



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 JAMESON ESTATES SUBDIVISION, PRECINCT No. 4.

ENGINEER: PABLO SOTA JR., P.E. DEVELOPER: JOSE JAMESON

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2*SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTH OF DAVIS ROAD APPROXIMATELY 300 FT WEST OF ALAMO ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-30-2021 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO DAVIS ROAD

H.C.R.O.W. FINAL APPROVAL DATE: 11-30-2023 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 1-04-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 6" LOCATION: DAVIS ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 11-30-2022 : 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: FEBRUARY 02, 2023

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

Final Approval 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.

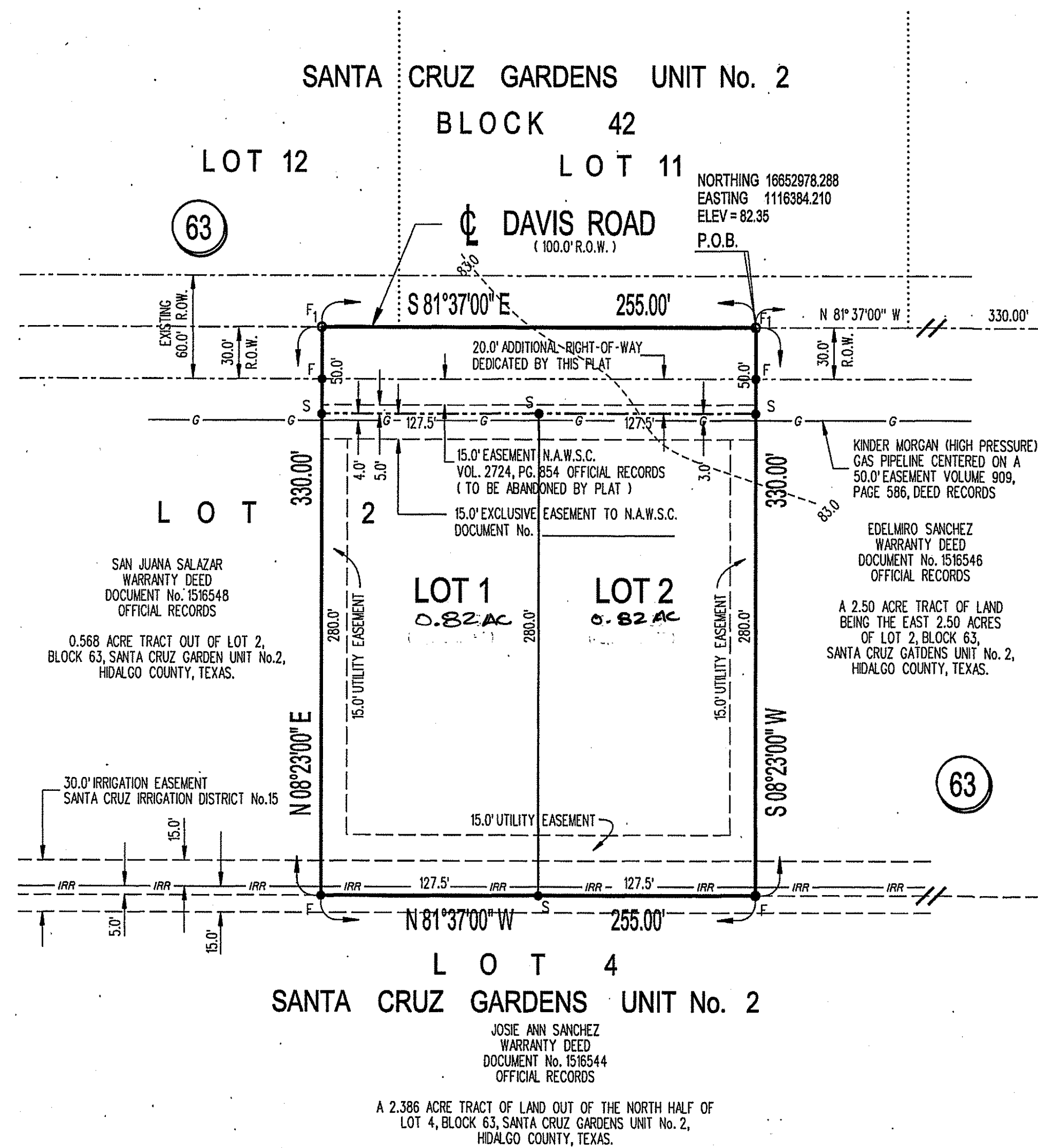
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PLAT OF JAMESON ESTATES

A 1.93 ACRE TRACT OF LAND OUT OF LOT 2, BLOCK 63, SANTA CRUZ GARDENS UNIT No. 2, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 8, PAGES 28-29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED BY: PABLO SOTO JR. P.E.

DATE: FEB. 06, 2021

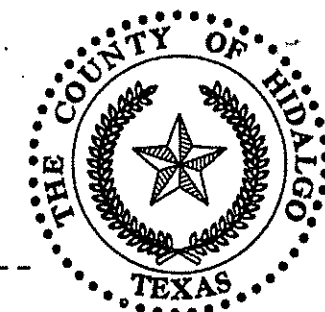


LEGEND:
 F - FOUND 1/2" IRON ROD
 S - SET 1/2" IRON ROD WITH YELLOW CAP STAMPED RPLS 4541
 P - FOUND COTTON PICKER SPINDLE

SCALE: 1" = 60'

P.O.C. N.E. COR. LOT 2, BLK. 63

ALAMO ROAD (60.0' R.O.W.)



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

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

GENERAL SUBDIVISION PLAT NOTES:

1. FLOOD ZONE STATEMENT - FLOOD ZONE DESIGNATION - ZONE "AE"; BASE FLOOD ELEVATIONS DETERMINED. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334 0325 D MAP REVISED - JUNE 06, 2000, REVISED TO REFLECT LOMR DATED MAY 17, 2001.

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).

2. BLDG. SETBACK FRONT: 50.00 FEET.

REAR: 15.00 FEET.

SIDES: 6.00 FEET. (OR EASEMENT WHOEVER IS GREATER)

3. 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 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 OCCUPYING THE LOT.

4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND OR TO FINISH FLOOR ELEVATION OF 84.00 FEET WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR ALL LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATION. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME OF DEVELOPMENT PERMIT APPLICATION.

5. BENCHMARK NOTE: TOP OF COTTON PICKET SPINDLE LOCATED AT THE NORTHEAST CORNER OF SUBDIVISION. ELEV. = 82.35.

6. DRAINAGE: IN ACCORDANCE WITH THE HCOO No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,530 CUBIC FEET, 0.035 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY REGRADED ROADSIDE DITCH OF DIVIS ROAD.

7. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCOO 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 SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

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

G. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE DESIGN SHALL INCLUDED BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ANCHORING OF SEPTIC TANK(S) BACK FLOW VALVES SEPTIC TANK COVER SHALL BE ABLE TO SEAL.

8. PURCHASE CONTRACT: 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.

9. NO PERMANENT STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT - EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW LESS THAN 18 INCHES NATURAL HEIGHT, GRASS, GROUND COVER OR FLOWERS) AND OTHERS OBSTRUCTIONS AFFECTING THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

10. PUBLIC EASEMENTS: ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 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 AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

11. 5.0 FT. SIDEWALK IS REQUIRED ALONG DAVIS ROAD, AS PER CITY OF EDINBURG

12. 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 SUPERVISORY AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

13. 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.

14. JAMESON THE OWNER & SUBDIVIDER OF JAMESON ESTATES 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.

15. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

16. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.14.

METES AND BOUNDS

A 1.93 acre tract of land out of Lot 2, Block 63, Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas, as per map recorded in Volume 8, Pages 28-29, Map Records of Hidalgo County, Texas, said 1.93 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a cotton picker spindle found at the Northeast corner of Lot 2, Block 63, Santa Cruz Gardens Unit No. 2, Thence North 81 degrees 37 minutes 00 seconds West, with the South line of Lot 2, Block 63, Santa Cruz Gardens Unit No. 2, a distance of 330.00 feet to a cotton picker spindle found at the Northeast corner of this tract of land and the POINT OF BEGINNING;

THENCE South 08 degrees 23 minutes 00 seconds West, at 300.00 feet pass a half (1/2) inch iron rod found at the South right of way line of Davis Road, at 330.00 feet in all to a half (1/2) inch iron rod found at the South line of said Lot 2, Block 63 for the Southeast corner of this tract of land;

THENCE North 81 degrees 37 minutes 00 seconds West, with the South line of said Lot 2, Block 63, a distance of 255.00 feet to a half (1/2) inch iron rod found for the Southwest corner of this tract of land;

THENCE North 08 degrees 23 minutes 00 seconds East, at 300.00 feet pass a half (1/2) inch iron rod found at the South right of way line of said Davis Road, at 330.00 feet in all to a cotton picker spindle found at the North line of said Lot 2, Block 63 for the Northwest corner of this tract of land;

THENCE South 81 degrees 37 minutes 00 seconds East, with the North line of said Lot 2, Block 63, a distance of 255.00 feet to the POINT OF BEGINNING, containing 1.93 acres, more or less.

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

I, JOSE JAMESON, AS OWNER OF THE 1.93 ACRE TRACT OF LAND OUT OF LOT 2, BLOCK 63, SANTA CRUZ GARDENS UNIT No. 2, SUBDIVISION OF LAND ENCOMPASSED WITHIN THE PROPOSED JAMESON ESTATES, 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.

JOSE JAMESON
 2001 N. RUBY STREET
 EDINBURG, TEXAS 78541

10-24-23
 DATE

THE STATE OF TEXAS - COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOSE JAMESON, 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24 DAY OF October, 2023

NOTARY PUBLIC FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES 6/16/2027

APPROVED BY IRRIGATION DISTRICT

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15 ON THIS 20th DAY OF December, 2023, SUBJECT TO THE FOLLOWING:
 1. NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE
 2. FIFTEEN FOOT (15) EASEMENT EACH SIDE OF IRRIGATION LINE OR CANAL
 3. ALL LOTS SUBJECT TO RULES, REGULATION, RIGHT-OF-WAY AND EASEMENTS OF DISTRICT AND
 4. IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED WITH THE LOT OWNER BEING RESPONSIBLE TO INSTALL NECESSARY FACILITIES.

COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF JAMESON ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2024

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF JAMESON ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS _____ DAY _____, 2024

HIDALGO COUNTY JUDGE

ATTEST: HIDALGO COUNTY CLERK

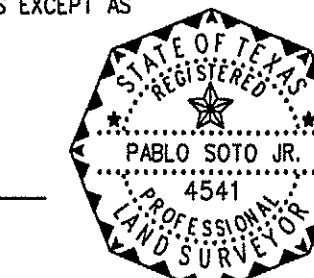
I, JAIME ACEVEDO, ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS CLEARWATER EXPRESS CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN ANY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE 16th DAY OF October, 2024 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR

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.

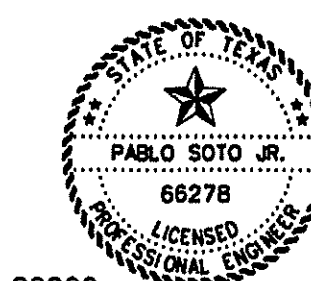
DATED THIS THE 18th DAY OF OCTOBER, 2023.
 PABLO SOTO JR., R.P.L.S. 4541
 1208 S. IRONWOOD PHARR, TEXAS 78577
 TEL: (956) 460-1605 FAX: (956) 267-4634



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 18th DAY OF OCTOBER, 2023.
 REGISTERED PROFESSIONAL ENGINEER No. 66278



T.B.P.E. FIRM No. 20208

PABLO SOTO JR. P.E.
 1208 S. IRONWOOD STREET TEL: (956) 460-1605
 PHARR, TEXAS 78577

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(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. ONE
 RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER)

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

JAMESON ESTATES, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4, APPROXIMATELY 338 FEET WEST OF THE INTERSECTION OF DAVIS ROAD AND ALAMO ROAD AND ON SOUTH SIDE OF DAVIS ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE U.S. CENSUS BUREAU, THE 2020 POPULATION ESTIMATE IS 192,493. JAMESON ESTATES FALLS OUTSIDE EDINBURG'S 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42-021.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF PROPERTY SHOWN ON THE 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 ERRECT, 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(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

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 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 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 CONVENANTS 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, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 2024

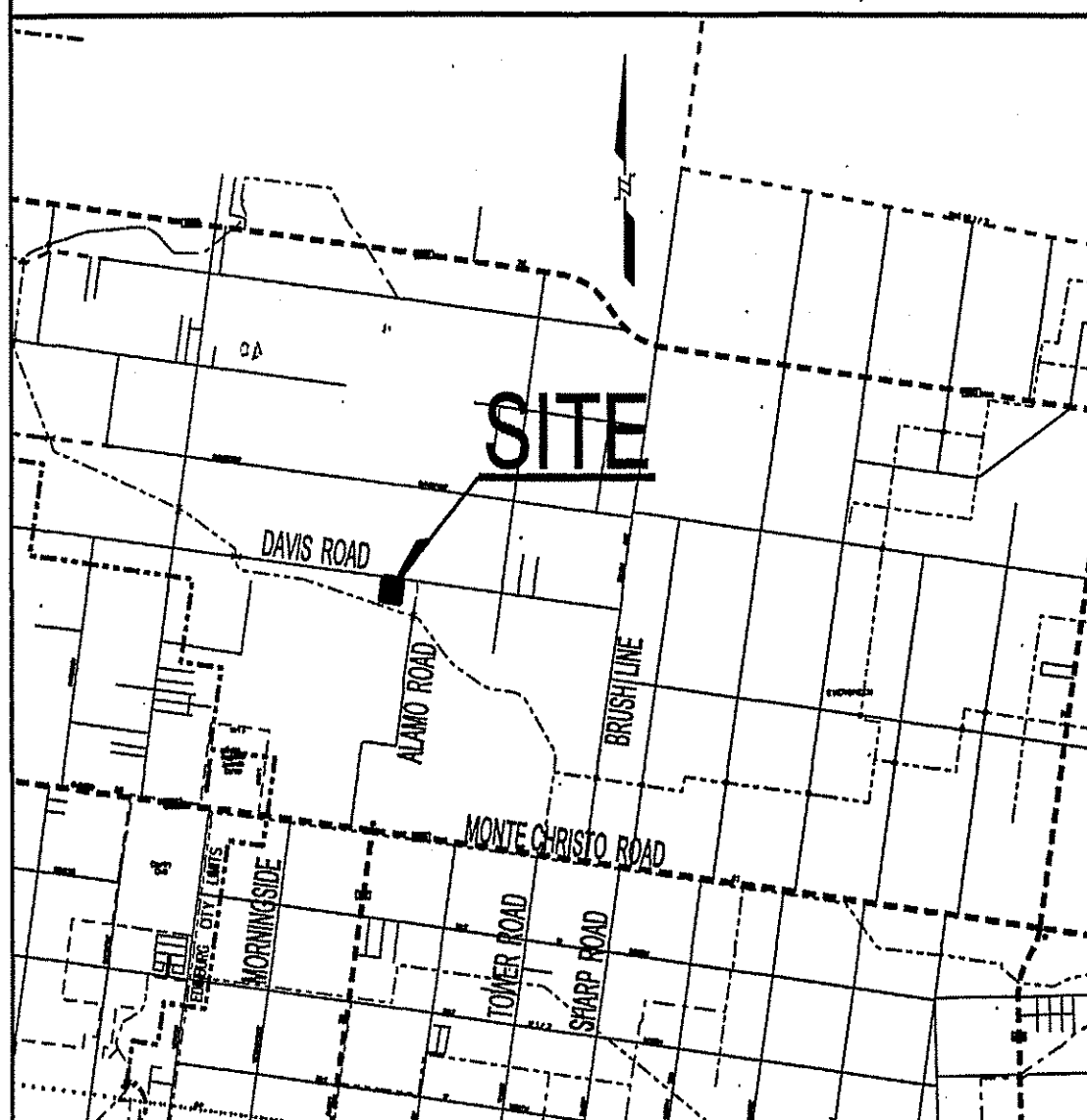
JOSE JAMESON

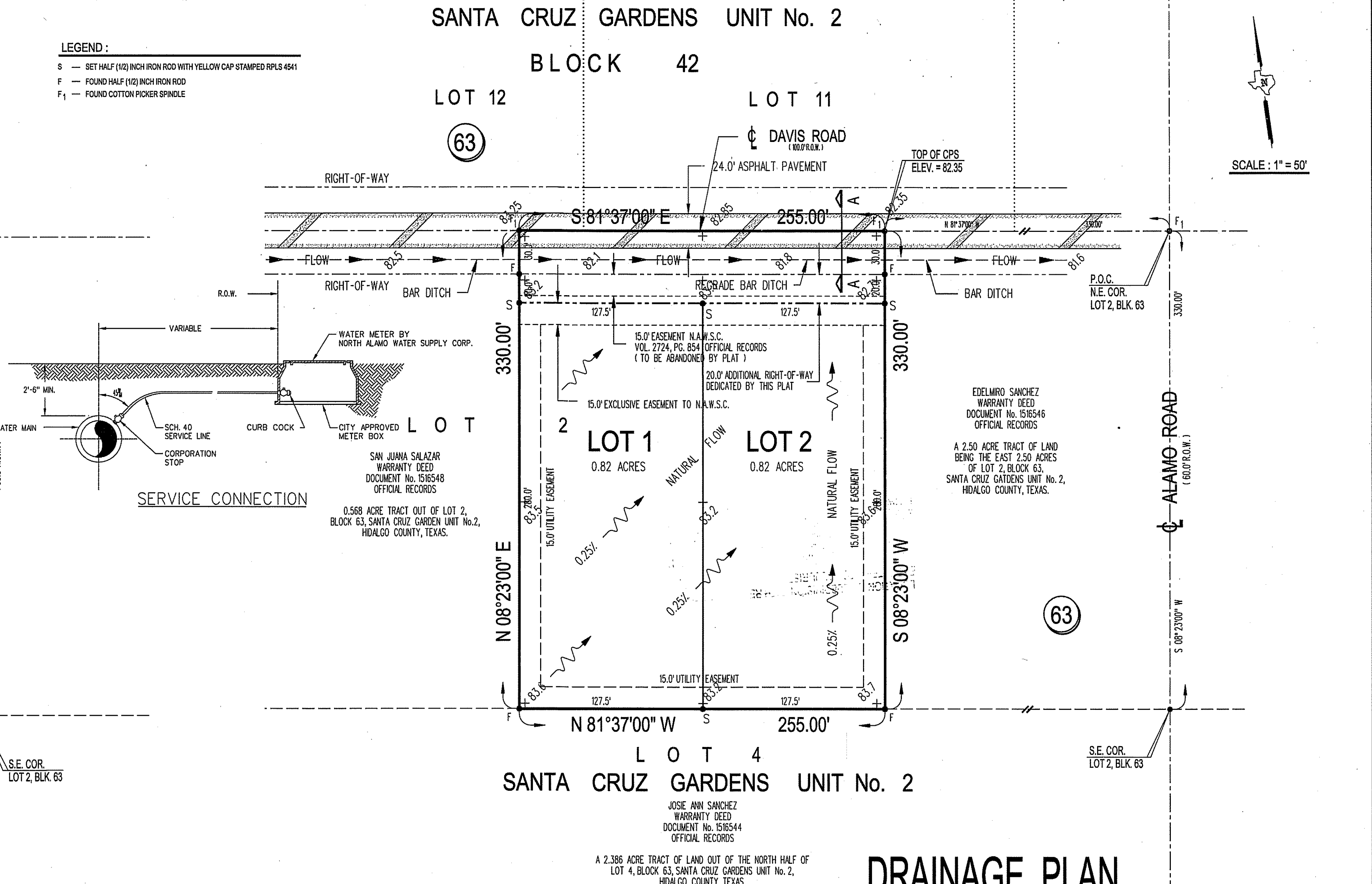
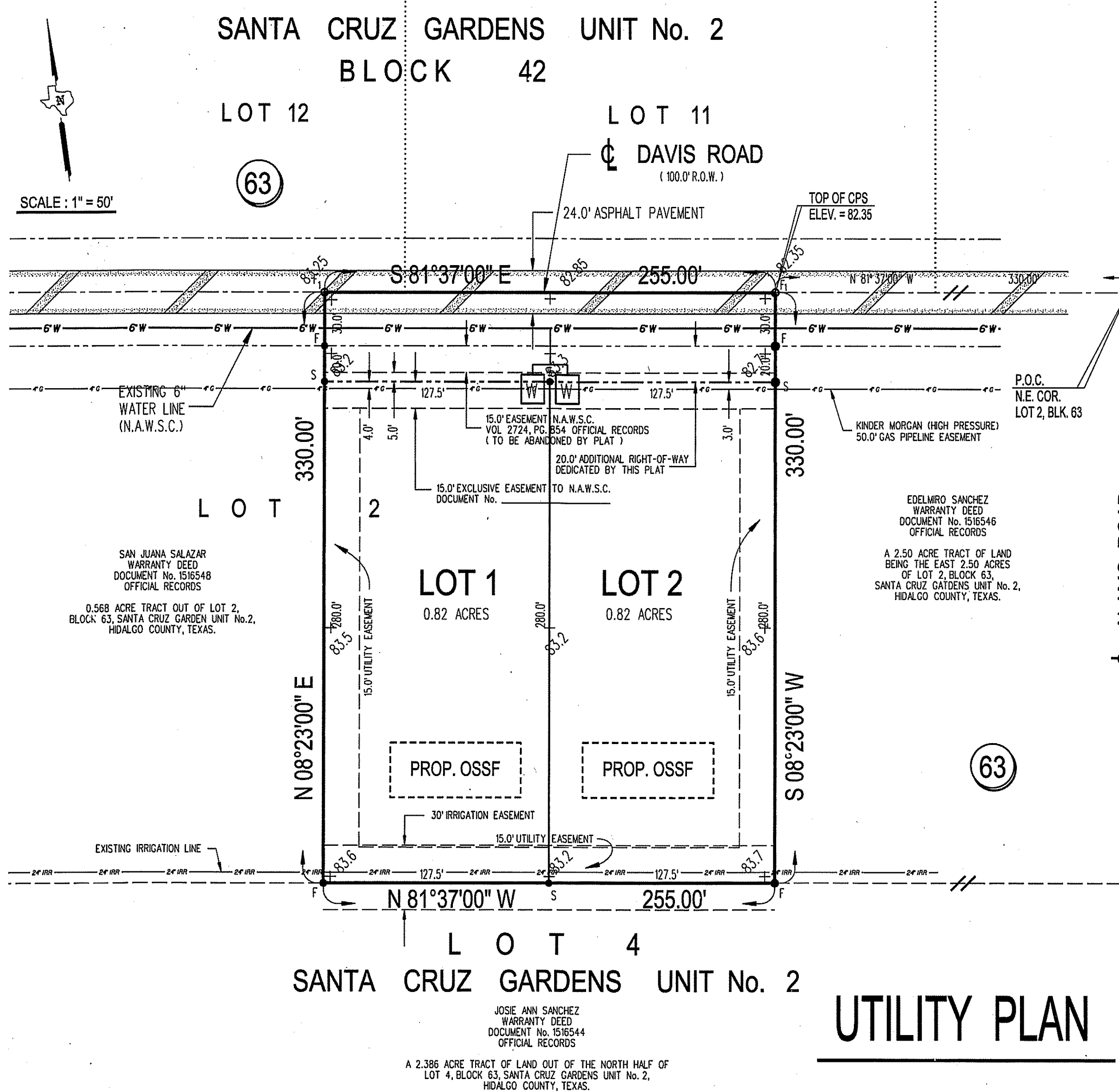
PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY, STATE, & ZIP CODE	PHONE	EMAIL ADDRESS
OWNER:	JOSE JAMESON	2001 N. RUBY STREET	EDINBURG, TEXAS 78541	(956) 543-2202	(956) 543-2202
ENGINEER:	PABLO SOTO, JR.	1208 S. IRONWOOD	PHARR, TEXAS 78577	(956) 460-1605	pablosotojr54@yahoo.com
SURVEYOR:	PABLO SOTO, JR.	1208 S. IRONWOOD	PHARR, TEXAS 78577	(956) 460-1605	pablosotojr54@yahoo.com

LOCATION MAP

SCALE: 1" = 500'





FINAL ENGINEERING REPORT FOR JAMESON ESTATES
WATER SUPPLY FACILITIES DESCRIPTION, COSTS, AND OPERABILITY DATES:
 JAMESON ESTATES 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 8" WATER LINE RUNNING ALONG ON THE SOUTH RIGHT-OF-WAY LINE OF DAVIS ROAD. THE SERVICE FOR JAMESON ESTATES WILL CONSIST OF ONE (1) 1" SINGLE SERVICE LINE AND ONE (1) 1" SINGLE SERVICE THEN REDUCING INTO 1/4" DIAMETER SERVICE GOING INTO THE METER BOX. THE OWNER HAS PAID A TOTAL OF \$ 2,300.00 FOR AFOREMENTIONED WATER DISTRIBUTION SYSTEM IN ADDITION, THE OWNER HAS PAID NORTH ALAMO WATER SUPPLY CORP. THE SUM \$2,100.00...00 OR \$ 1,050.00...00 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 JAMESON ESTATES 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 \$ 3,000.00 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 \$ 6,000.00. HIDALGO COUNTY HEALTH DEPARTMENT INSPECTED AND APPROVED THE INSTALLED OSSF ON DECEMBER 08, 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 \$ 4,400.00.
 SEWAGE FACILITIES: SEPTIC SYSTEM COST A TOTAL OF \$ 6,000.00.
 PABLO SOTO, JR., P.E. #66278
 TEXAS REGISTERED ENGINEERING FIRM: F-20208
 1208 S. IRONWOOD STREET
 PHARR, TEXAS 78577
 PHONE (856) 460-1605

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION JAMESON ESTATES
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO
 LA SUBDIVISION JAMESON ESTATES RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORP., EL DUENO DE LA SUBDIVISION Y LA NORTH ALAMO WATER SUPPLY CORP. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS Y LA NORTH ALAMO WATER SUPPLY CORP. TENDRA QUE PRESENTAR LA DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. NORTH ALAMO WATER SUPPLY CORP. TIENE UNA LINEA DE AGUA DE 8" QUE CORRE EN EL LADO SUR DEL "DERECHO-DE-VIA" DEL CAMINO DAVIS ROAD. EL SERVICIO DE AGUA PARA LA SUBDIVISION JAMESON ESTATES CONSISTE EN UN (1) SERVICIO DE AGUA SENCILLO DE 1" QUE CORRE AL SOLAR PARA REDUCIRSE EN SERVICIO DE AGUA DE 3/4" DE DIAMETRO TERMINANDO EN LA CAJA DEL MEDIDOR. EL DUENO HA PAGADO UN TOTAL DE \$ 2,300.00 POR EL YA DESCRITO SISTEMA DE DISTRIBUCION DE AGUA. EN ADICION EL DUENO LE PAGARA A (NORTH ALAMO WATER SUPPLY CORP.) LA CANTIDAD DE \$ 2,100.00 O \$ 1,050.00 POR SOLAR PARA EL ACUERDO DE 30 AÑOS DE SERVICIO QUE CUBRE EL MEDIDOR DE AGUA Y EL SISTEMA EL DUENO DEL SOLAR NO HA SOLICITADO LA INSTALACION DEL MEDIDOR DE AGUA LA NORTH ALAMO WATER SUPPLY CORP. PROCEDERA LA INSTALACION DEL MEDIDOR EN EL SOLAR EN CUALQUIER CASO. EL MEDIDOR DE AGUA SE INSTALARAN Y TODAS LAS FACILIDADES DE AGUA SERAN INSTALADAS Y OPERABLES EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA ARCHIVADA EN EL CONDADO DE HIDALGO.

DRENAJE, DESCRIPCION, GASTOS Y FECHA DE INICIO DE OPERABILIDAD DEL DRENAJE
 EL DRENAJE PARA JAMESON ESTATES SERA TRATADO INDIVIDUAL CON " FACILIDAD DE DRENAJE EN-SITIO" (OSSF). CONSISTE DE UN DISEÑO STANDARD. SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DOBLE Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS ("OSSF"). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT).
 CADA SOLAR EN LA SUBDIVISION PROPUESTA DEBE SER, AL MENOS DE 0.50 ACRE DE TAMAÑO. EL SERVICIO Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO (COMITAS LOAMY FINE SAND). SE REALIZARON DOS PRUEBAS CON AGUEROS EN AREAS DISTINTAS DE LA SUBDIVISION EN EL LOTE (NO FUERON NECESARIAS PRUEBAS ADICIONALES PORQUE EL SUELO ES UNIFORME EL AREA DELIMITADA EL SUELO ES UNIFORME DE BARRO ARENOSO EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION. NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LA EXCAVACIONES. EL COSTO PARA INSTALAR EL SISTEMA SEPTICO EN UN SOLAR ES \$3,000.00 INCLUYENDO EL COSTO DE LA LICENCIA Y EL PERMISO. SINNINGUNA FOSA SEPTICA HA SIDO INSTALADA AL MOMENTO DE LA SOLICITUD DE APROBACION FINAL DEL DOCUMENTO. EL SISTEMA SEPTICO ESTA INSTALADO EN CADA SOLAR. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO (HIDALGO COUNTY HEALTH DEPARTMENT) DIO INSPECCION EL DECEMBER 08, 2023.

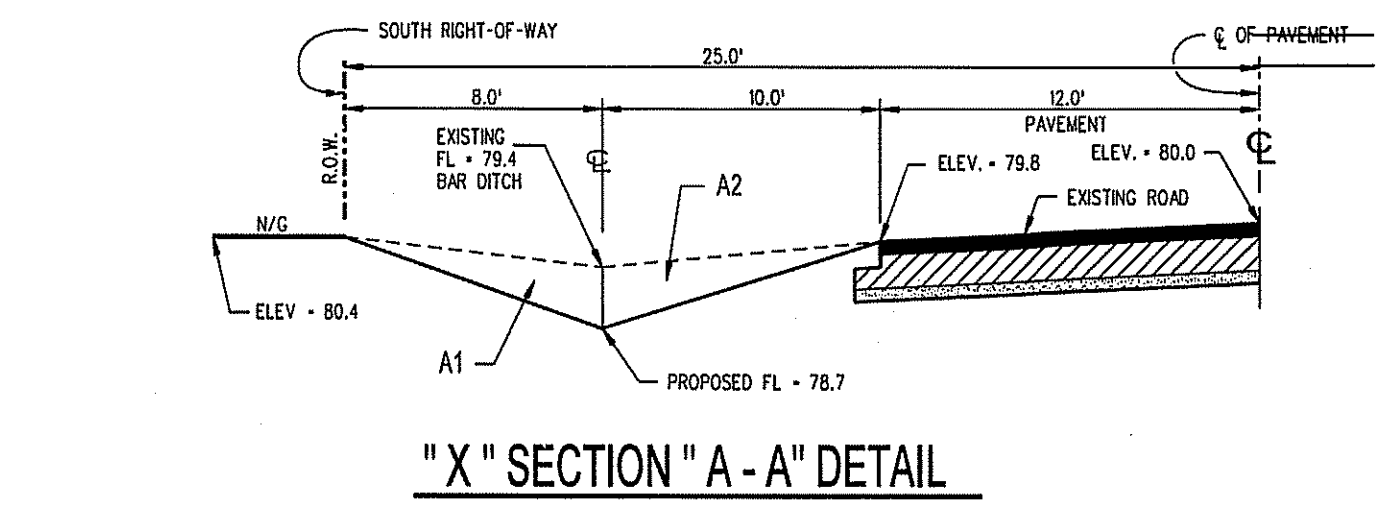
CERTIFICACION:
 CON MIFIRMA CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343 DEL CODIGO DE AGUA. CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
 FACILIDADES DE AGUA: ESTE SERVICIO COSTO TOTAL DE \$ 4,400.00.
 FACILIDADES DE DRENAJE SEPTICO: EL SISTEMA SEPTICO COSTO TOTAL DE \$ 6,000.00.
 PABLO SOTO, JR., P.E. #66278
 TEXAS REGISTERED ENGINEERING FIRM: F-20208
 1208 S. IRONWOOD STREET
 PHARR, TEXAS 78577
 PHONE (856) 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 JAMESON ESTATES, 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 THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.
 JOSE JAMESON
 5-9-24
 DATE

THE STATE OF TEXAS - COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOSE JAMESON, 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 9th DAY OF May, 2024
 NOTARY PUBLIC FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES 6/16/2027

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, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER (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.

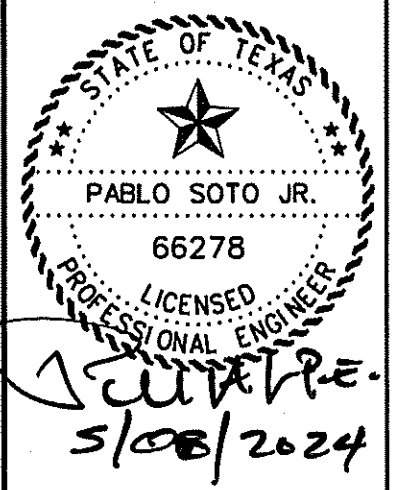


"X" SECTION "A-A" DETAIL
 A1 - 1/2th x 1/2(10.71)(18.0ft.) = 3.5ft
 A1 - 2.8ft. X 250ft. = 700cft
 A2 - 1/2th x 1/2(10.71)(10.0ft.) = 3.5ft
 A2 - 3.5ft. X 250ft. = 875cft
TOTAL DETENTION DRAINAGE REPORT
 JAMESON ESTATES
 CITY OF EDINBURG, TX

Jameson Estates is a 3.93 acre tract of land out of Lot 2, Block 63, Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas. This subdivision is located 330 feet West of the intersection of Davis Road and Alamo Road on the Southside of Davis Road. The property is open land and the proposed use will be residential. The area lies in Flood Zone "X", as per FEMA's Flood Insurance Rate Map Community Panel Number 48034 0202 0, Map Revised June 6, 2006. Refer to Reflect LOMR Dated 5-17-01. Zone "X", being areas of 500-year flood areas of 100-year flood with average depths of less than 3 feet or with drainage areas less than 5 square miles; and area protected by levees from 50-year flood.
 According to the soil survey report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of Number 6, Comitas loamy fine sand with 0 to 3 percent slopes. This soil falls in the hydrologic group "A" and unified classification (SM, SW-SC, S2) as per the soil report. This soil is well drained. See attached tables for engineering index properties and physical and chemical properties.
 Existing runoff flows overland in a northeasterly direction, with the existing peak storm runoff from a 20 year storm using the rational design method being 2.89 cfs and the anticipated runoff after development from a 50 year storm being calculated to be 6.05 cfs, an increase of 3.36 cfs.
 The existing drainage of the subdivision is of surface flow from the property in to the South roadside ditch of Davis Road. Flow East within the Davis Road bar ditch to Alamo Road, then flow South within the West Alamo Road bar ditch with the final outfall being the Hidalgo County North Halls Ditch.
 In accordance with the Hidalgo County's drainage requirement of not increasing the amount of existing runoff, we have calculated that 1,930 of storm runoff will have to be detained within the roadside roadside ditch of Davis Road for volume and to provided for positive flow. Tables and calculations are attached.
 Date: 3/31/2024

JOB NO.:
 DATE:
 REVISION:
 SCALE:
 DRAWN BY:
 SHEET:

**JAMESON ESTATES
 UTILITY & DRAINAGE PLAN**



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