



HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti,
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-20-2024

PROPOSED SIERRA VERDE ESTATES SUBDIVISION, PRECINCT No. 1.

ENGINEER R. GUTIERREZ ENGINEERING CORPORATION DEVELOPER: GRACIE L. WIESEHAN CARLILE

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 22 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 21

FILLING STATIONS: 5

LOCATION DESCRIPTION: NORTHWEST CORNER OF MILE 12 NORTH ROAD AND MILE 4 WEST ROAD.

SUBDIVISION LIES WITHIN THE: ETJ CITY OF WESLACO

DRAINAGE REPORT WAS APPROVED BY ON 2-28-24 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.
HCDD#1:

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO MILE 12 NORTH ROAD AND 30 FEET ONTO MILE 4 WEST ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL
DATE: 6-4-2024 BY, PCT.1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 3-14-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER
SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" & 16" LOCATION: MILE 4 WEST ROAD & MILE 12 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL
DATE: 4-11-2024 : 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: N/A

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

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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WEST AND ADAMS TRACTS

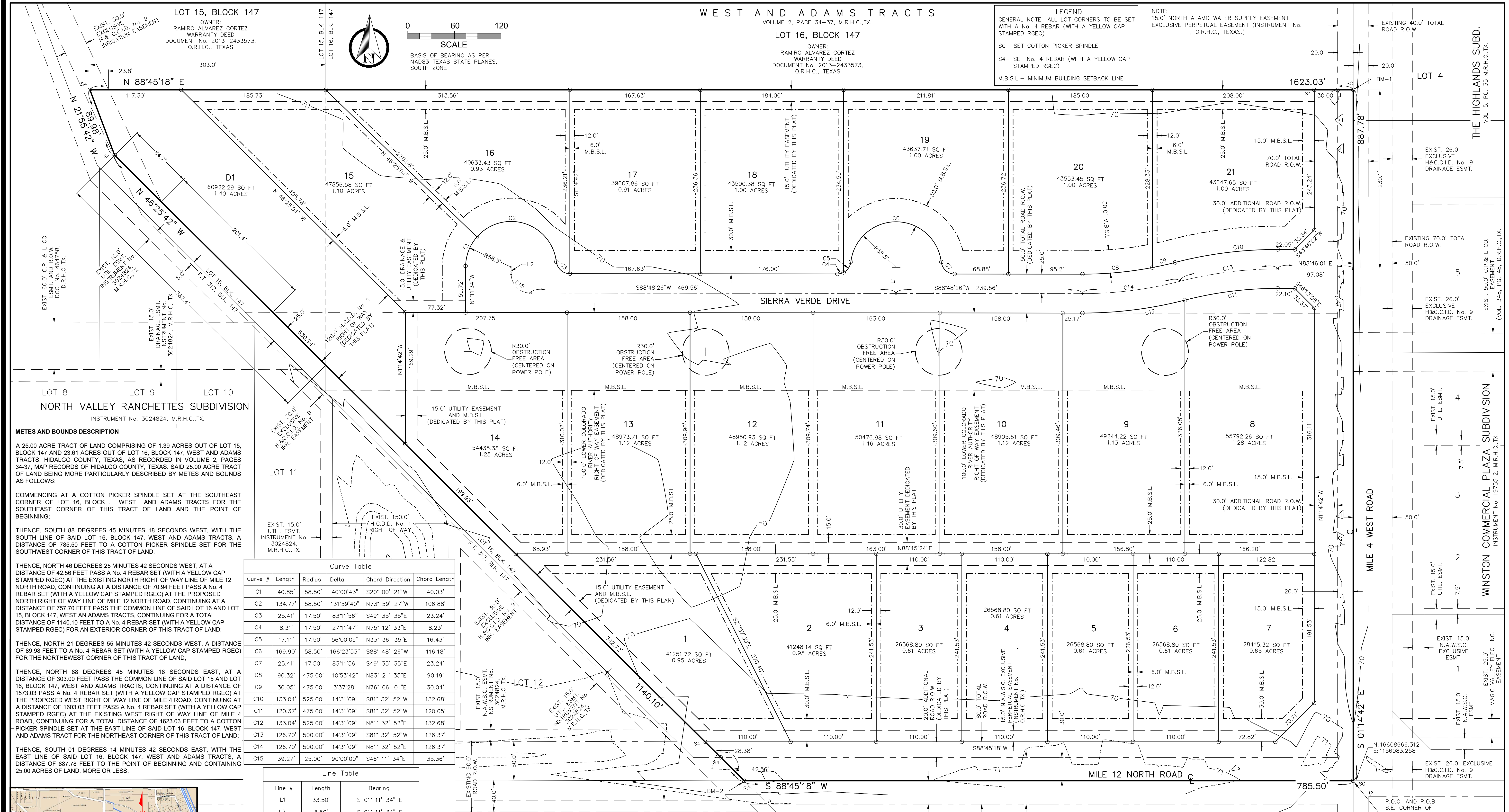
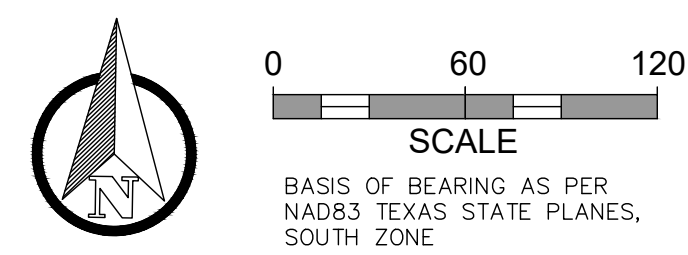
VOLUME 2, PAGE 34-37, M.R.H.C., TX.

LOT 16, BLOCK 147

OWNER: RAMIRO ALVAREZ CORTEZ WARRANTY DEED DOCUMENT No. 2013-2433573, O.R.H.C., TEXAS

LEGEND GENERAL NOTE: ALL LOT CORNERS TO BE SET WITH A No. 4 REBAR (WITH A YELLOW CAP STAMPED RGC) SC- SET COTTON PICKER SPINDLE S4- SET No. 4 REBAR (WITH A YELLOW CAP STAMPED RGC) M.B.S.L.- MINIMUM BUILDING SETBACK LINE

NOTE: 15.0' NORTH ALAMO WATER SUPPLY EASEMENT EXCLUSIVE PERPETUAL EASEMENT (INSTRUMENT No. O.R.H.C., TEXAS.)



METES AND BOUNDS DESCRIPTION A 25.00 ACRE TRACT OF LAND COMPRISING OF 1.39 ACRES OUT OF LOT 15, BLOCK 147 AND 23.61 ACRES OUT OF LOT 16, BLOCK 147, WEST AND ADAMS TRACTS, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 25.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE SET AT THE SOUTHEAST CORNER OF LOT 16, BLOCK 147, WEST AND ADAMS TRACTS FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 88 DEGREES 45 MINUTES 18 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 16, BLOCK 147, WEST AND ADAMS TRACTS, A DISTANCE OF 785.50 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 46 DEGREES 25 MINUTES 42 SECONDS WEST, AT A DISTANCE OF 42.56 FEET PASS A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGC) AT THE EXISTING NORTH RIGHT OF WAY LINE OF MILE 12 NORTH ROAD, CONTINUING AT A DISTANCE OF 70.94 FEET PASS A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGC) AT THE PROPOSED NORTH RIGHT OF WAY LINE OF MILE 12 NORTH ROAD, CONTINUING AT A DISTANCE OF 757.70 FEET PASS THE COMMON LINE OF SAID LOT 16 AND LOT 15, BLOCK 147, WEST AND ADAMS TRACTS, CONTINUING FOR A TOTAL DISTANCE OF 1140.10 FEET TO A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGC) FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 21 DEGREES 55 MINUTES 42 SECONDS WEST, A DISTANCE OF 89.98 FEET TO A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGC) FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 88 DEGREES 45 MINUTES 18 SECONDS EAST, AT A DISTANCE OF 303.00 FEET PASS THE COMMON LINE OF SAID LOT 15 AND LOT 16, BLOCK 147, WEST AND ADAMS TRACTS, CONTINUING AT A DISTANCE OF 1573.03 FEET PASS A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGC) AT THE PROPOSED WEST RIGHT OF WAY LINE OF MILE 4 ROAD, CONTINUING AT A DISTANCE OF 1603.03 FEET PASS A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGC) AT THE EXISTING WEST RIGHT OF WAY LINE OF MILE 4 ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1623.03 FEET TO A COTTON PICKER SPINDLE SET AT THE EAST LINE OF SAID LOT 16, BLOCK 147, WEST AND ADAMS TRACT FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 01 DEGREES 14 MINUTES 42 SECONDS EAST, WITH THE EAST LINE OF SAID LOT 16, BLOCK 147, WEST AND ADAMS TRACTS, A DISTANCE OF 887.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.00 ACRES OF LAND, MORE OR LESS.

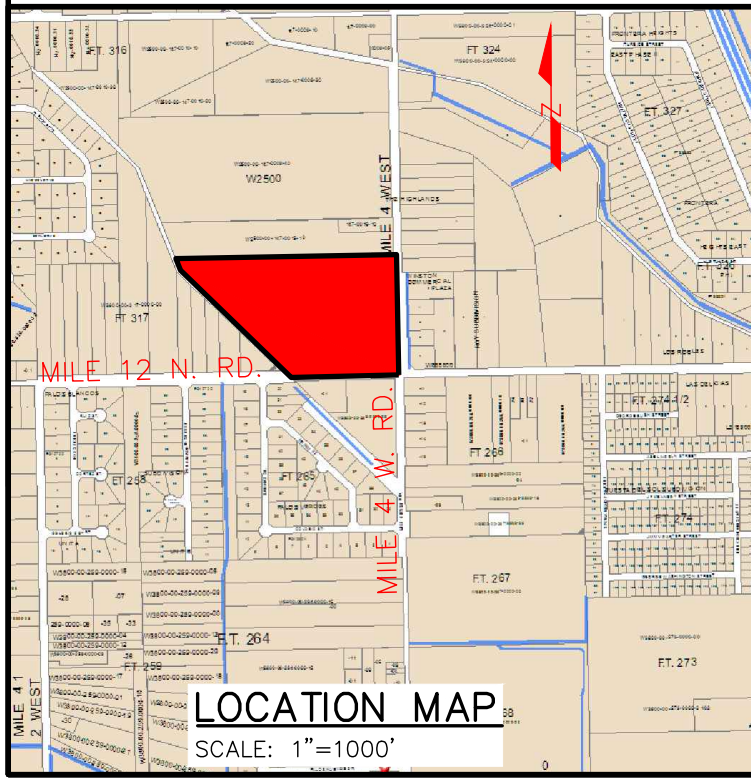
Curve Table and Line Table with columns for Curve #, Length, Radius, Delta, Chord Direction, Chord Length, Line #, Length, Bearing.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL OF A MUNICIPALITY

SIERRA VERDE ESTATES IS LOCATED WITHIN THE HIDALGO COUNTY PRECINCT No. 1 IN CENTRAL AREA OF HIDALGO COUNTY ON THE NORTHWEST INTERSECTION OF MILE 12 NORTH ROAD AND MILE 4 WEST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO THE POPULATION IS 40,033. SIERRA VERDE ESTATES LIES APPROXIMATELY 2.0 MILES NORTH FROM THE CITY LIMIT AND IS INSIDE THE FIVE (5) MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

INDEX OF SHEETS FOR SIERRA VERDE ESTATES

Index of sheets table with columns for sheet number and description of content.



19 PALOS VERDES SUBDIVISION VOLUME 2, PAGE 34-37, M.R.H.C., TX.

PRINCIPAL CONTACTS table with columns for Owner, Address, Phone No., Engineer, and Surveyor.

R. Gutierrez Engineering Corporation logo and contact information including address, phone, and website.

WEST AND ADAMS TRACTS VOLUME 2, PAGE 34-37, M.R.H.C., TX. FARM TRACT 265, BLOCK 146

Seal of the County of Hidalgo, Texas, and recording information for the instrument.

SUBDIVISION PLAT OF SIERRA VERDE ESTATES A 25.00 ACRE TRACT OF LAND COMPRISING OF 1.39 ACRES OUT OF LOT 15, BLOCK 147 AND 23.61 ACRES OUT OF LOT 16, BLOCK 147, WEST AND ADAMS TRACTS, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, M.R.H.C., TEXAS.

File Path: F:\2021\ENG\007 - Sierra Estates Subd & Site Plan\PLANS\PLAT.DWG

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES:

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER 480334 0450 C, MAP REVISED: JUNE 6, 2000. THE AREAS WITHIN THE PROPOSED SUBDIVISION ARE 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAS 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 PLAN 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. SETBACKS: FRONT: 30.00 FEET OR GREATER FOR EASEMENT LINE WITH EXISTING STRUCTURES. (LOTS 1-21) REAR: 20 PERCENT OF THE DEPTH OF THE LOT, BUT SUCH DEPTH NEED NOT BE MORE THAN 25 FEET OR GREATER FOR EASEMENT SIDE CORNER LOTS: 15.00' ALONG STREET OR GREATER FOR EASEMENT (LOT 7, 8 & 21) GARAGE: 18.00 FEET EXCEPT WHERE SETBACK IS REQUIRED; GREATER SETBACK APPLIES. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOT. THIS MUST BE STRUTLATED AND CONTRACTS FOR DEED. APPLICATION FOR CONSTRUCTION ARE REQUIRED PER CITY OF WESLACO ORDINANCE.
- 4. NO COMMERCIAL USE SHALL BE ALLOWED.
- 5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF MILE 12 NORTH ROAD FOR LOTS 1-8 AND SIERRA VERDE DRIVE FOR LOTS 9-22 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 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.
- 6. BM No. 1: COTTON PICKER SPINDLE LOCATED AT THE NORTHEAST CORNER OF SUBDIVISION NORTH: 11550653.97, ELEV: 70.41 BM No. 2: COTTON PICKER SPINDLE LOCATED AT THE SOUTHWEST CORNER OF SUBDIVISION NORTH: 11608469.31, EAST: 115300.94, ELEV: 70.07 BENCH MARKS ARE BASED ON NAD83, TEXAS STATE PLAINS SOUTH ZONE. DRAWINGS IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND CITY OF WESLACO REQUIREMENTS. THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 73,680 CUBIC FEET (1.691 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- 8. NO STRUCTURE SHALL BE PERMITTED UNDER ANY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURING HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 9. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER 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.
- 10. THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
- A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A DESIGN SHALL BE SUBMITTED FOR RESIDENTIAL 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 HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY ALSO BE 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 STANDARD SEPTIC TANK AND ASSORTIVE DRAIN FIELD SYSTEM.
- E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- 12. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS: A. ANCHORING OF SEPTIC TANK(S). B. BACK FLOW VALVES. C. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- 13. A DRAINAGE PLAN APPROVED BY HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR RESIDENTIAL 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. ANY ADDITION TO EXISTING RESIDENCE STRUCTURES OR NEW PROPOSED DWELLING ON LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS ON THIS PLAT.
- 15. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND / OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5-CITY CONSTRUCTION SPECIFICATION 31.4.
- 16. ALL NORTH ALAMO WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF NORTH ALAMO WATER SUPPLY CORPORATION.
- 17. 6.00 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 18. 8.00 FOOT WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL ZONES/USES.
- 19. STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.
- 20. A 5 FOOT SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF NOTICE TO PROCEED.
- 21. A 4 FOOT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF THE BUILDING PERMIT ON CORNER LOTS THE OWNER SHALL BE RESPONSIBLE OF THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
- 22. LANDSCAPING IS REQUIRED AS PER THE CITY OF WESLACO ORDINANCE.
- 23. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

THE STATE OF TEXAS-COUNTY OF HIDALGO DRAINAGE DISTRICT No. 1 CERTIFICATION

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLIES 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 DATE: RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER)

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SIERRA VERDE ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 20

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION DATE:

RIGHT OF WAY EASEMENT TO NORTH ALAMO WATER SUPPLY CORPORATION 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, (HEREIN AFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS 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, OPERATE, MAINTAIN, REPAIR, REPLACE, IMPROVE, ENLARGE, AND OTHERWISE USE, ENJOY, AND ENJOY THE BENEFIT OF THE EASEMENT FOR THE PURPOSE OF REMAIN WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHTS 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 FEET 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 FEET 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, STATE, HEREINAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE, AS INSTALLED, GRANTEE FURTHER GRANTS AND AGREES TO BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EASEMENT FOR THE PURPOSE OF CLEARING THE ROAD IMPROVEMENTS WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTERLINE THEREOF BEING THE 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 STRUCTURE REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AND THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THE 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, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE DAY OF 20

OWNER: GRACIE L. WESEHAN CARLILE DATE: ADDRESS: 366 MYSTIC SHORES BLVD. SPRING BRANCH, TEXAS 78070

THE STATE OF TEXAS-COUNTY OF HIDALGO

CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.029(c) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SIERRA VERDE ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS' COURT ON

HIDALGO COUNTY JUDGE DATE:

HIDALGO COUNTY CLERK DATE:

THE STATE OF TEXAS-COUNTY OF HIDALGO CITY OF WESLACO APPROVAL CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR: DATE: ATTEST: CITY CLERK: DATE:

HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 CERTIFICATION

THIS PLAN IS HEREBY APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DATED THIS DAY OF 20

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

GENERAL MANAGER HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

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

I, GRACIE L. WESEHAN CARLILE, AS OWNER(S) OF THE 25.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SIERRA VERDE ESTATES, HEREBY THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED 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 THE STATE STANDARDS; (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE STATE STANDARDS; AND (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS, I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

OWNER: GRACIE L. WESEHAN CARLILE DATE: ADDRESS: 366 MYSTIC SHORES BLVD. SPRING BRANCH, TEXAS 78070

THE STATE OF TEXAS-COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATION

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED THE ABOVE NAMED OWNER(S) KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(SHE), (THEY), EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

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

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

ENGINEER CERTIFICATION

I, RAMIRO GUTIERREZ, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY STATE THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Signature of Ramiro Gutierrez, P.E. dated 05/30/2024. Includes professional seal for Ramiro Gutierrez, P.E., No. 65948, State of Texas.

SURVEYOR CERTIFICATION

I, PABLO SOTO, Jr., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

Signature of Pablo Soto, Jr., dated 05/30/2024. Includes professional seal for Pablo Soto, Jr., R.P.L.S. No. 4541, State of Texas.

FINAL ENGINEERING REPORT FOR SIERRA VERDE ESTATES

WATER SUPPLY DESCRIPTION, COST AND OPERABILITY DATE

SIERRA VERDE ESTATES WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.)

THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 16 INCH DIAMETER WATER LINE RUNNING NORTH AND SOUTH ALONG AND WITHIN AN EXISTING 15 FOOT EXCLUSIVE N.A.W.S.C. EASEMENT LOCATED ON THE EAST SIDE OF MILE 4 WEST ROAD. THEN RUNS WEST, ALONG AND WITHIN THE NORTH RIGHT OF WAY LINE OF MILE 12 NORTH ROAD TO A POINT WEST OF SIERRA VERDE ESTATES AND THEN TURNS SOUTH CROSSING THE EXISTING ROAD AND CONTINUES WEST ALONG AND WITHIN THE EXISTING SOUTH RIGHT OF WAY LINE OF MILE 12 NORTH ROAD. THE WATER DISTRIBUTION FOR SIERRA VERDE ESTATES WILL CONSISTS OF 2 AREAS, LOTS 1 - 8 WILL REQUIRED TO RELOCATE THE EXISTING 16 INCH WATER LINE INTO A PROPOSED 15 FOOT N.A.W.S.C. EXCLUSIVE EASEMENT AND LOTS 1 - 8 WILL TAP INTO THE PROPOSED WATER LINE WITH 3/4 INCH DOUBLE SERVICE CONNECTION WITH WATER METER AND A 3/4 INCH SINGLE WATER SERVICE CONNECTION WITH WATER METER. THE DISTRIBUTION FOR LOTS 9 - 22 WILL REQUIRE FOR A PROPOSED 8 INCH WATER LINE TO BE TIED INTO THE EXISTING 16 INCH N.A.W.S.C. WATER LINE AND CROSS MILE 4 WEST ROAD AND WILL RUN THREE FEET SOUTH OF THE PROPOSED NORTH RIGHT OF WAY LINE OF SIERRA VERDE DRIVE AND END WITH A FLUSH VALVE ON THE WEST SIDE OF THE PROPOSED CUL-DE-SAC. LOTS 9 - 22 WILL TAP INTO THE PROPOSED WATER LINE WITH 3/4 INCH DOUBLE SERVICE CONNECTION WITH WATER METER AND A 3/4 INCH SINGLE WATER SERVICE CONNECTION WITH WATER METER.

THE WATER METER HAS ALREADY BEEN INSTALLED AT A TOTAL COST OF \$ FOR LOTS 1 - 22, IN ADDITION THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ WHICH COVERS THE \$ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS 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 AND COST

SEWAGE FOR SIERRA VERDE ESTATES, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD. THE ON-SITE EVALUATOR (LICENSE NUMBER) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF.

HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 0.50 ACRE IN SIZE. THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY INDICATES A LOAM AND TEST BORINGS WERE MADE AT OPPOSITE AREAS OF THE SUBDIVISION.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ DOLLARS INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OR THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT THE TOTAL COST OF \$ DOLLARS. HIDALGO COUNTY HEALTH DEPARTMENT INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 20

CERTIFICATION

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS; WATER FACILITIES: WATER FACILITIES COST A TOTAL OF \$ SEWAGE FACILITIES: SEPTIC SYSTEM COST A TOTAL OF \$

Signature of Ramiro Gutierrez, P.E. dated 05/30/2024. Includes professional seal for Ramiro Gutierrez, P.E., No. 65948, State of Texas.

COST ESTIMATE

WATER SUPPLY SYSTEM: \$ TBD SEPTIC TANK SYSTEM: \$ TBD N.A.W.S.C. FEES: \$ TBD

SUBDIVIDER CERTIFICATION

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER(S) WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT

I, GRACIE L. WESEHAN CARLILE, SUDIVIDER OF SIERRA VERDE 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 OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER: DATE: THE STATE OF TEXAS-COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATION

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED THE ABOVE NAMED OWNER(S) KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(SHE), (THEY), EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

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

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

THE STATE OF TEXAS-COUNTY OF HIDALGO CITY OF WESLACO CERTIFICATION

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING COMMISSION

GENERAL NOTES, CERTIFICATIONS, ENGINEERS REPORTS, WATER & SEPTIC SYSTEM DESCRIPTION AND DRAINAGE REPORT

INFORME FINAL DE INGENIERIA PARA SIERRA VERDE ESTATES

DESCRIPCION DEL SUMINISTRO DE AGUA, COSTO Y FECHA DE OPERATIVIDAD

SIERRA VERDE ESTATES RECIBIRA AGUA POTABLE DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.)

EL SUBDIVIDER Y N.A.W.S.C. HAN CELEBRADO UN CONTRATO EN EL QUE N.A.W.S.C. SE HA COMPROMETIDO A PROPORCIONAR AGUA SUFICIENTE A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL PLENO DESARROLLO DE ESTA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 16 PULGADAS DE DIAMETRO QUE CORRE DE NORTE A SUR A LO LARGO Y DENTRO DE UNA SERVIDUMBRE EXCLUSIVA DE 15 PIES N.A.W.S.C. UBICADA EN EL LADO ESTE DE LA CARRETERA DE LA MILLA 4 OESTE. LUEGO CORRE HACIA EL OESTE, A LO LARGO Y DENTRO DE LA LINEA NORTE DEL DERECHO DE VIA DE LA MILLA 12 NORTH ROAD HASTA UN PUNTO AL ESTE DE SIERRA VERDE ESTATES Y LUEGO OIRA HACIA EL SUR CRUZANDO LA CARRETERA EXISTENTE Y CONTINUA HACIA EL OESTE A LO LARGO Y DENTRO DE LA LINEA SUR DERECHA EXISTENTE LINEA DE PASO DE LA MILLA 12 CARRETERA NORTE. LA DISTRIBUCION DE AGUA PARA SIERRA VERDE ESTATES CONSTARA DE 2 AREAS, SE REQUIERAN LOTES 1 A 8 PARA REUBICAR LA LINEA DE AGUA EXISTENTE DE 16 PULGADAS EN UNA PROPUESTA DE 15 PIES N.A.W.S.C. SERVIDUMBRE EXCLUSIVA Y LOS LOTES 1 - 8 APROVECHARAN LA LINEA DE AGUA PROPUSTA CON CONEXION DE SERVICIO DOBLE DE 3/4 PULGADAS CON MEDIDOR DE AGUA Y UNA CONEXION DE SERVICIO DE AGUA INDIVIDUAL DE 3/4 PULGADAS CON MEDIDOR DE AGUA. LA DISTRIBUCION PARA LOS LOTES 9 - 22 REQUIERÁ QUE UNA LINEA DE AGUA PROPUSTA DE 8 PULGADAS SE ATE A LA LINEA DE AGUA EXISTENTE DE 16 PULGADAS N.A.W.C. Y CRUCE LA MILLA 4 WEST ROAD Y CORRERA A LO LARGO DE UNA SERVIDUMBRE EXCLUSIVA DE 15 PIES QUE CORRE A LO LARGO Y ADYACENTE AL DERECHO DE VIA PROPUSTA DE SIERRA DRIVE NORTH HASTA EL FINAL CON UNA VALVULA DE DESCARGA EN EL LADO OESTE DEL CALLEJON SIN SALIDA PROPUSTO. LOS LOTES 9 - 22 APROVECHARAN LA LINEA DE AGUA PROPUSTA CON CONEXION DE SERVICIO DOBLE DE 3/4 DE PULGADA CON MEDIDOR DE AGUA Y UNA CONEXION DE SERVICIO DE AGUA INDIVIDUAL DE 5/8 PULGADAS CON MEDIDOR DE AGUA

EL MEDIDOR DE AGUA YA HA SIDO INSTALADO A UN COSTO TOTAL DE \$ PARA LOS LOTES 1 - 22, ADEMAS EL SUBDIVIDOR HA PAGADO A N.A.W.S.C. LA SUMA DE \$ QUE CUBRE EL \$ COSTO POR LOTE COMO SE ESTABLECE EN EL ACUERDO DE SERVICIO DE AGUA DE 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 PETICION DEL PROPIETARIO DEL LOTE, N.A.W.S.C. INSTALARA DE INMEDIATO Y SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ES OPERABLE A PARTIR DE LA FECHA DE LA GRABACION DE LA PLAT.

DESCRIPCION Y COSTO DE LAS INSTALACIONES DE ALCANTARILLADO

DLAS AGUAS RESIDUALES PARA SIERRA VERDE ESTATES, SON TRATADAS POR INSTALACIONES DE ALCANTARILLADO INDIVIDUALES EN EL SITIO ("OSSF") QUE CONSISTEN EN UN TANQUE SEPTICO DE DOBLE COMPARTIMIENTO DE DISEÑO ESTANDAR Y UN CAMPO DE DRENAJE. EL EVALUADOR EN SITU (NUMERO DE LICENCIA) HA EVALUADO LA IDONEIDAD DEL SITIO DE SUBDIVISION PARA OSSF Y HA PRESENTADO UN INFORME EN EL QUE CONCLUYE QUE EL SITIO ES ADECUADO PARA OSSF.

LOS ASPECTOS MAS DESTACADOS DEL INFORME SON LOS SIGUIENTES:

CADA LOTE EN LA SUBDIVISION PROPUESTA TIENE AL MENOS 0.50 ACRES DE TAMAÑO. EL ESTUDIO DE SUELOS DEL SERVICIO DE CONSERVACION DE SUELOS DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS INDICA QUE SE HICIERON PERFORACIONES DE MARGA Y TEST EN AREAS OPUESTAS DE LA SUBDIVISION.

EL COSTO DE INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$ DOLÁRES, INCLUIDO EL COSTO DEL PERMISO Y LA LICENCIA REQUERIDOS. TODOS LOS OSSF SE HAN INSTALADO COMO EN EL MOMENTO DE LA SOLICITUD PARA LA APROBACION FINAL DE LA PLACA AL COSTO TOTAL DE \$ DOLÁRES. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO INSPECCIONO Y APROBO LA INSTALACION DE TODOS LOS OSSF EN 20

CERTIFICACION

CON MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE SON PARA INSTALAR INSTALACIONES DE AGUA Y ALCANTARILLADO DISCUSAS ANTERIORMENTE. SON LOS SIGUIENTES: INSTALACIONES DE AGUA: LAS INSTALACIONES DE AGUA CUESTAN UN TOTAL DE \$ INSTALACIONES DE ALCANTARILLADO: EL SISTEMA SEPTICO CUESTA UN TOTAL DE \$

Signature of Ramiro Gutierrez, P.E. dated 05/30/2024. Includes professional seal for Ramiro Gutierrez, P.E., No. 65948, State of Texas.

DRAINAGE REPORT FOR SIERRA VERDE ESTATES SUBDIVISION

I. PROJECT LOCATION

The proposed Sierra Verde Estates Subdivision is located within the ETJ of the City of Weslaco, Texas. The subdivision is situated at the northwest corner of Mile 4 West Road and Mile 12 North Road. The proposed subdivision is proposed to be a twenty-two (22) lot subdivision. The lots will be utilized as single family residential lots. The subdivision is more particularly described as 25.00 Acres out of Lots Fifteen (15) and Sixteen (16), Block One Hundred Forty Seven (147), West Tract Subdivision, as per Map or Plat thereof recorded in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas.

II. FEMA FLOOD PLAIN DESCRIPTION

The proposed Sierra Verde Estates Subdivision is located within a flood hazard boundary area designated as Zone X as depicted in the FEMA Community Panel Number 480334 0450 C with Map Revised Date: June 6, 2000, Zone X is defined as areas of the 500-year flood; areas of 100-year flood with average depth of less than one foot, and areas protected by levees from the 100-year flood.

III. SOIL CONDITIONS

The proposed Sierra Verde Estates Subdivision is located within Hidalgo County and the soil classifications for the majority of the property is Wilcox Fine Sandy Loam (Map Symbol 70) with a two small portions on the north side being classified as Hidalgo Sandy Clay Loam (Map Symbol 28) and Racombes Sandy Clay Loam (Map Symbol 48). These soils are well drained and surface runoff for these soils is negligible. They are in the Hydrologic Soil Group B. A Soil Resource Report with a summary of the subsurface soils at the location of the proposed subdivision is included in the attachments.

IV. PREDEVELOPMENT CONDITIONS

This tract of land is currently undeveloped and is serving as farmland in row crop production. This tract of land is relatively flat and surface flow is in a southeast direction into a roadside ditch along Mile 12 North Road. The borrow ditch flows south along Mile 12 N Road and west along 4th Road into an Hidalgo & Cameron County Irrigation District No. 9 drain ditch. For analysis purposes, a runoff coefficient of 0.20 will be used for the existing conditions. The total contributing 10-year existing storm water runoff from this site is approximately 15.34 cfs. Calculations are included in the attachments.

V. DEVELOPED CONDITIONS

The proposed subdivision is comprised of a twenty-five (25) acre, twenty-two (22) single family residential lot subdivision with one residential cul-de-sac street running in a east-west direction on the north third of the subdivision. The fact that the subdivision will consist of large lots, we will assume 2,500 SF homes with 20'x200' concrete driveways for each lot. The remainder of the lots will be considered as grass cover. With this assumption and with a 27-ft wide by 1,300-ft long street, the runoff coefficient, C, is calculated to be 0.31, which is within the recommended 0.30 to 0.50 range.

The total developed 50-year runoff will be approximately 23.98 cfs which is an increase of 8.64 cfs. With an allowable discharge of 15.34 cfs, the required storage volume is 73,680 cubic feet (1.691 ac-ft).

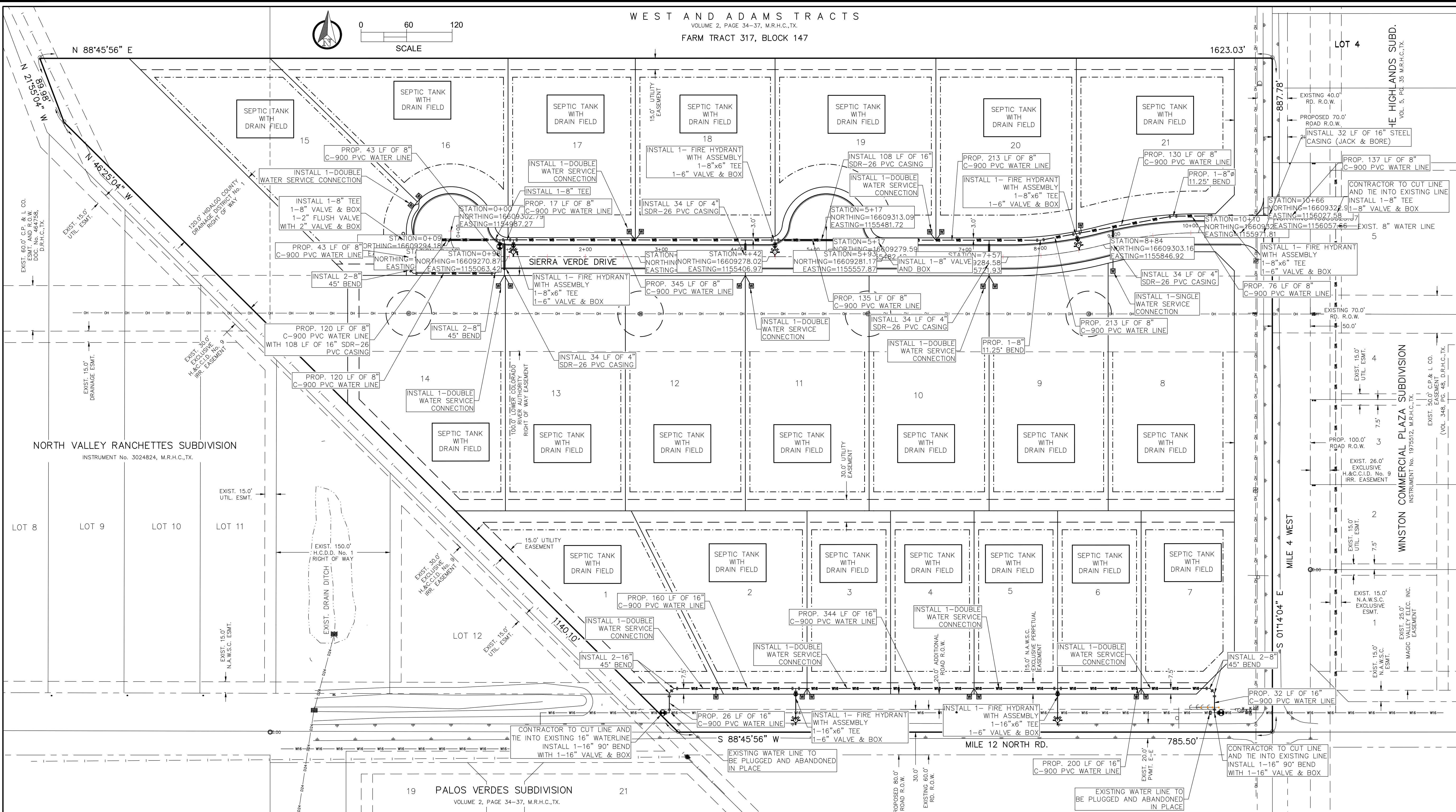
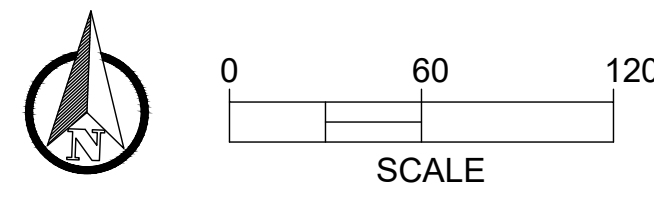
Storm water from the approximately 0.5 acres lots fronting Mile 12 N Road will drain off the residential lots onto an existing roadside ditch and flow in a westerly direction and finally into the existing Hidalgo County Drainage District No. 1 (HCCD#1) drain ditch. The storm water flowing off the approximately 1.0 acre lots will flow towards the cul-de-sac street and into a proposed roadside ditch on the north side of the street. The runoff will then flow in a roadside swale in a westerly direction into a proposed pipe culvert and ultimately into the HCCD#1 drain ditch on the west side of the subdivision.

Detention will be accomplished by constructing two new HCCD#1 drain ditches. One ditch section shall have dimensions of 245-feet in length by 80-feet in width. Ditch banks of 20-feet will be provided resulting in the new drain ditch right-of-way being 285-feet in length and 120-feet in width. This new drain ditch will connect to an existing HCCD#1 drain ditch by use of 24-inch pipe that will flow southward across the existing HCCD#9 easement. The 24-inch pipe shall have a 12-inch reducer pipe at the entrance to the 24-inch pipe.

There is a Lower Colorado River Authority easement with electrical power lines running through the center of the subdivision. The LCRA will not permit a drain ditch to be excavated within their easement. All excavation for the proposed drain ditch improvements will be outside the LCRA easement. There is more than ample amount of detention available with the proposed improvements.

Using a depth of 9.3-feet and benched side slopes of 2:1, the volume for storage within the new drain ditch is 10

WEST AND ADAMS TRACTS
VOLUME 2, PAGE 34-37, M.R.H.C., TX.
FARM TRACT 317, BLOCK 147



WATER AND SANITARY SEWER LAYOUT

WEST AND TRACTS
VOLUME 2, PAGE 34-37, M.R.H.C., TX.
FARM TRACT 265, BLOCK 146

SHEET 3

ON: _____ AT _____
AM/PM INSTRUMENT
No. _____ OF
THE MAP RECORDS OF HIDALGO
COUNTY, TEXAS
BY: _____
DEPUTY

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

R. Gutierrez
Engineering Corporation

Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

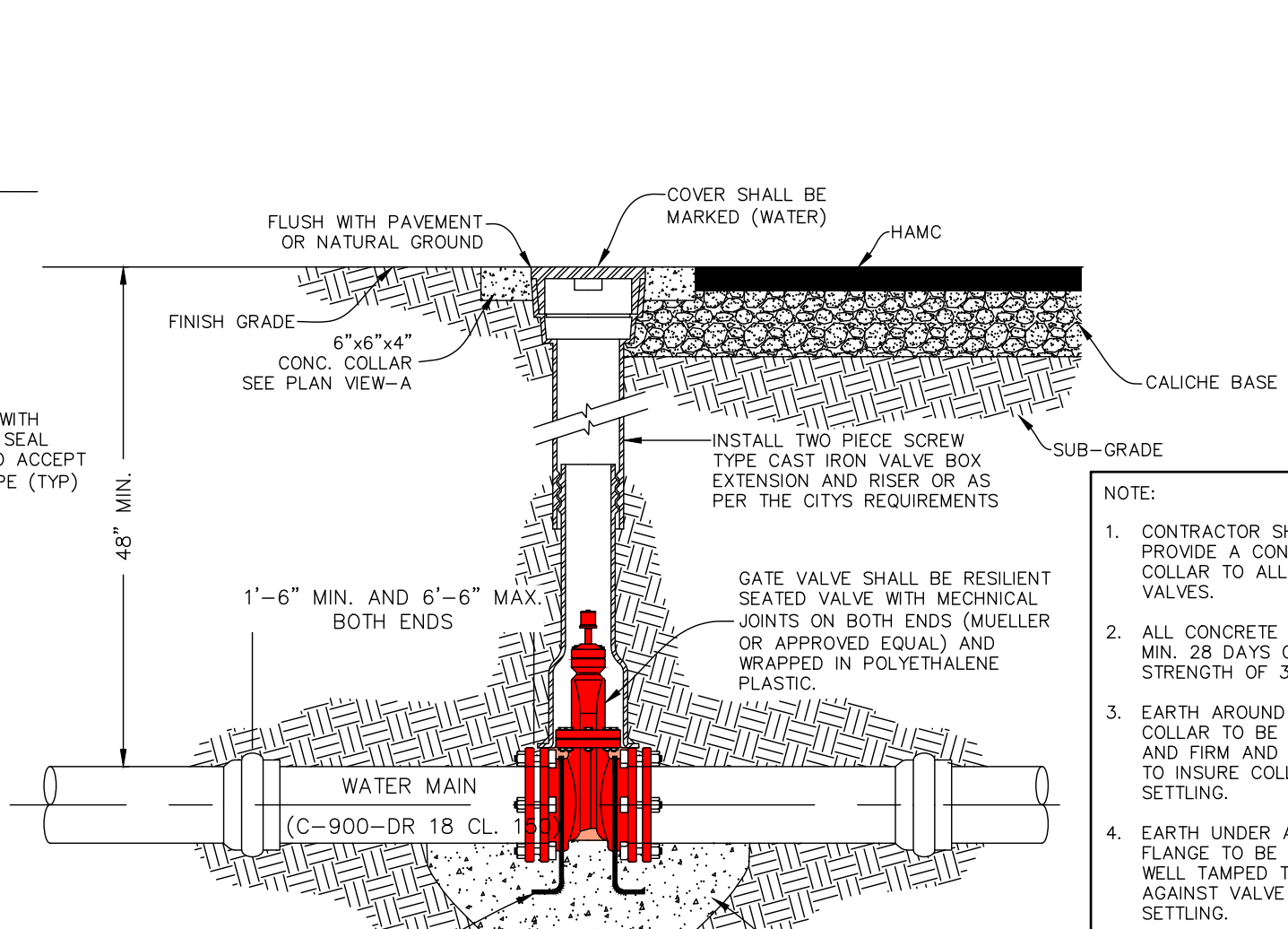
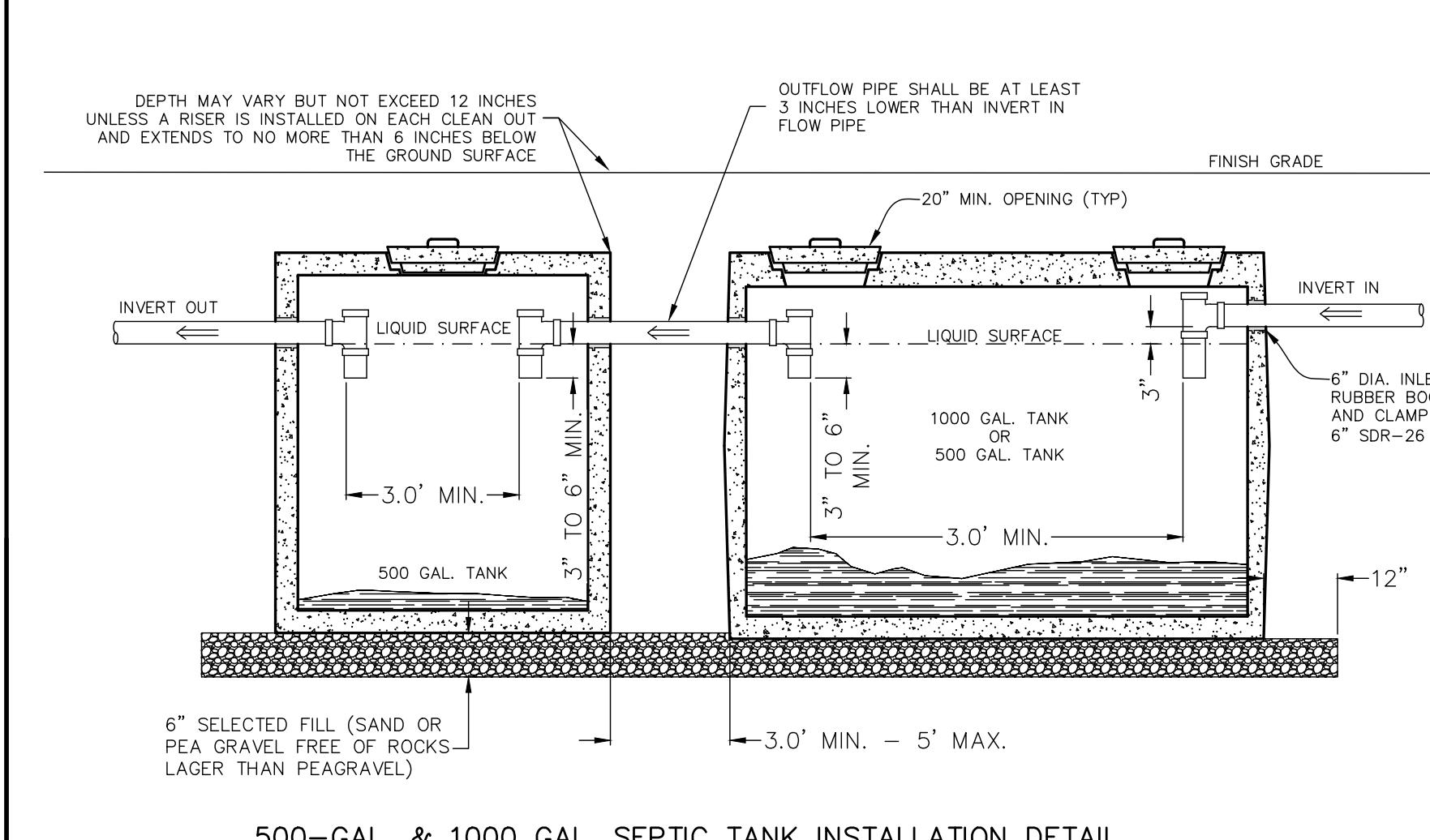
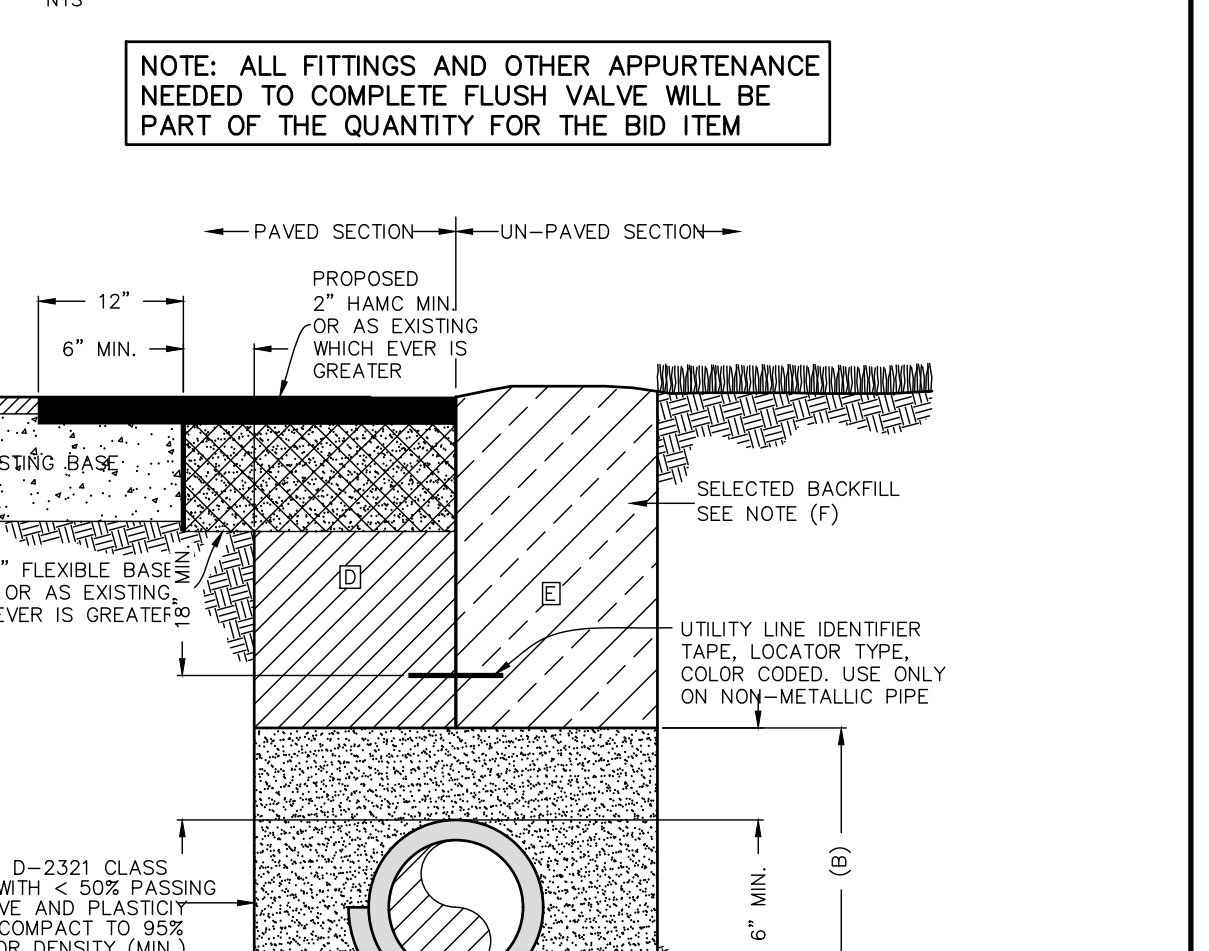
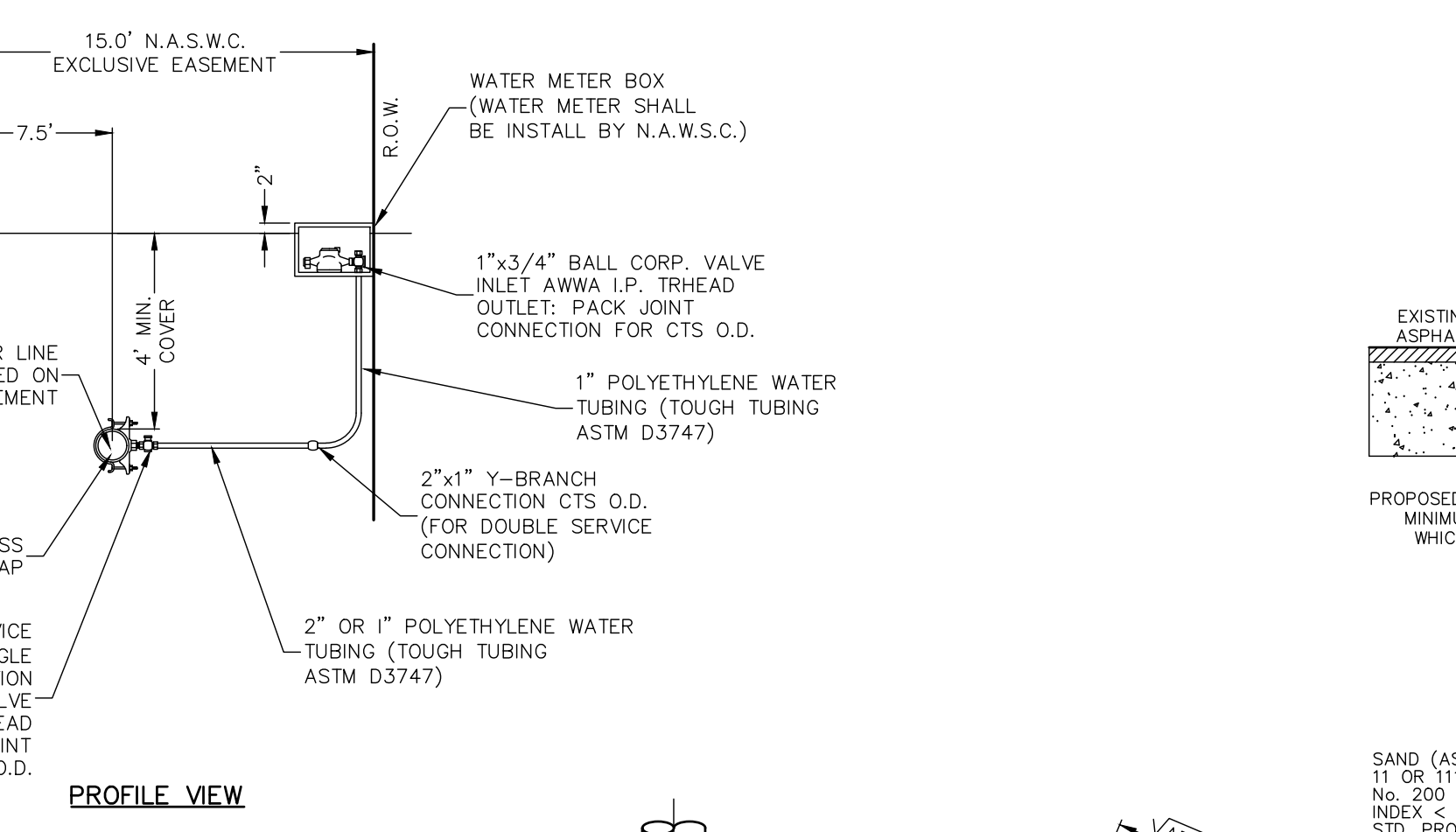
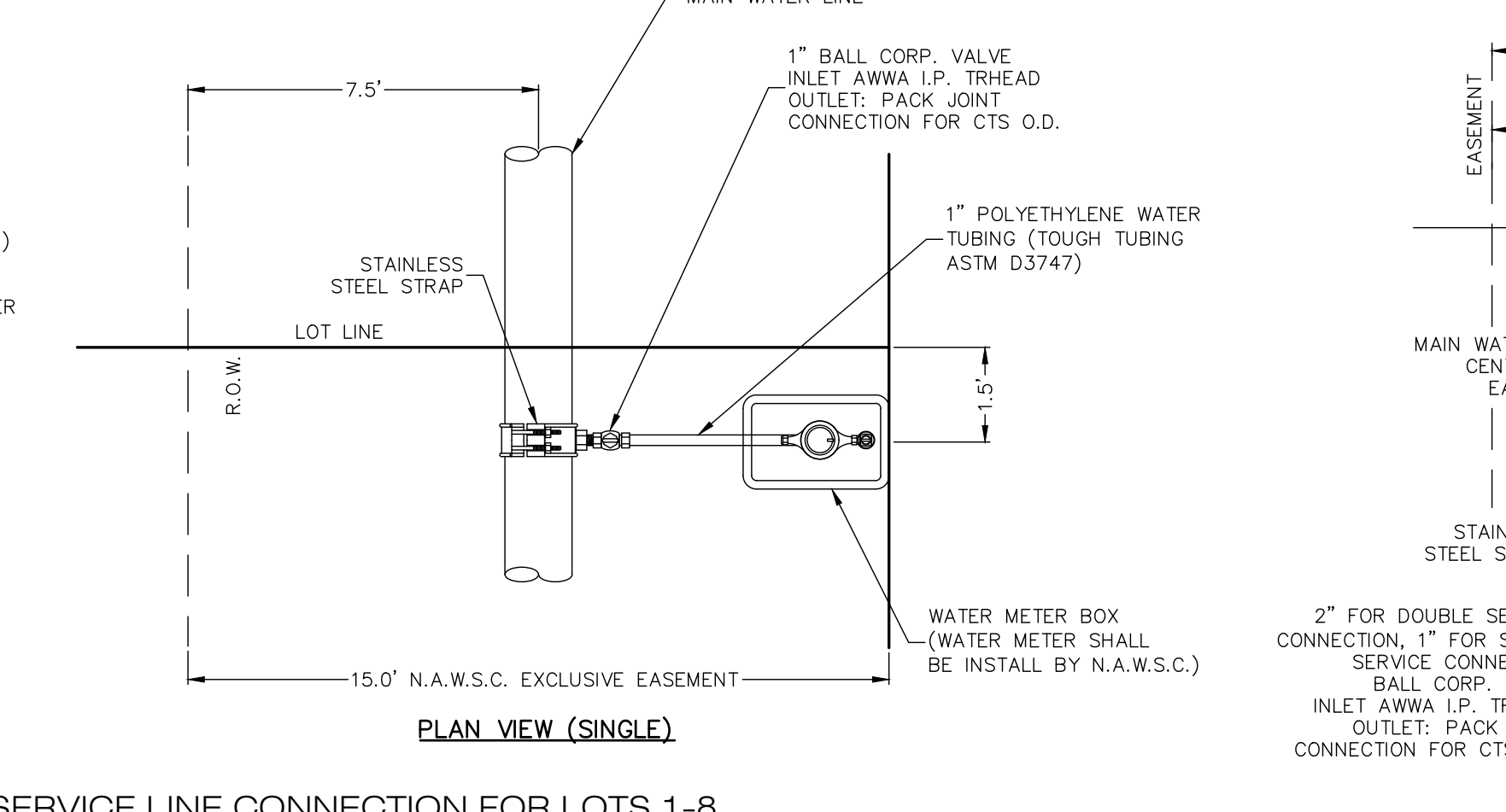
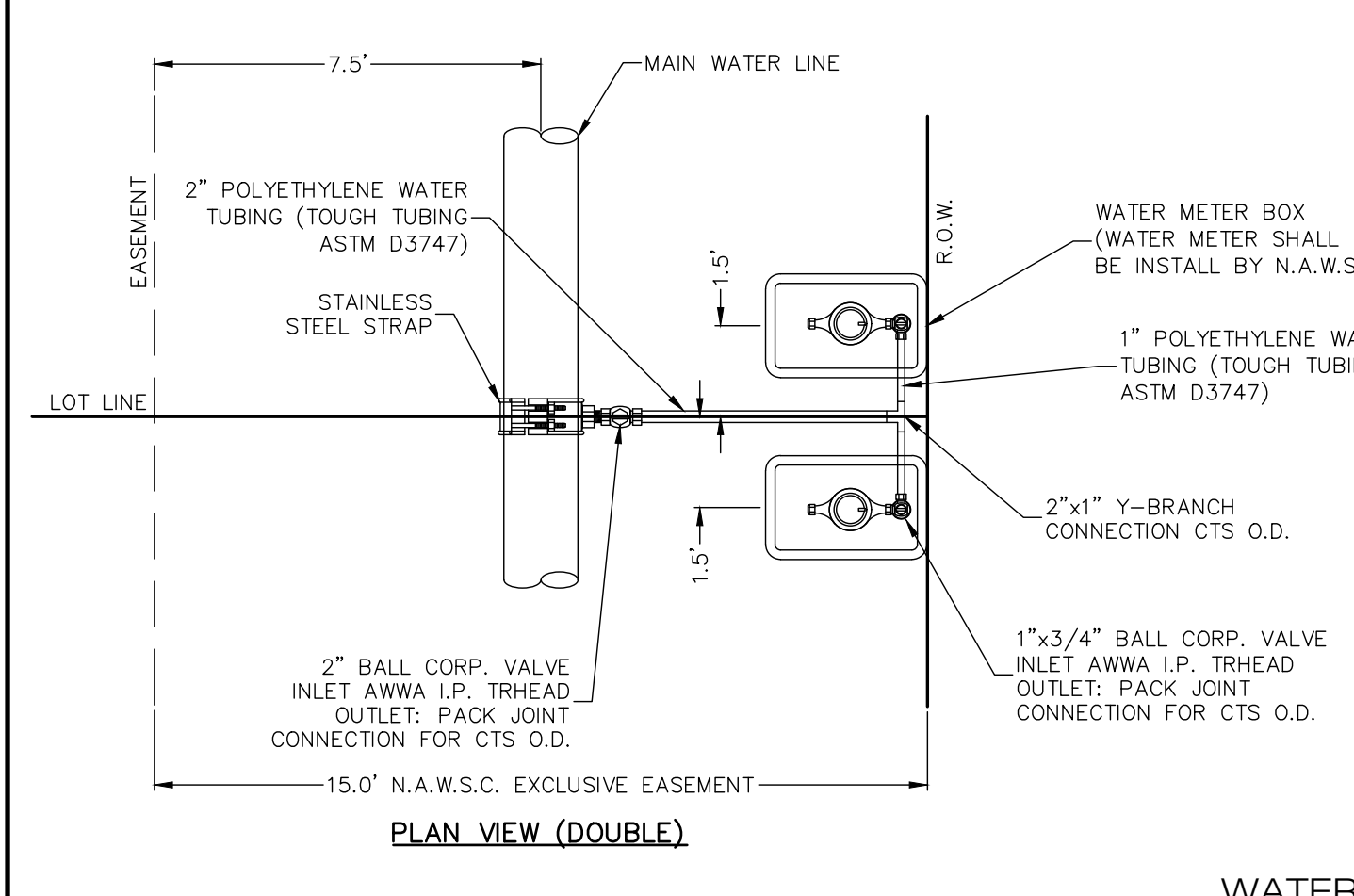
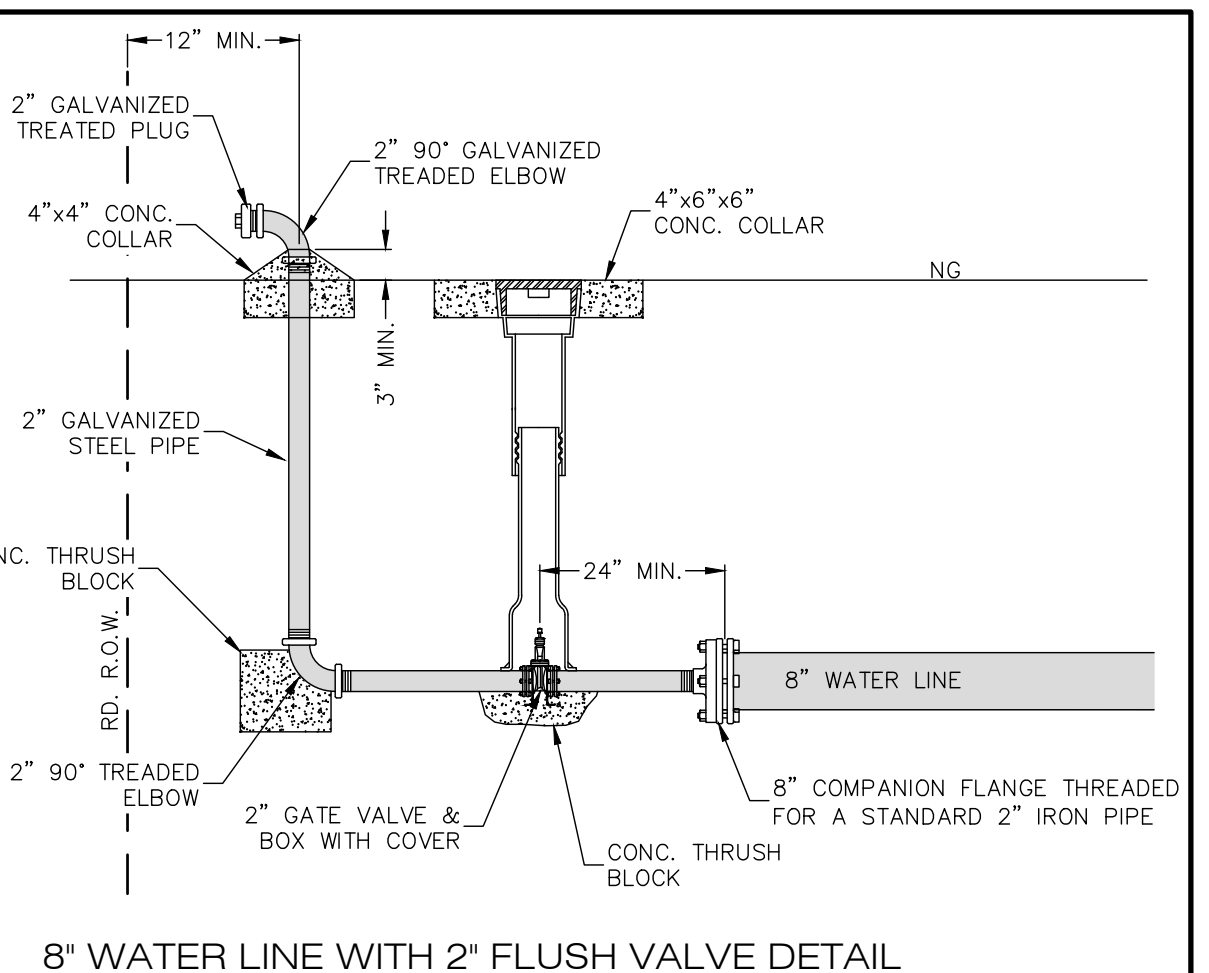
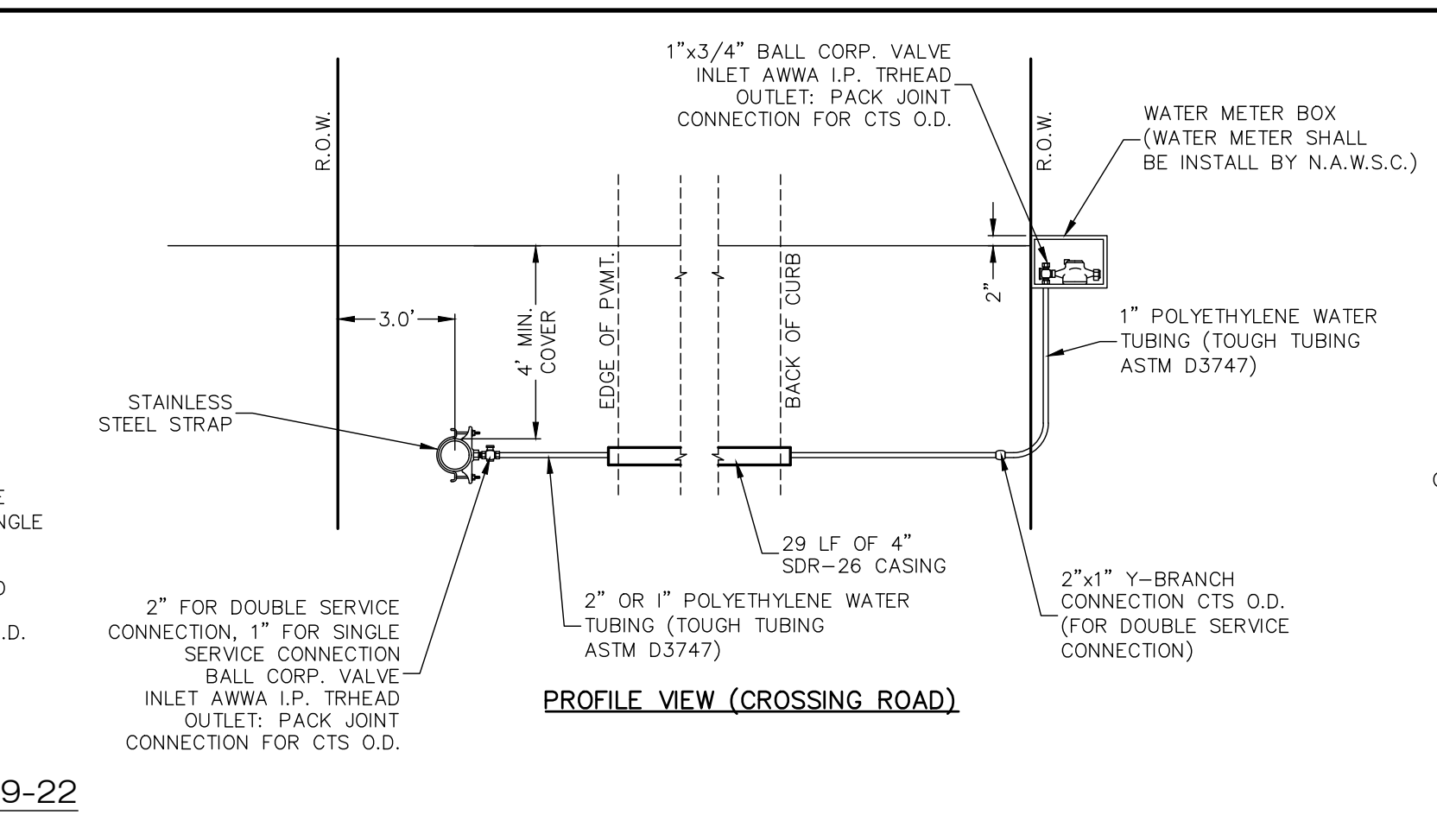
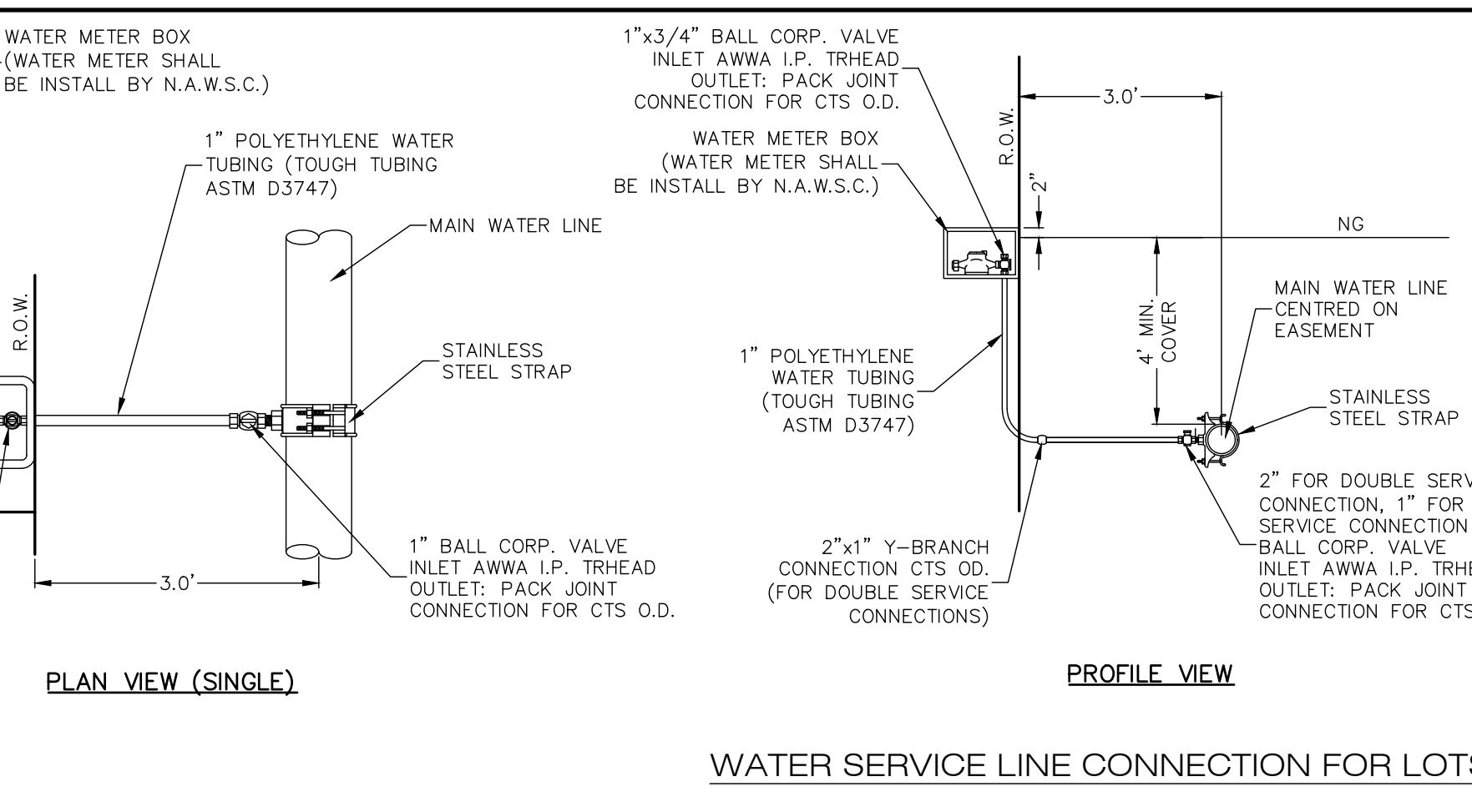
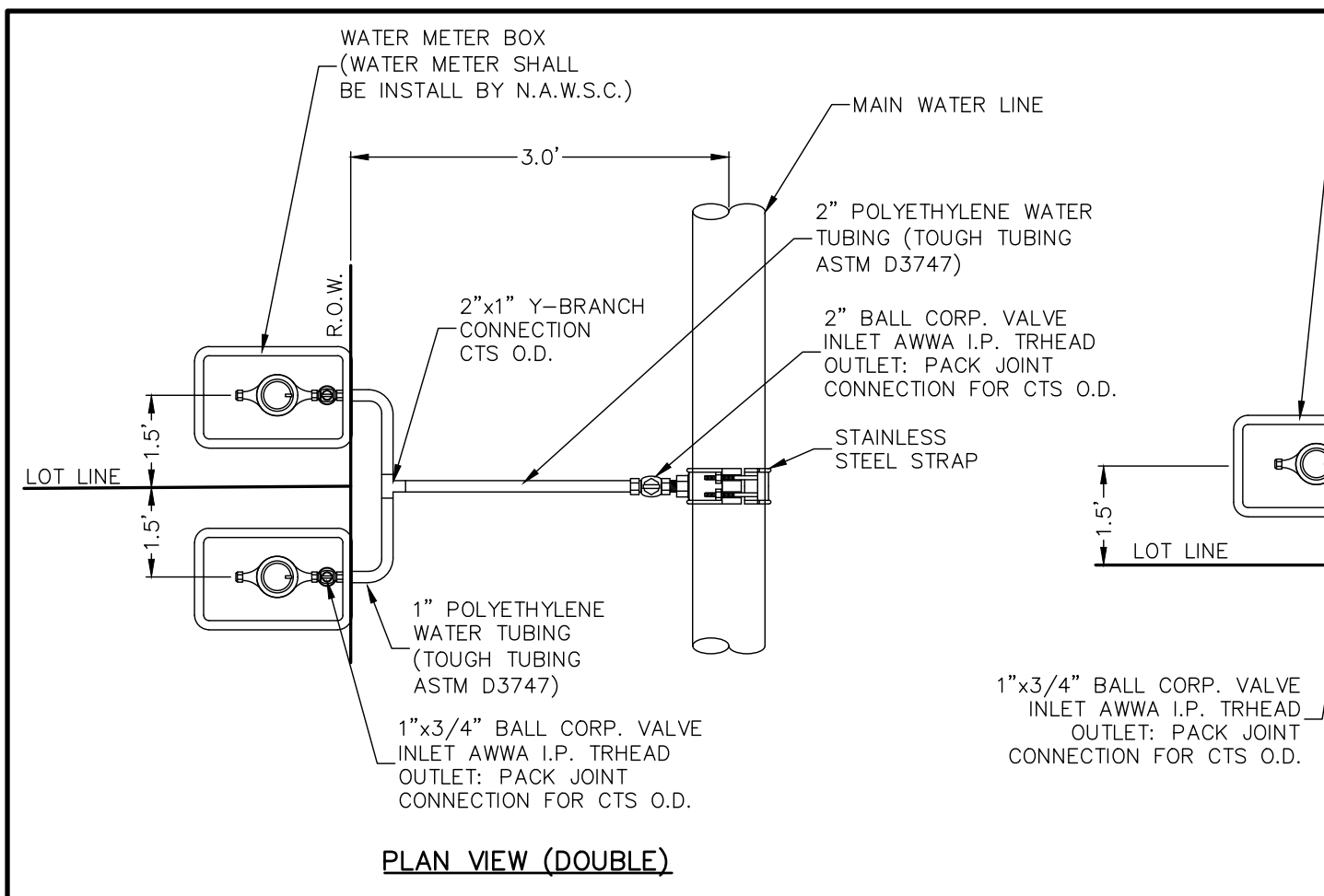


Ramiro Gutierrez, P.E.
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04/30/2024

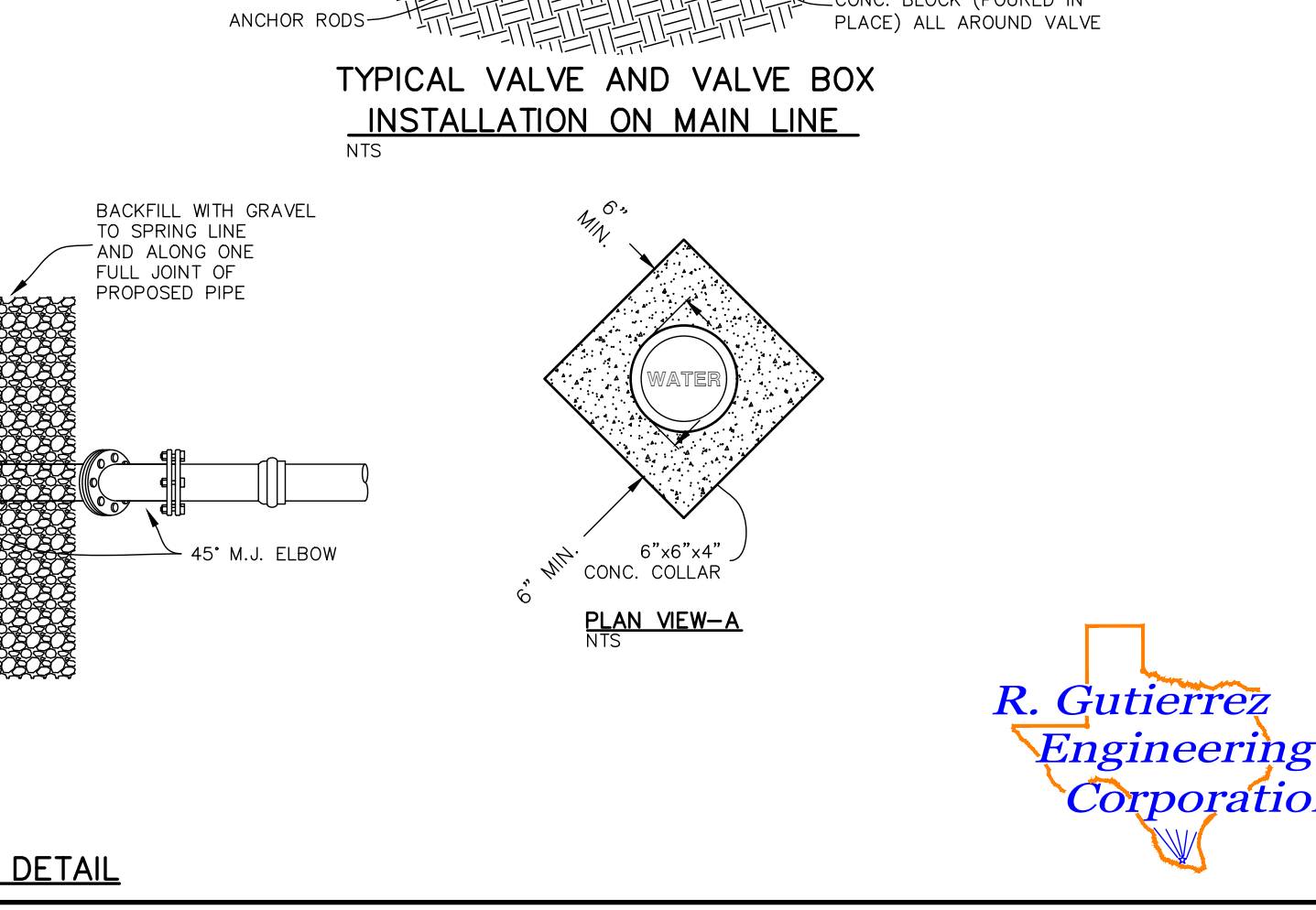
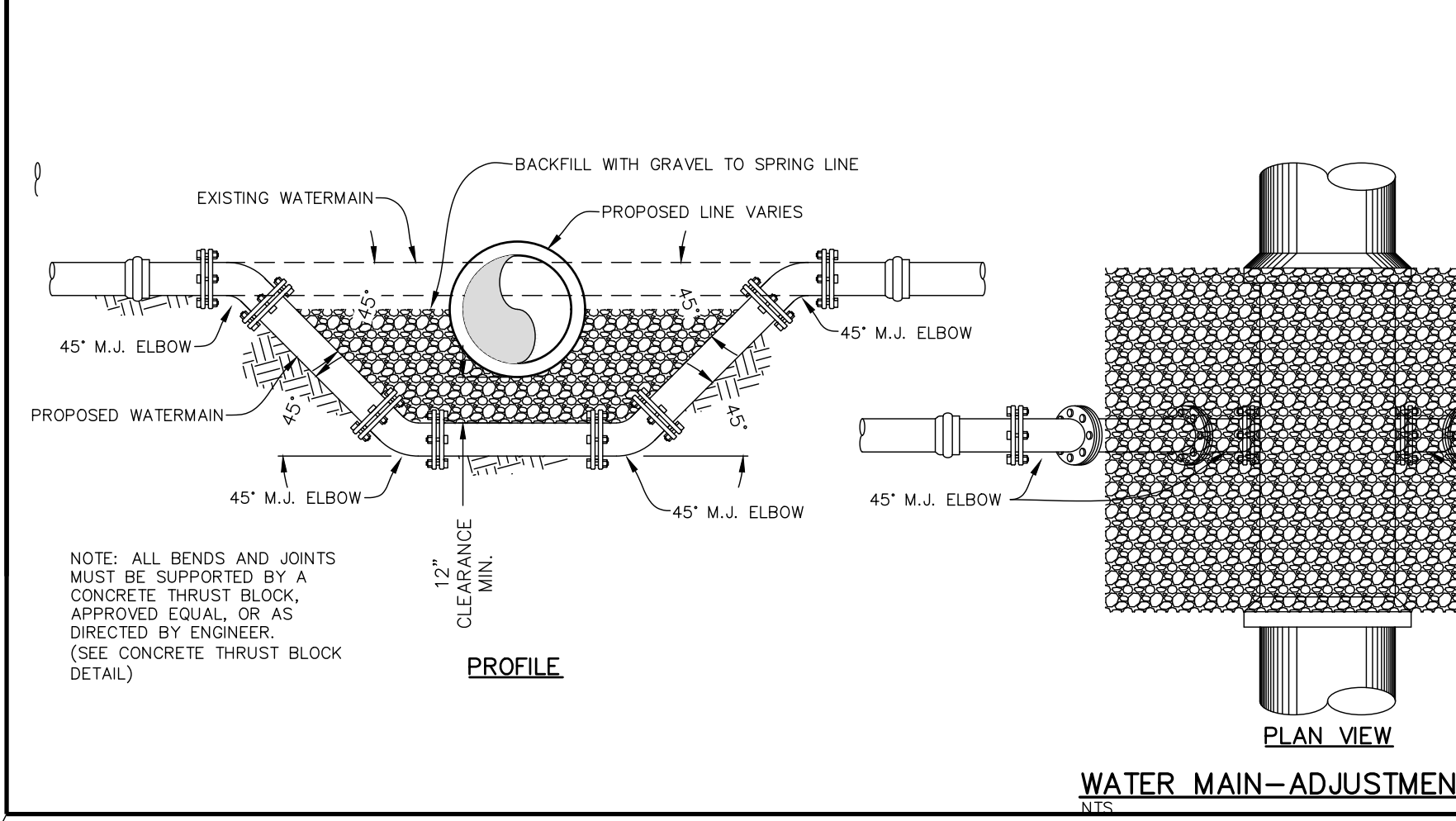
SUBDIVISION PLAT
OF
SIERRA VERDE ESTATES
A 25.00 ACRE TRACT OF LAND COMPRISING
1.39 ACRES OUT OF LOT 15, BLOCK 147
AND 23.61 ACRES OUT OF LOT 16, BLOCK 147,
WEST AND ADAMS TRACTS
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 2, PAGES 34-37, M.R.H.C., TEXAS.

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THRUST BLOCK REQUIREMENTS VS. FITTING TYPE

DIAMETER (IN.)	"X" (FT.)	END / TEE (S.F.)	90° BEND		45° BEND		22.5° BEND		11.25° BEND	
			(SF)	(LB.)	(SF)	(LB.)	(SF)	(LB.)	(SF)	(LB.)
4	1	1.4	1.9	3839	1.0	2077	0.5	1059	0.3	532
6	1	2.8	4.0	7932	2.1	4293	1.1	2188	0.5	1100
8	1.25	4.8	6.8	13646	3.7	7385	1.9	3765	0.9	1892
10	1.25	7.3	10.3	20528	5.6	11110	2.8	5664	1.4	2846
12	1.50	10.3	14.5	29030	7.9	15711	4.0	8009	2.0	4024
14	1.75	13.8	19.5	39001	10.6	21107	5.4	10760	2.7	5406
16	2	17.8	25.2	50442	13.6	27299	7.0	13917	3.5	6992



GENERAL NOTES:

- THRUST BLOCKING TO BE PLACED AT ALL DEAD ENDS, TEES, BENDS, WYES, AND REDUCERS AND OTHER AREAS THAT REQUIRE THRUST RESISTANCE.
- MINIMUM AREAS SHOWN ARE IN SQUARE FEET, BLOCK WEIGHTS FOR VERTICAL BENDS ARE IN POUNDS.
- THRUST BLOCK AREAS SHOWN ARE BASED ON A TEST PRESSURE OF 150 P.S.I. SOIL BEARING PRESSURE OF 2000 PSF, AND MINIMUM 30" COVER. IF REQUIRED TEST PRESSURE IS LESS OR THE SOIL BEARING CAPACITY IS GREATER, THE CONTRACTOR MAY, AFTER APPROVAL BY THE ENGINEER, REDUCE THE THRUST BLOCK AREA SHOWN. THRUST BLOCKING AREA SHALL BE INCREASED IF SOIL BEARING CAPACITY IS LESS THAN 2000 PSF.
- AT DOWNWARD VERTICAL BENDS, PIPING SHALL BE RESTRAINED BY THRUST BLOCK AS SHOWN WITH WEIGHT INDICATED IN THE TABLE. ANCHOR RODS OR FLAT BARS SHALL BE STAINLESS STEEL.
- BEARING MUST BE ON UNDISTURBED EARTH.
- USE 3000 PSI CONCRETE.
- RESTRAINING JOINTS MAY BE REQUIRED AS SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER.
- THRUST BLOCK SHALL BEAR ON FULL 180° OF CIRCUMFERENCE OF PIPE.

NOTE: ALL FITTINGS AND OTHER APPURTENANCE NEEDED TO COMPLETE FLUSH VALVE WILL BE PART OF THE QUANTITY FOR THE BID ITEM

NOTE:

- SAND BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
- SAND BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 6" ABOVE THE TOP PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE, MAXIMUM 6" LIFTS.
- MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER); PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)
- (PAVED AREAS) SAND / CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- SELECT EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY; 95% INSIDE RIGHT OF WAY

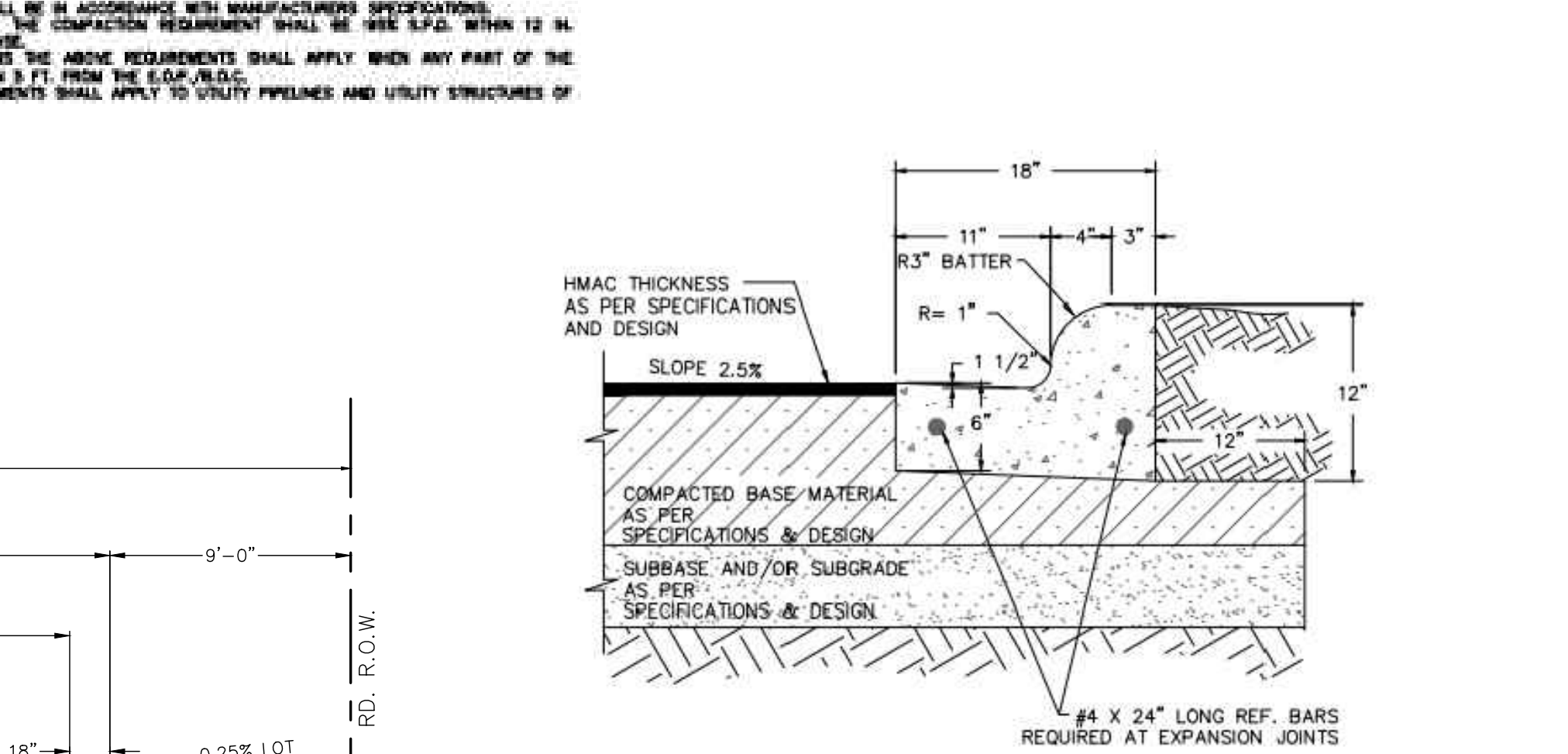
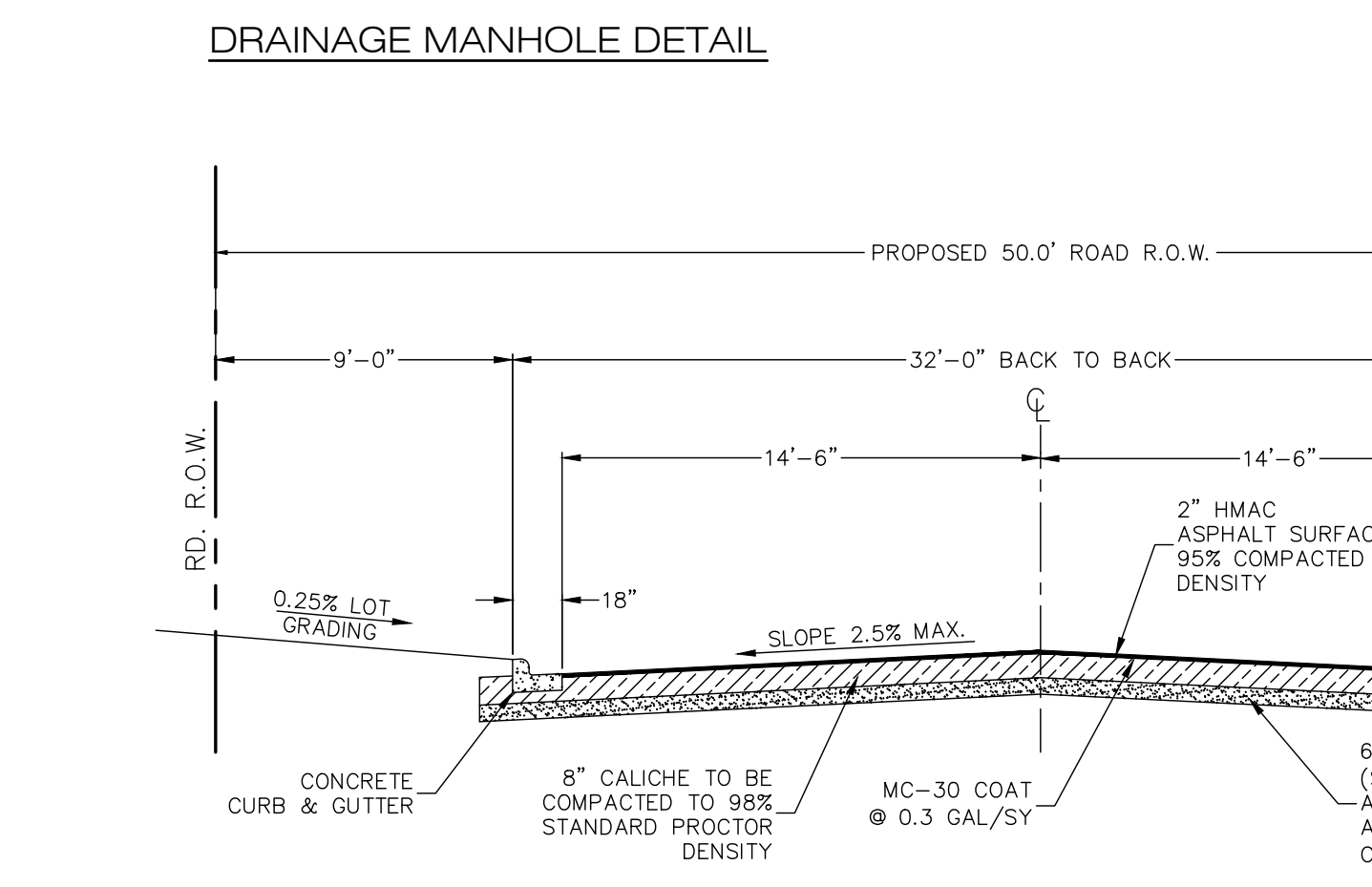
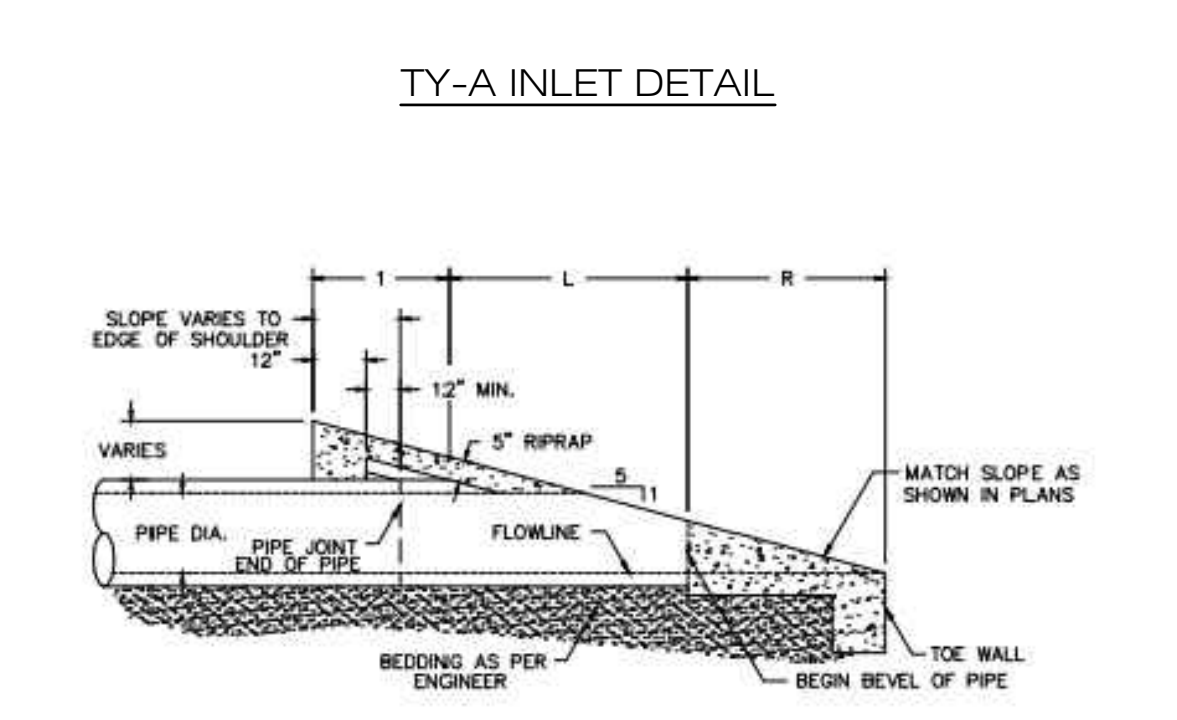
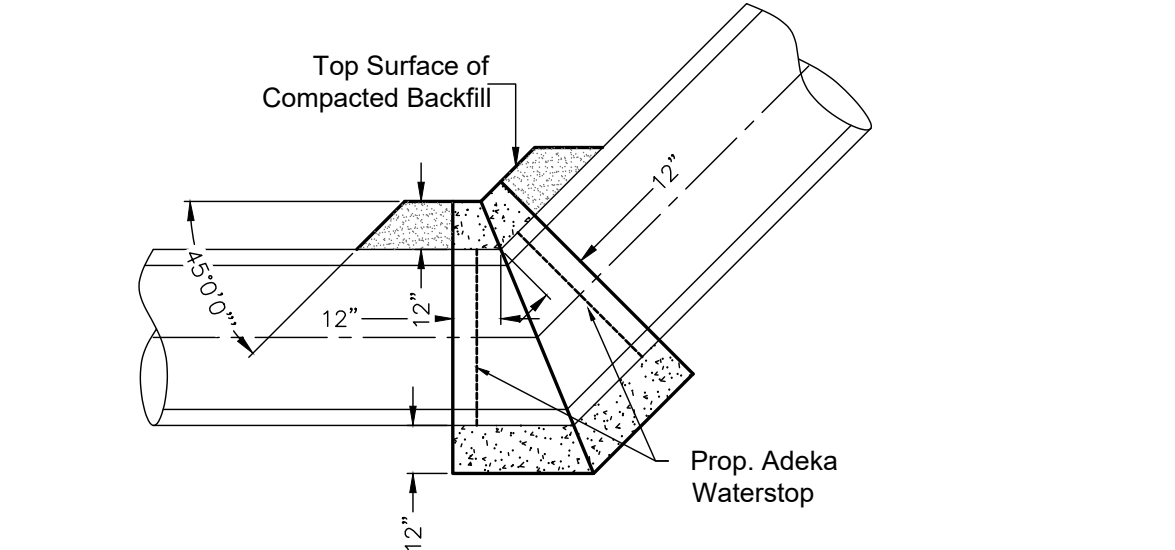
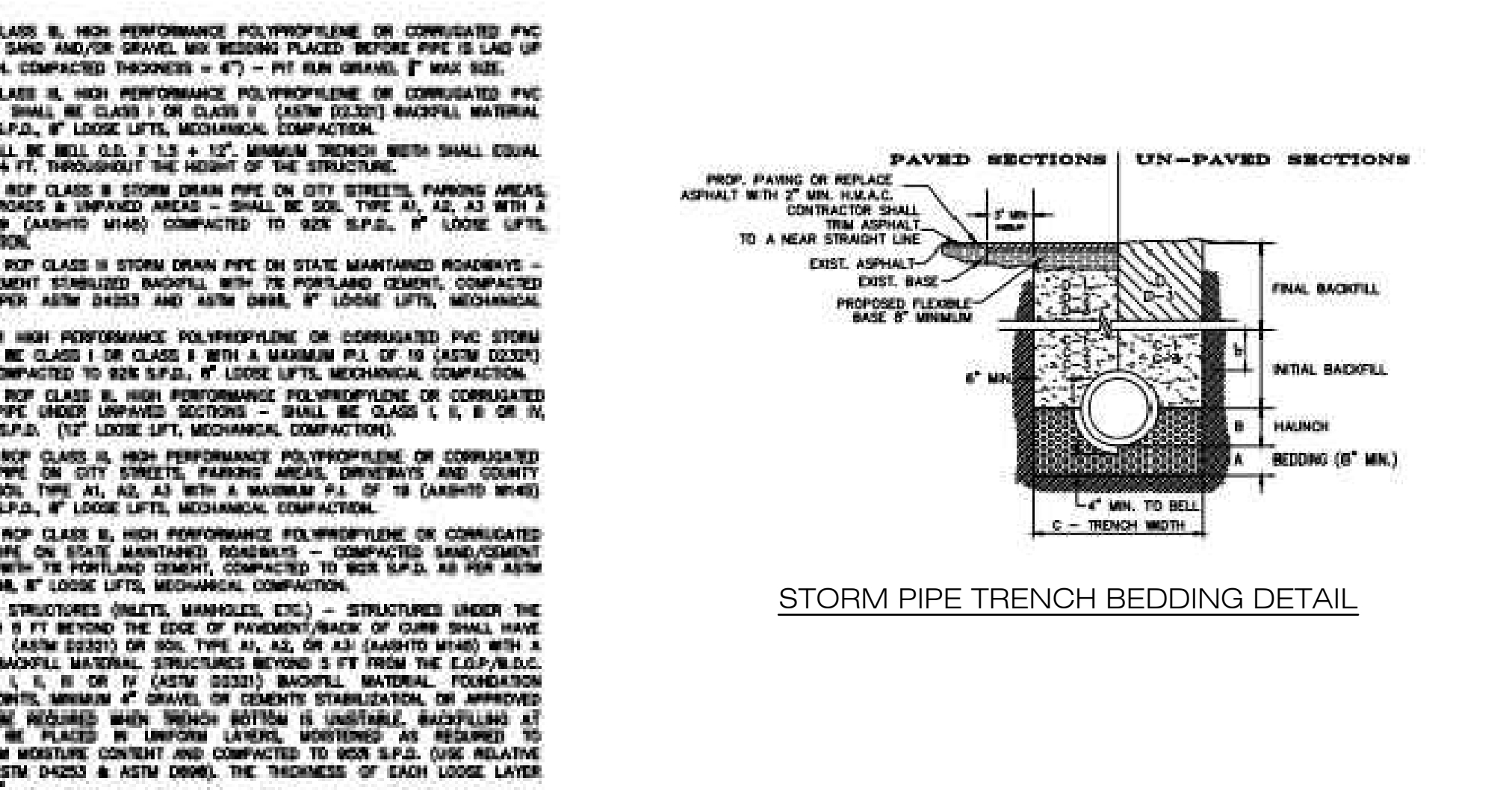
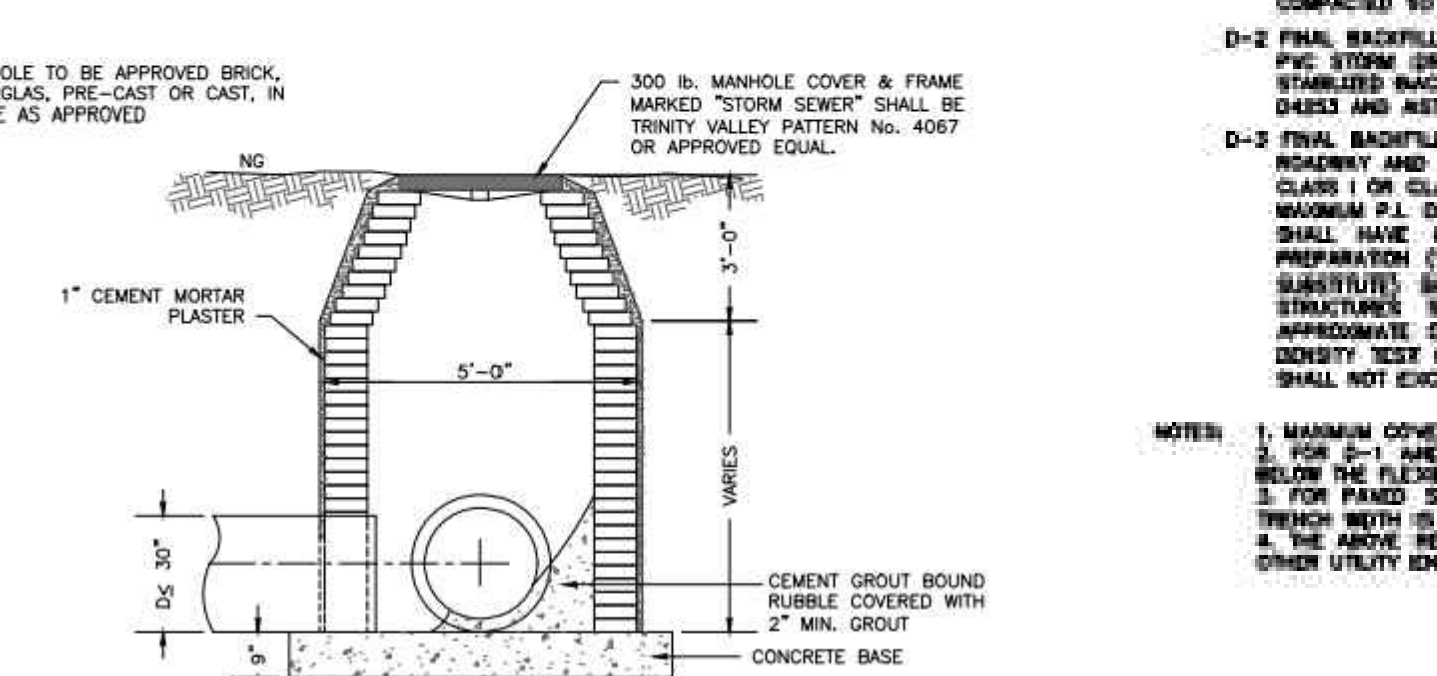
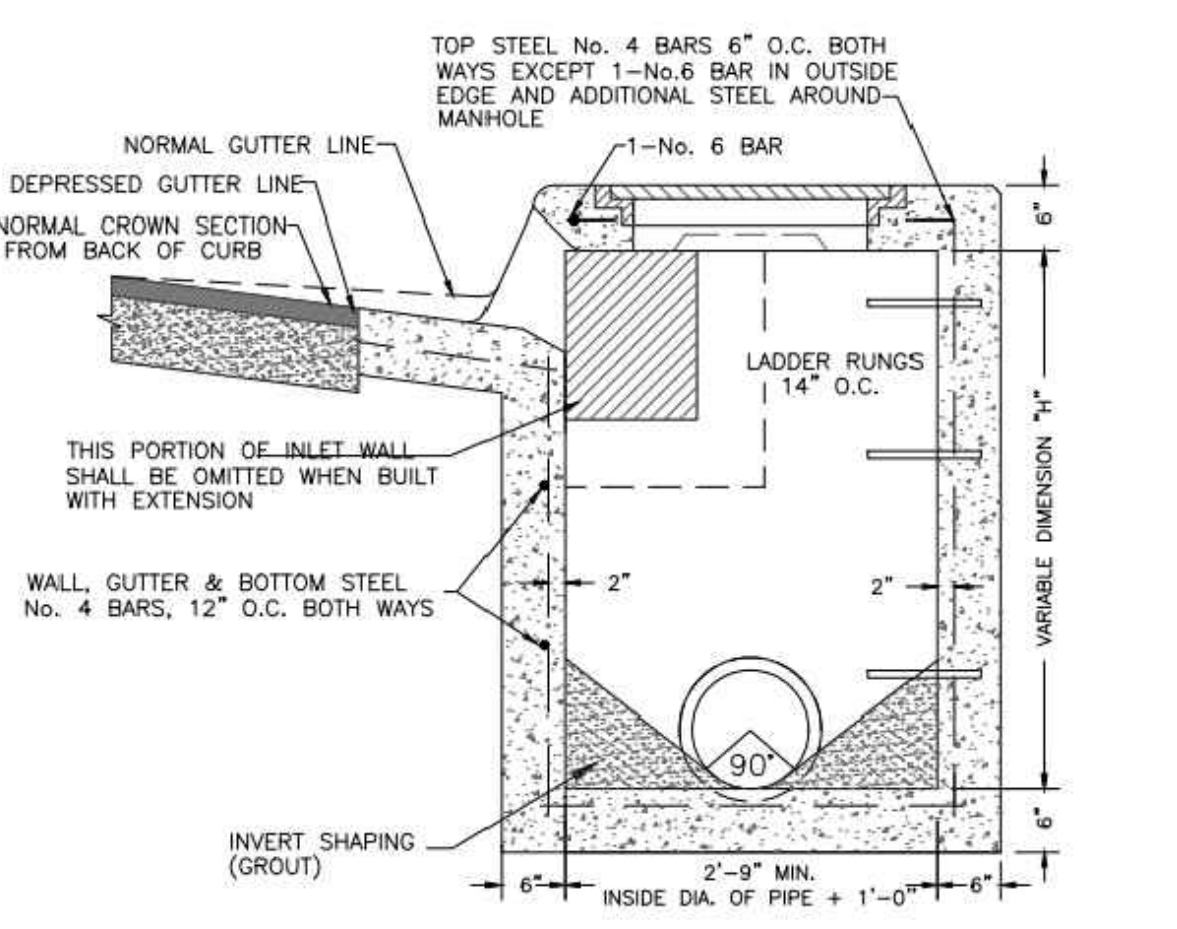
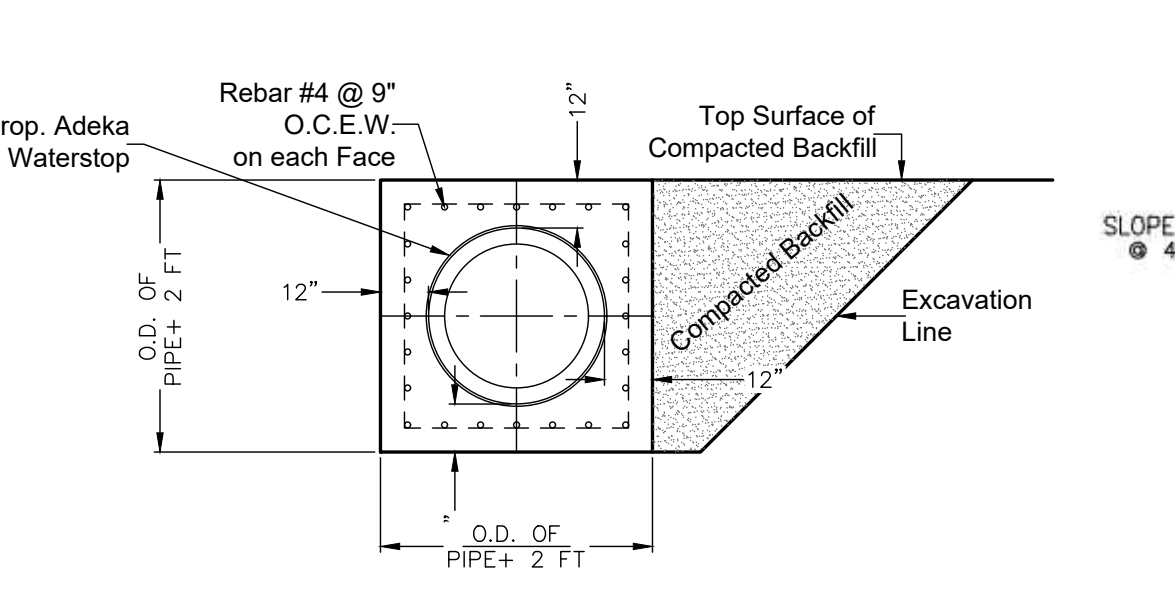
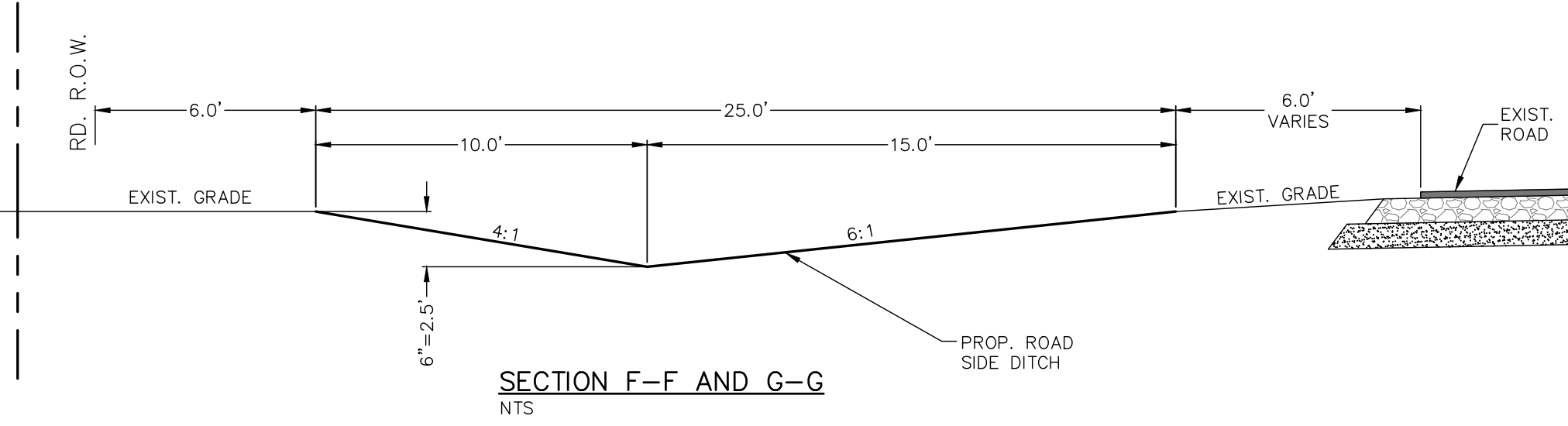
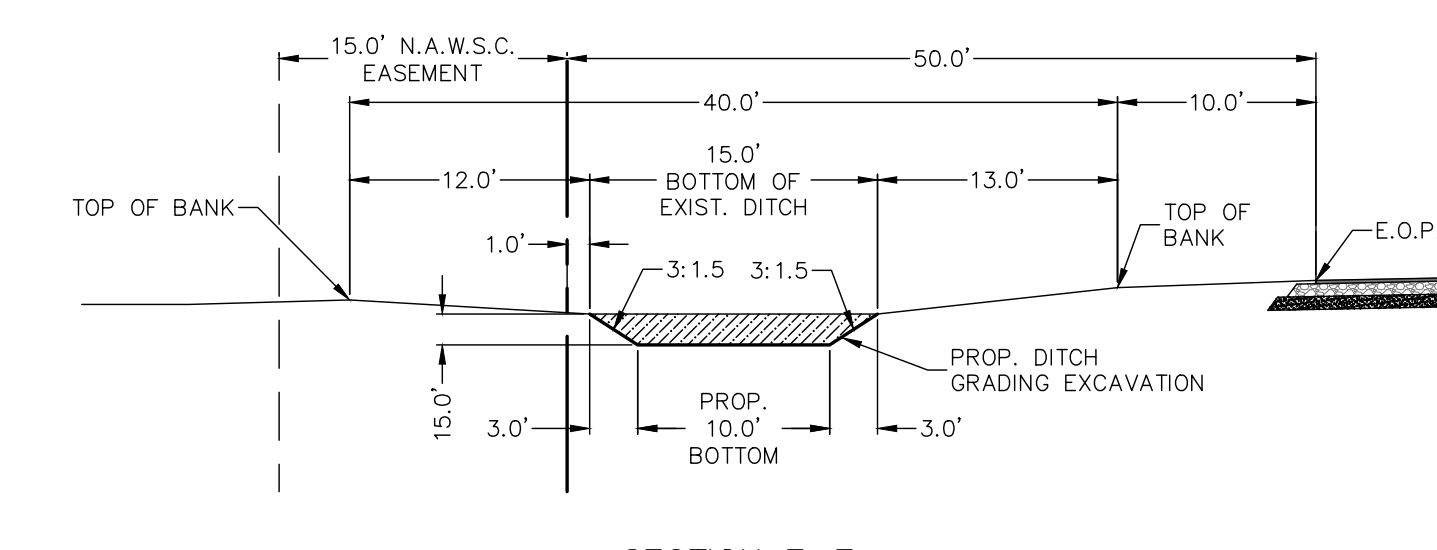
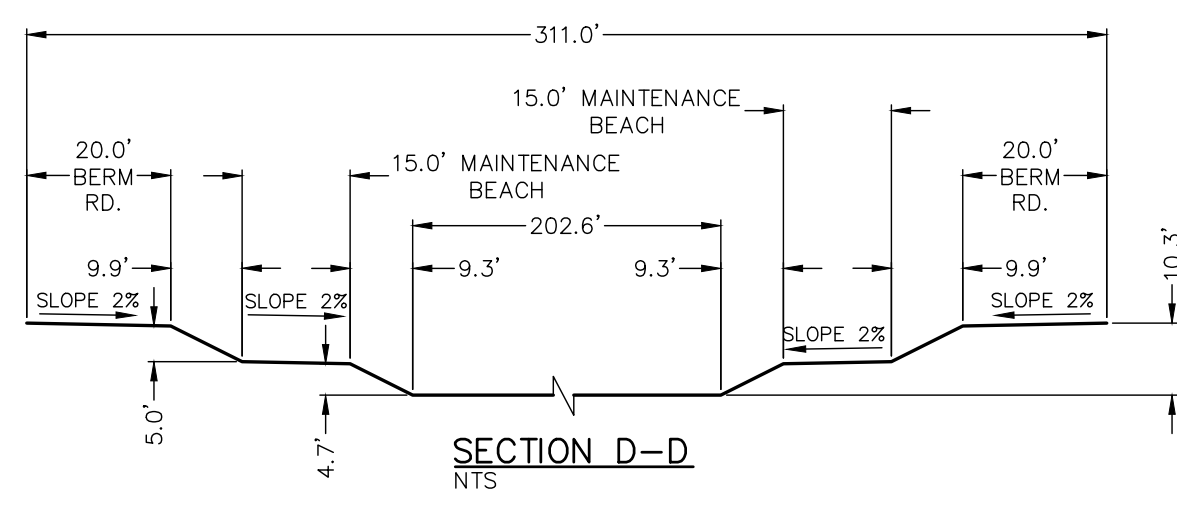
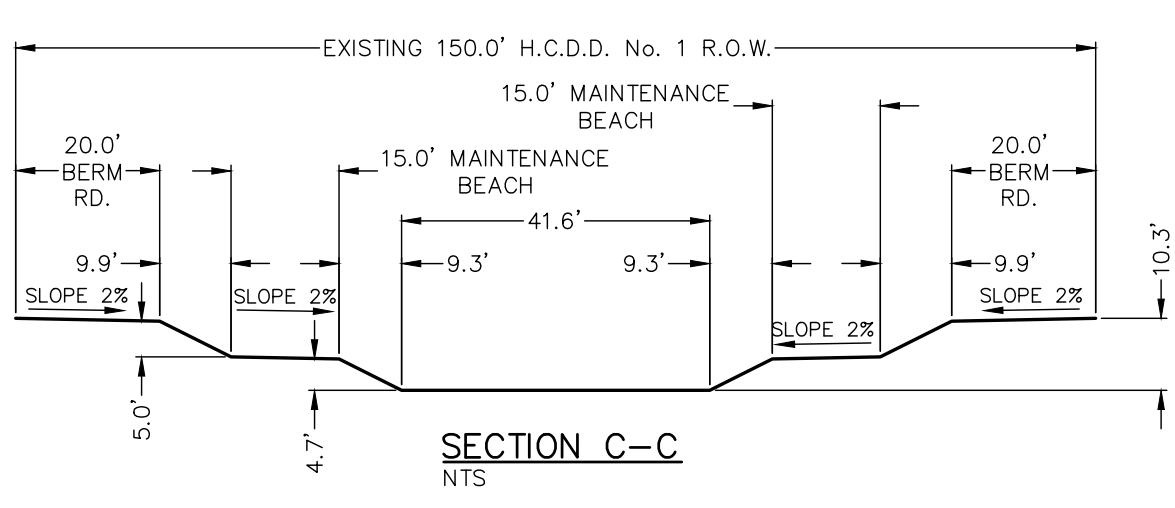
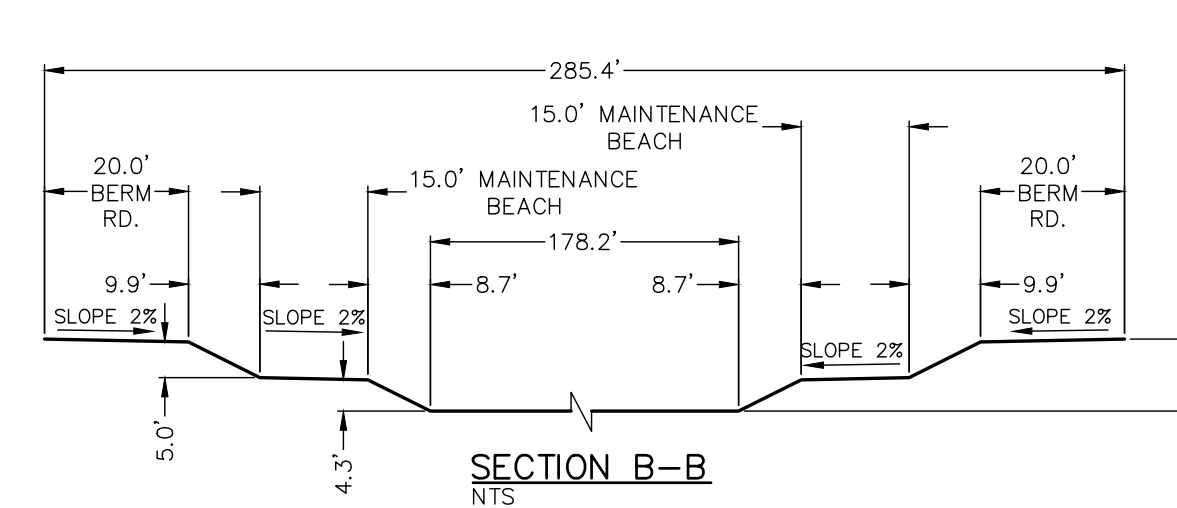
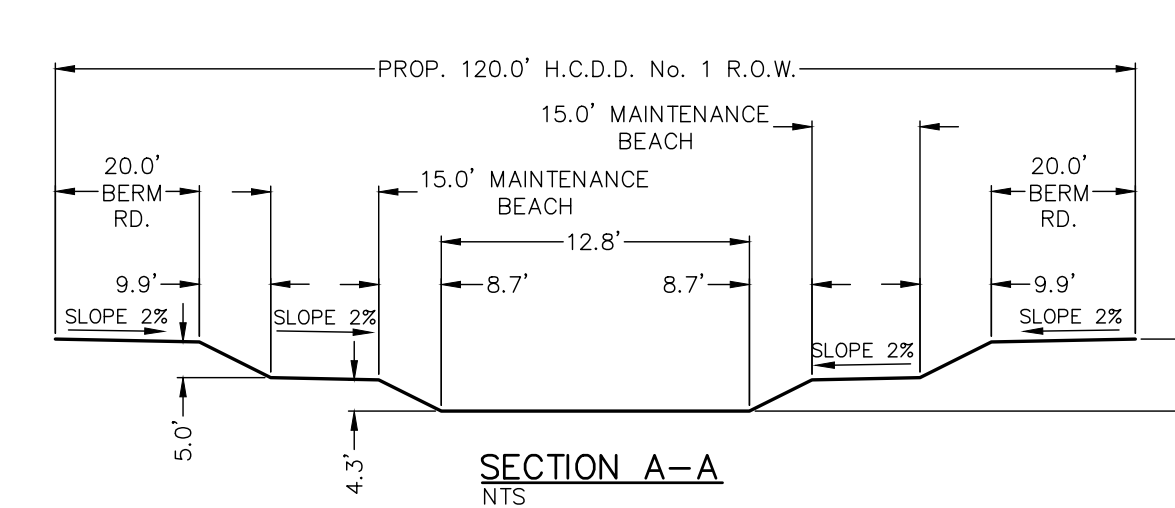
EMBEDMENT FOR PVC PIPE SHALL BE IN ACCORDANCE WITH ASTM D-2321 STANDARD PROCTOR DENSITIES SHALL BE IN ACCORDANCE WITH ASTM D-698. OBTAIN WRITTEN APPROVAL BY ENGINEER FOR ANY EXCEPTIONS OR ALTERNATE METHODS PRIOR TO CONSTRUCTION. WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE CITIES PUBLIC UTILITY DEPARTMENT PRIOR TO CONSTRUCTION. FOUNDATION PREPARATION (WELL POINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO WITHIN 2% OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6" STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

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RAMIRO GUTIERREZ
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ELEVATION SAFETY END TREATMENT (TYPE "P OR C")

ROAD SECTION

TYPICAL CURB & GUTTER DETAIL

SAFETY END TREATMENT PIPE LENGTHS

PIPE DIA. (IN.)	L			
	3 : 1	4 : 1	5 : 1	6 : 1
12"	2'-0"	2'-8"	3'-4"	4'-0"
15"	2'-9"	3'-6"	4'-7"	5'-6"
18"	3'-6"	4'-8"	5'-10"	7'-0"
24"	5'-1 1/2"	6'-10"	8'-6 1/2"	10'-3"
30"	6'-9"	9'-0"	11'-3"	13'-6"
36"	8'-6"	11'-4"	14'-2"	17'-0"
42"	10'-1 1/2"	13'-6"	16'-10 1/2"	20'-3"
48"	11'-9"	15'-8"	19'-7"	23'-6"

ESTIMATED RIPRAP CL "A" VOLUME (CY)

PIPE DIA. (IN.)	RIPRAP TOE LENGTHS			
	3 : 1	4 : 1	5 : 1	6 : 1
12"	.88	1.11	1.34	1.57
15"	.98	1.23	1.49	1.75
18"	1.08	1.36	1.64	1.93
24"	1.29	1.63	1.97	2.32
30"	1.50	1.91	2.32	2.73
36"	1.73	2.21	2.69	3.17
42"	1.95	2.50	3.05	3.60
48"	2.18	2.80	3.42	4.05

RIPRAP TOE LENGTHS

SLOPE	RIPRAP TOE LENGTHS	
	"R"	"T"
3 : 1	2'-9"	1'-9"
4 : 1	3'-8"	2'-4"
5 : 1	4'-7"	2'-11"
6 : 1	5'-6"	3'-6"

1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.

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