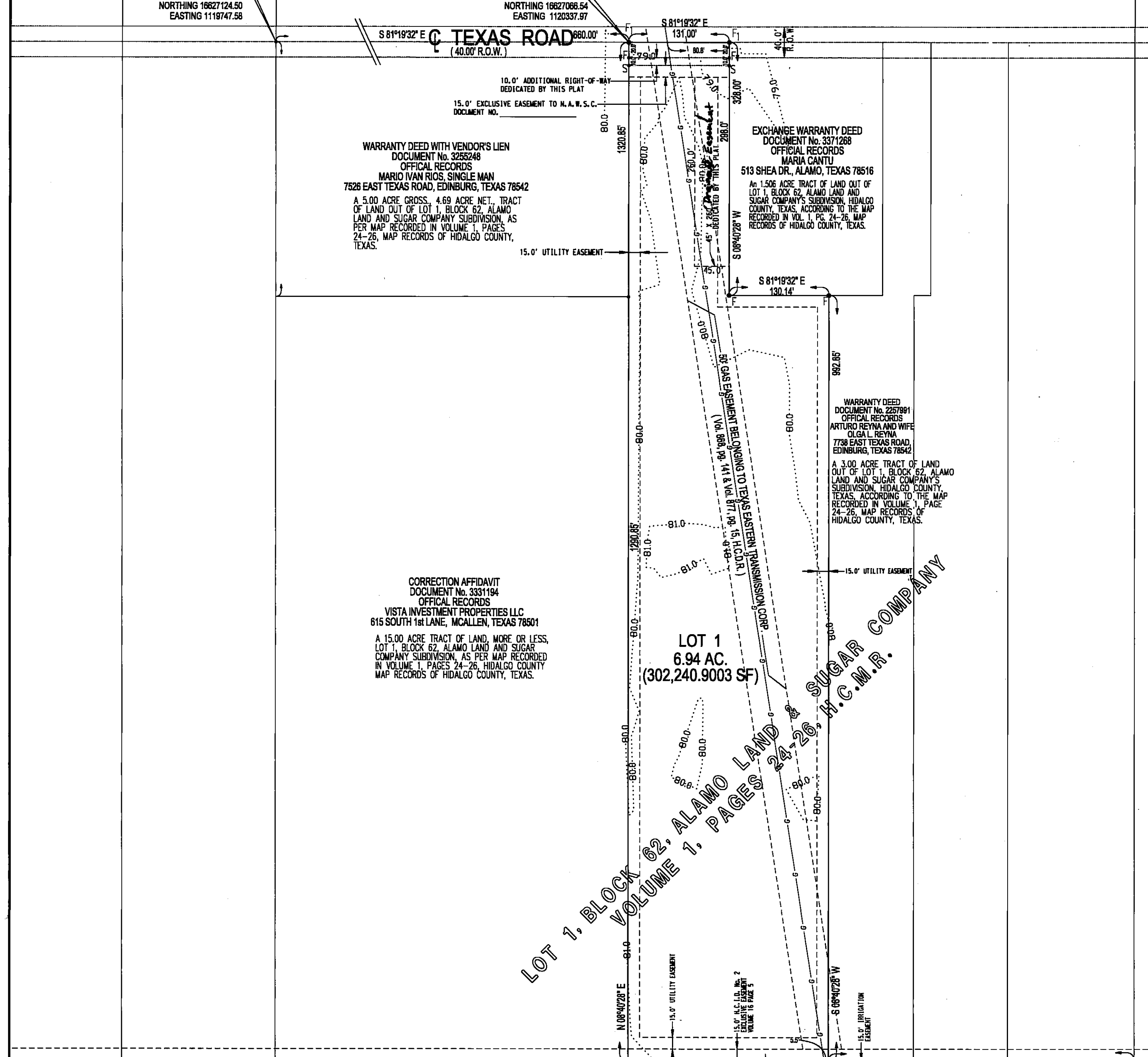
Pablo Soto Jr.
PABLO SOTO, JR.
REGISTERED PROFESSIONAL ENGINEER No. 66278

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

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

T.B.P.E. FIRM No. 20208
PABLO SOTO JR. P.E.
1208 S. IRONWOOD STREET TEL: (956) 460-1905
PHARR, TEXAS 78877

LOT 16, BLOCK 66 ALAMO LAND & SUGAR COMPANY VOLUME 1, PAGE 24, H.C.M.R.



LEGEND:
S - SET 1/2" IRON ROD WITH YELLOW CAP
STAMPED RPLS # 4541
F - FOUND 1/2" IRON ROD
F₁ - MAGNETIC NAIL

SCALE: 1" = 100'

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF PROPERTY SHOWN ON THE 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 LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF 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 IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE 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 RECEIVED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASONS OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED 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 CONVEYS 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 49 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, I, SAID GRANTEE HAS EXECUTED THIS INSTRUMENT ON THE 11th DAY OF November, 2023.

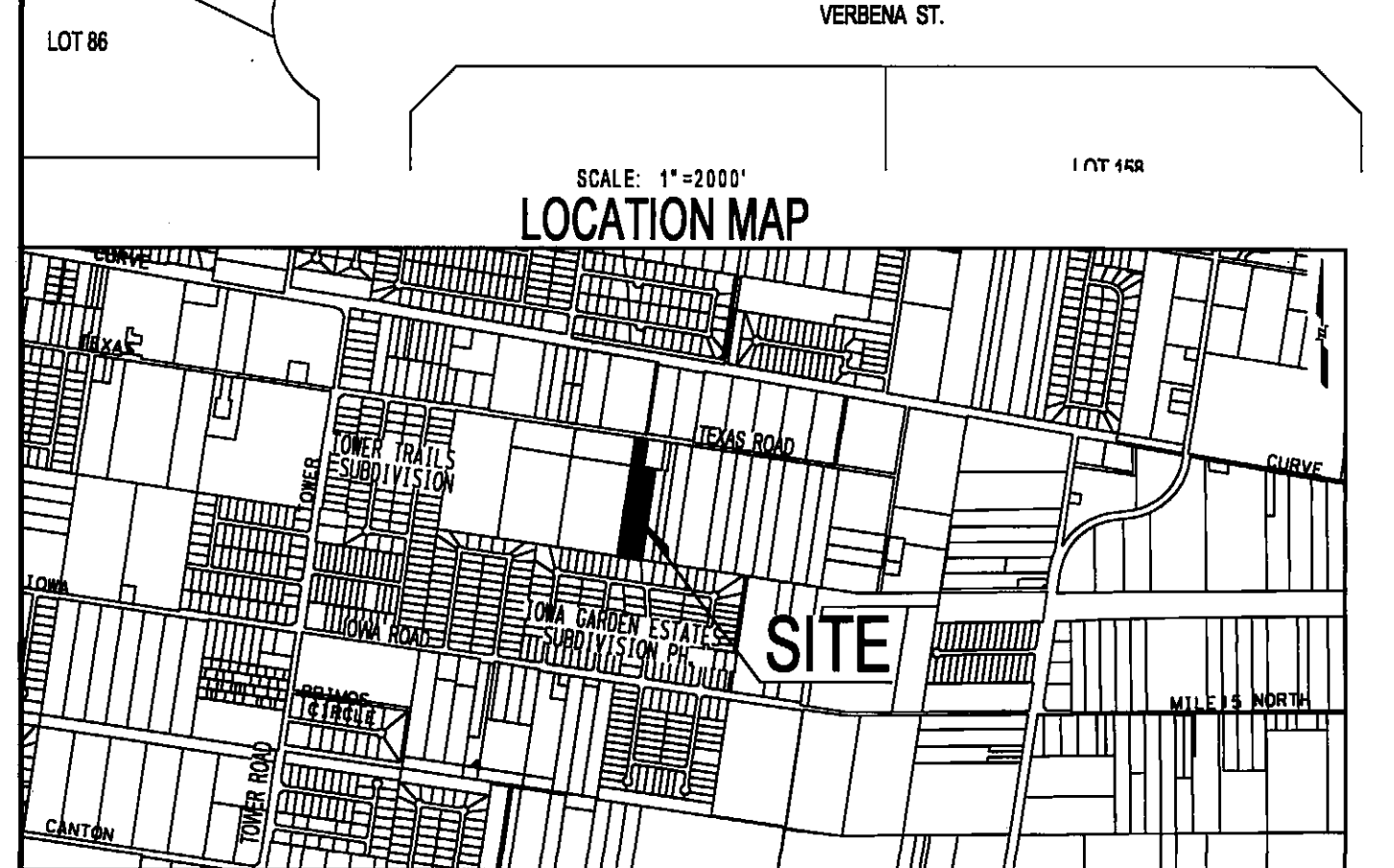
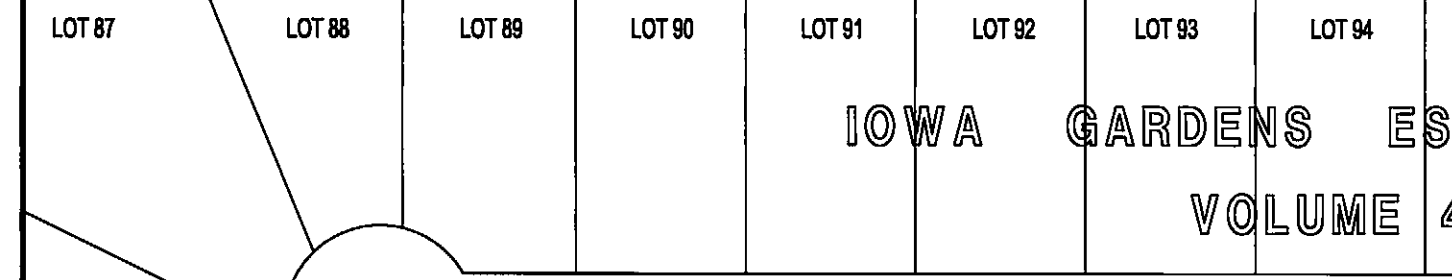
Sergio Garcia Padilla
SERGIO GARCIA PADILLA

Alejandro Aguilar Castro
ALEJANDRO AGUILAR CASTRO

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

GTO SUBDIVISION, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4, APPROXIMATELY 1/2 MILE EAST OF THE INTERSECTION OF TOWER ROAD AND TEXAS ROAD AND ON SOUTH SIDE OF TEXAS ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE U.S. CENSUS BUREAU, THE 2020 POPULATION ESTIMATE IS 102,483. GTO SUBDIVISION FALLS OUTSIDE EDINBURG'S 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE # 42-021.

SHEET	DESCRIPTION
1	DATA - NORTH ARROW - MAIN SCALE - HEADING - LEGAL DESCRIPTION - LOCATION MAP AND ETJ - PRINCIPAL CONTACTS - INDEX - PROF. & EXIST. SUBDIVISION LAYOUT - METES & BOUNDS - NOTES - OWNER DEDICATION, CERTIFICATION, AND ATTESTATION - NOTARY PUBLIC - SURVEY CERTIFICATE - ENGINEER CERTIFICATE - DRAINAGE DEDICATION - CITY OF EDINBURG PLANNING AND ZONING CERTIFICATE - RIGHT-OF-WAY DEPT. - HEALTH DEPT. CERTIFICATE - COUNTY CLERK'S RECORDING CERTIFICATE
2	FINAL ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER (ENGLISH - SPANISH VERSIONS), LEGEND, REVISION NOTES - PREPARED BY PABLO SOTO ENGINEERING PLLC - SHEET NUMBER
3	FINAL ENGINEERING REPORT (ENGLISH - SPANISH VERSIONS), LEGEND, DESCRIPTION OF DRAINAGE AND DRAINAGE SHALES, MAP OF TOPOGRAPHY AND ENGINEERING FLOOD CERTIFICATION SOIL EVALUATION, REVISION NOTES - PREPARED BY PABLO SOTO ENGINEERING PLLC - SHEET NUMBER



P.O.C. NW COR. LOT 1, BLK 62 A.L.S.C. NORTHING 16627124.50 EASTING 1119747.58

TEXAS ROAD 660.00' (40.00' R.O.W.)

10.0' ADDITIONAL RIGHT-OF-WAY DESIGNATED BY THIS PLAT

15.0' EXCLUSIVE EASEMENT TO N.A.R.S.C. DOCUMENT NO. _____

WARRANTY DEED WITH VENDORS LIEN DOCUMENT NO. 3255248 OFFICIAL RECORDS MARIO IVAN ROS, SINGLE MAN 7526 EAST TEXAS ROAD, EDINBURG, TEXAS 78642 A 5.00 ACRE GROSS, 4.69 ACRE NET, TRACT OF LAND OUT OF LOT 1, BLOCK 62, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

15.0' UTILITY EASEMENT

EXCHANGE WARRANTY DEED DOCUMENT NO. 3371268 OFFICIAL RECORDS MARIA CANTU 513 SHEA DR., ALAMO, TEXAS 78516 A 1.50 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 62, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

WARRANTY DEED DOCUMENT NO. 2287947 OFFICIAL RECORDS ARTURO REYNA AND WIFE OLGA REYNA 7738 EAST TEXAS ROAD EDINBURG, TEXAS 78642 A 3.00 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 62, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

15.0' UTILITY EASEMENT

CORRECTION AFFIDAVIT DOCUMENT NO. 3331194 OFFICIAL RECORDS VISTA INVESTMENT PROPERTIES LLC 615 SOUTH 16th LANE, MCALLEN, TEXAS 78501 A 15.00 ACRE TRACT OF LAND, MORE OR LESS, LOT 1, BLOCK 62, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS OF HIDALGO COUNTY, TEXAS.

LOT 1 6.94 AC. (302,240.9003 SF)

LOT 87 LOT 88 LOT 89 LOT 90 LOT 91 LOT 92 LOT 93 LOT 94 LOT 95 LOT 96 LOT 97 LOT 98 LOT 99

IOWA GARDENS ESTATES SUBDIVISION PHASE III VOLUME 41, PAGE 58, H.C.M.R.

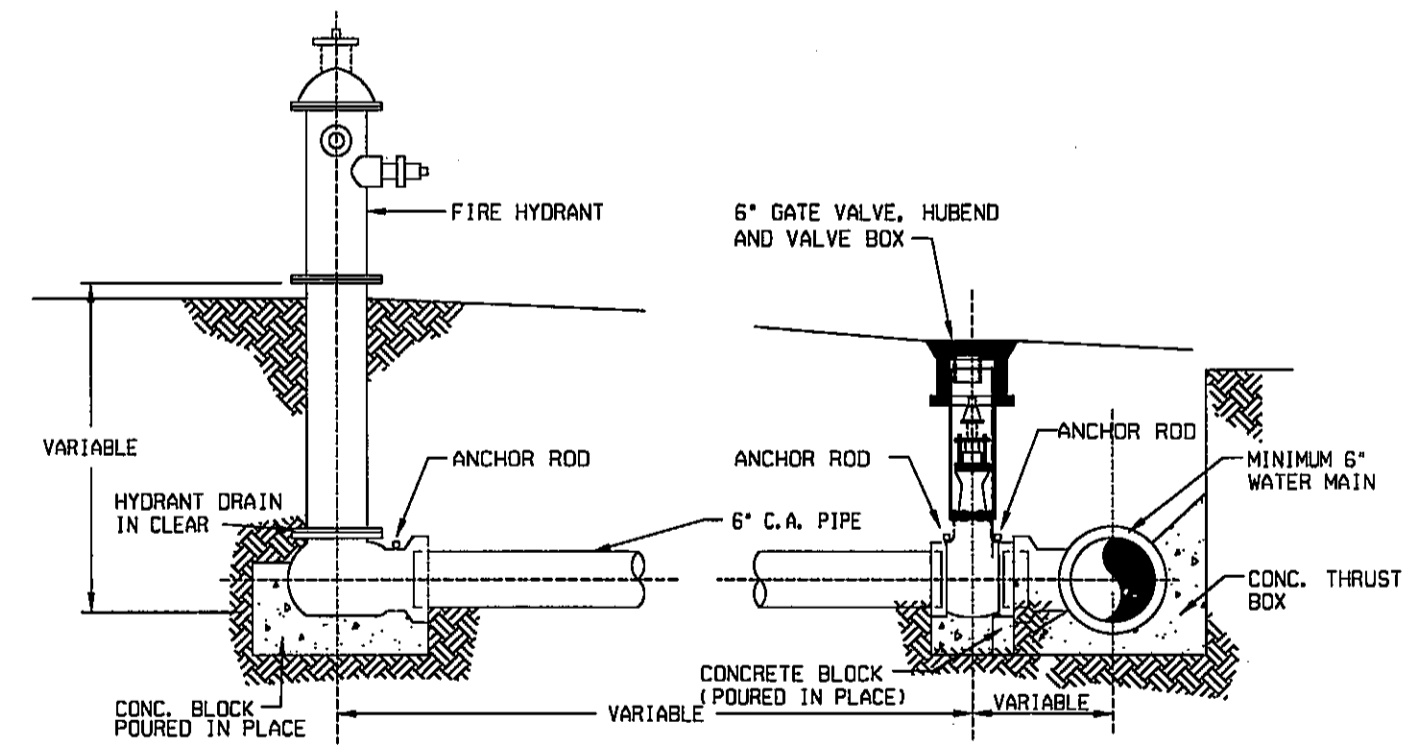
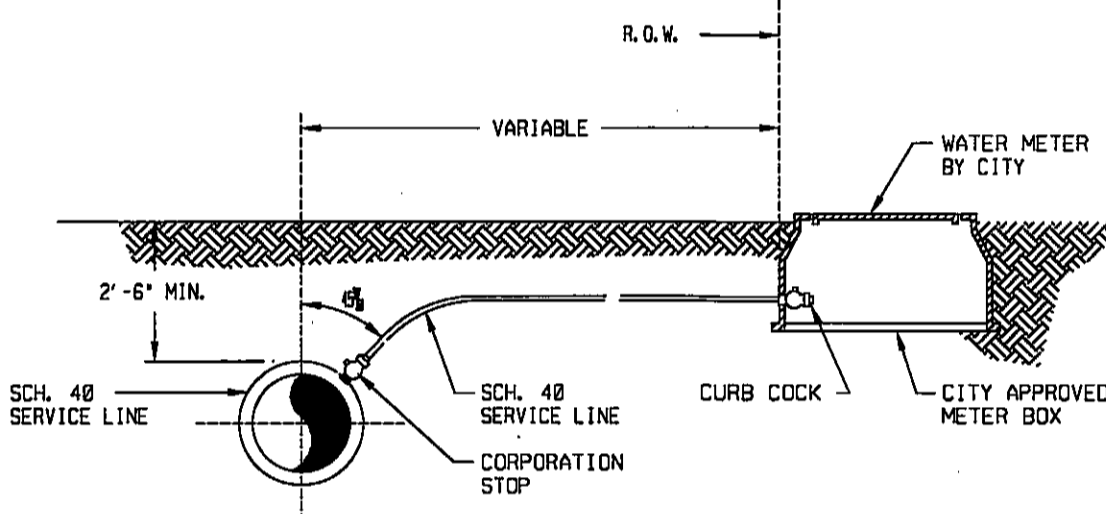
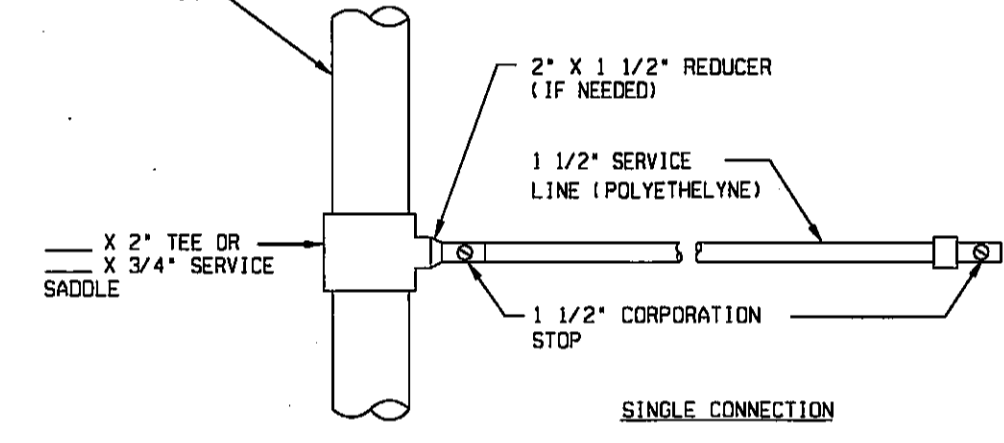
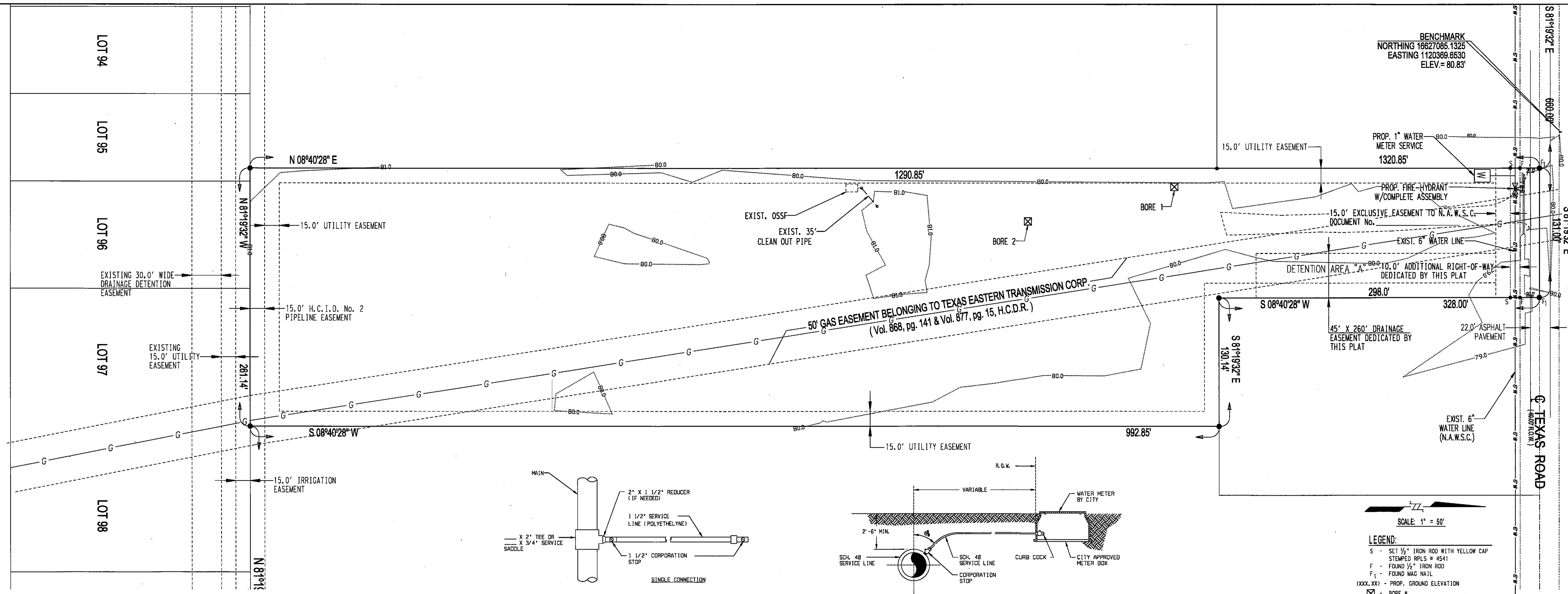
VERBENO ST.

SCALE: 1"=200'

LOCATION MAP

SITE

GTO SUBDIVISION WATER & SEWER PLAN



**FINAL ENGINEERING REPORT FOR GTO SUBDIVISION
 WATER SUPPLY FACILITIES DESCRIPTION, COSTS, AND OPERABILITY DATES:**

GTO SUBDIVISION WILL BE PROVIDED WITH PORTABLE WATER BY NORTH ALAMO WATER SUPPLY CORP. THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORP. HAVE ENTERED INTO A CONTRACT IN WHICH NORTH ALAMO WATER SUPPLY CORP. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NORTH ALAMO WATER SUPPLY CORP. 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 CORP. HAS AN 6" WATER LINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY LINE OF TEXAS ROAD. THE SERVICE FOR GTO SUBDIVISION WILL CONSIST OF ONE (1) 1" SINGLE SERVICE LINE AND ONE (1) 1" SINGLE SERVICE GOING INTO THE METER BOX. THE OWNER HAS PAID A TOTAL OF \$ 1,500.00 FOR AFOREMENTIONED WATER DISTRIBUTION SYSTEM. IN ADDITION, THE OWNER HAS PAID NORTH ALAMO WATER SUPPLY CORP. THE SUM \$ 10,701.50 OR \$ 10,701.50 PER LOT FOR THE 30 YEARS WATER SERVICE AGREEMENT WHICH COVERS THE TOTAL COST INCLUDING WATER METER, METER BOX, WATER SUPPLY FEES AND ALL OTHER FEES ASSOCIATED WITH WATER SYSTEM. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE NORTH ALAMO WATER SUPPLY CORP. AND SAID SYSTEM WILL BE OPERABLE AS OF THE DATE OF THE RECORDING OF THE FINAL PLAT.

SEWAGE FACILITIES DESCRIPTION, COSTS, AND OPERABILITY DATES:

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

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 0.50 ACRE IN SIZE. THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE SURVEY INDICATES A COMITAS LOAMY FINE SAND, AND TWO TEST BORINGS WERE MADE AT OPPOSITE AREAS OF THE SUBDIVISION. (ADDITIONAL BORING WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL IS A UNIFORM LOAMY FINE SAND SOIL, EXTENDING MORE THAN 24 INCHES BELOW THE BOTTOM OF PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYERS WITHIN 24 INCHES OF THE BOTTOM OF THE PROPOSED EXCAVATIONS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 2,000.00 INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 2,000.00. HIDALGO COUNTY HEALTH DEPARTMENT INSPECTED AND APPROVED THE INSTALLED OSSF ON MARCH 23, 2023.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER 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 WATER SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES + THESE FACILITIES COST A TOTAL OF \$ 12,201.50
 SEWAGE FACILITIES + SEPTIC SYSTEM COST A TOTAL OF \$ 2,000.00

Pablo Soto 5/03/2024
 PABLO SOTO, JR., P.E. # 66278
 TEXAS REGISTERED ENGINEERING FIRM: F-20208
 1208 S. IRONWOOD STREET
 PHARR, TEXAS 78877
 PHONE (956) 460-1605

SUBDIVIDER CERTIFICATION:

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) SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED TO STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

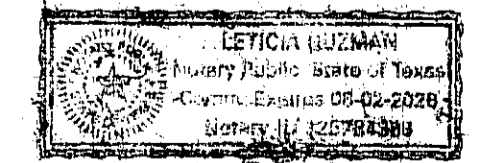
I, THE SUBDIVIDER OF GTO, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

Sergio Garcia Padilla 05-09-2024
 SERGIO GARCIA PADILLA DATE: 05-09-2024

**THE STATE OF TEXAS - COUNTY OF HIDALGO
 PUBLIC NOTARY CERTIFICATE**

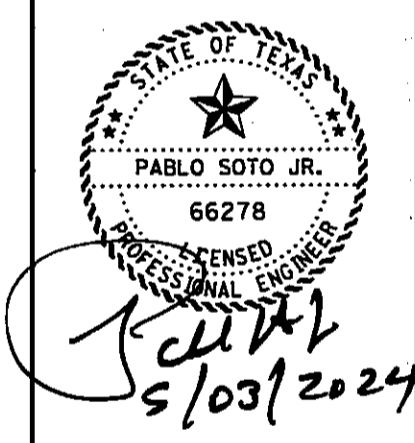
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SERGIO GARCIA PADILLA, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF May, 2024
Pablo Soto
 NOTARY PUBLIC FOR THE STATE OF TEXAS MY COMMISSION EXPIRES Aug 2, 2026



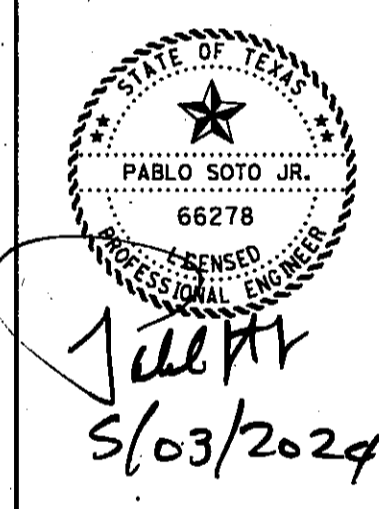
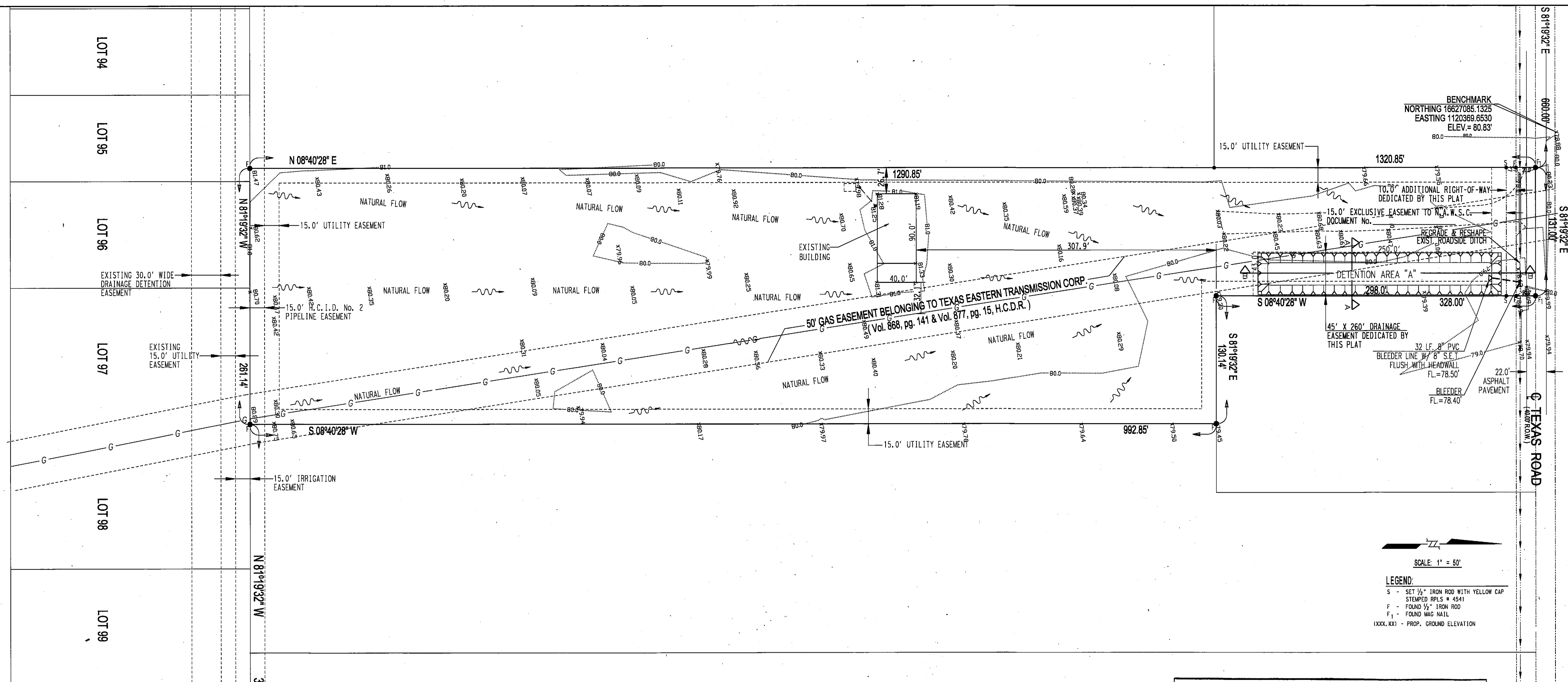
WATER AND SEWER PLAN

SHEET 1	DATA - NORTH ARROW - MAIN SCALE - HEADING - LEGAL DESCRIPTION - LOCATION MAP AND ETJ - PRINCIPAL CONTRACTS - INDEX - PROP. & EXIST. SUBDIVISION LAYOUT - METES & BOUNDS - NOTES - OWNER DEDICATION CERTIFICATION - NOTARY PUBLIC - SURVEY CERTIFICATE - ENGINEER CERTIFICATE - DRAINAGE DEDICATION - CITY OF EDINBURG PLANNING AND ZONING CERTIFICATE - RIGHT-OF-WAY DEPT. - HEALTH DEPT. CERTIFICATE - COUNTY CLERK'S RECORDING CERTIFICATE
SHEET 2	FINAL ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER (ENGLISH - SPANISH VERSIONS), LEGEND, REVISION NOTES - PREPARED BY PABLO SOTO ENGINEERING PLLC. - SHEET NUMBER
SHEET 3	FINAL ENGINEERING REPORT (ENGLISH - SPANISH VERSIONS), LEGEND, DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND ENGINEERING FLOOD CERTIFICATION SOIL EVALUATION, REVISION NOTES - PREPARED BY PABLO SOTO ENGINEERING PLLC. - SHEET NUMBER

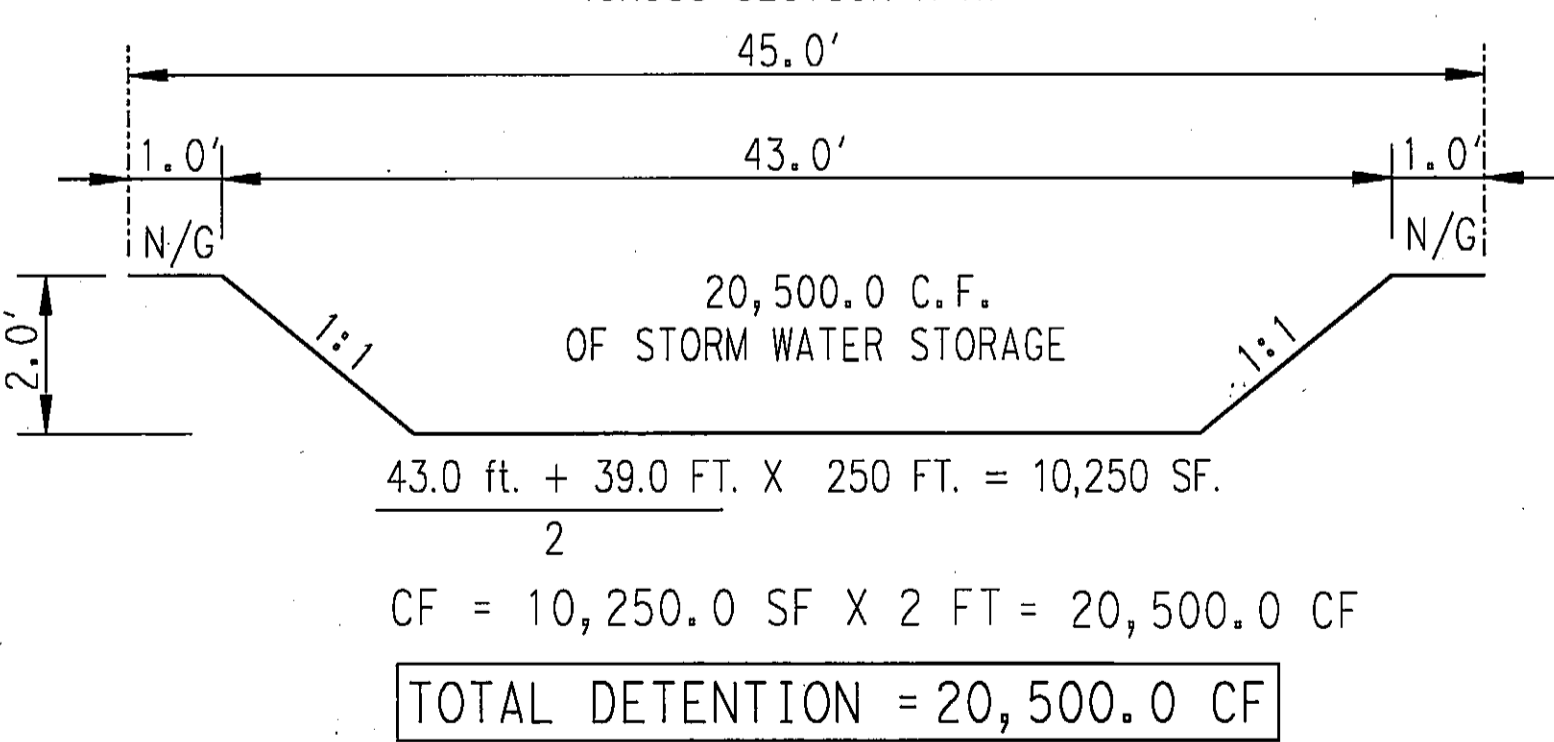


PABLO SOTO JR. P.E.
 1208 S. IRONWOOD STREET
 PHARR, TEXAS 78877
 TEL: (956) 460-1605

GTO SUBDIVISION DRAINAGE PLAN

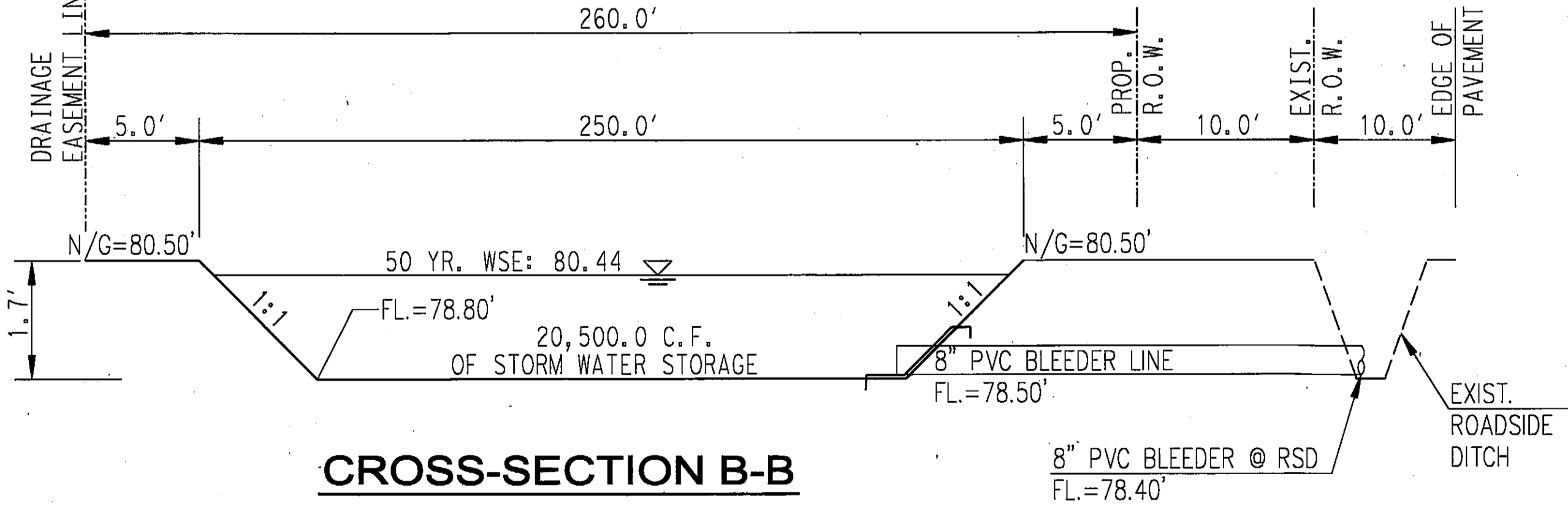


DETENTION AREA "A" (CROSS-SECTION A-A)



CROSS-SECTION A-A

DETENTION AREA "A" (CROSS-SECTION B-B)



CROSS-SECTION B-B

DRAINAGE PLAN

DRAINAGE REPORT
 GTO SUBDIVISION
 CITY OF EDINBURG, ETI.

GTO Subdivision is a 6.94 acre tract of land out of the East half (1/2) of Lot 1, Block 62, Alamo Land and Sugar Company Subdivision. This subdivision is located 3,300 feet (0.62 mile) East of the intersection of Texas Road and Tower Road on the South side of Texas Road. The proposed use will be commercial. This area lies in Flood Zone "C" as per FEMA's Flood Insurance Rate Map Community-Panel Number 48034 0425 C, Map Revised November 15, 1982, Zone "C", being areas of minimal flooding. (No Shading)

According to the soil survey report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Services, the site consists of Number 28, Hidalgo sandy clay loam with 0 to 1 percent slopes. This soil falls in the hydrologic group "B" and unified classification (SC, CL) as per the soil survey report. This soil is well drained. See attached tables for engineering index properties and physical and chemical properties.

Existing runoff flows overland in a Northeastly direction, with the existing peak storm runoff from a 10 year storm using the modified rational method being 3.14 cfs and the anticipated storm runoff, after development from a 50 year storm is calculated at 6.66 cfs, an increase of 3.51 cfs.

The existing drainage of the subdivision is of surface flow from the property in to the South side road ditch of Texas Road. Flow East within the bar ditch of Texas Road with the final outfall being the Hidalgo County Curry Drain Ditch.

In accordance with Hidalgo County's drainage requirement of not increasing the amount of existing runoff, we have calculated that 19,728 cf of storm runoff will have to be detained within the proposed detention easement for volume and via an eight (8) inch bleeder, released into the South side road ditch of Texas Road with positive flow. Tables and calculations are attached.

By: *Pablo Soto Jr.*

PABLO SOTO JR., P.E.
 CIVIL ENGINEER & LAND SURVEYOR
 1208 S. IRONWOOD STREET
 PHARR, TEXAS 78577

Revised 7/6/2022

PABLO SOTO, JR. P.E.
 CIVIL ENGINEER & LAND SURVEYOR
 1208 S. IRONWOOD STREET
 PHARR, TEXAS 78577

SHEET 1	DATA - NORTH ARROW - MAIN SCALE - HEADING - LEGAL DESCRIPTION - LOCATION MAP AND ETJ - PRINCIPAL CONTRACTS - INDEX - PROP. & EXIST. SUBDIVISION LAYOUT - METES & BOUNDS - NOTES - OWNER DEDICATION - CERTIFICATION, AND ALLESTATION - NOTARY PUBLIC - SURVEY CERTIFICATE - ENGINEER CERTIFICATE - DRAINAGE DEDICATION - CITY OF EDINBURG PLANNING AND ZONING CERTIFICATE - RIGHT-OF-WAY DEPT. - HEALTH DEPT. CERTIFICATE - COUNTY CLERK'S RECORDING CERTIFICATE
SHEET 2	FINAL ENGINEERING REPORT (ENGLISH - SPANISH VERSIONS), LEGEND, DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY, AND ENGINEERING FLOOD CERTIFICATION SOIL EVALUATION, REVISION NOTES - PREPARED BY PABLO SOTO ENGINEERING PLLC. - SHEET NUMBER.
SHEET 3	FINAL ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER (ENGLISH - SPANISH VERSIONS), LEGEND, REVISION NOTES - PREPARED BY PABLO SOTO ENGINEERING PLLC. - SHEET NUMBER.