



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: 7-23-2024

PROPOSED MARIA RIVERA SUBDIVISION, PRECINCT No. 4.

ENGINEER: SUPREME ENGINEERING PLLC. DEVELOPER: MARIA ELENA RIVERA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 1 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: NORTH OF INGLE ROAD, APPROXIMATELY ¼ MILE EAST OF DOOLITTLE ROAD.

SUBDIVISION LIES WITHIN THE: REMOVED FROM THE ETJ OF EDINBURG.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-6-2024 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 10.0 FEET ONTO INGLE ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 6-20-2024 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 6-28-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 2" LOCATION: INGLE ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 6-20-2024 : 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.

VARIANCE REQUEST TITTLE B, CHAPTER 2, SECTION 2.8 ITEM LOT WIDTH
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

STAFF RECOMMENDS: **Preliminary Approval** *subject to comments and future recommendations by planning, other departments.*

Final Approval *subject to recommendations other departments*

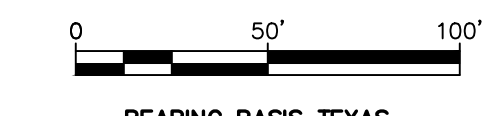
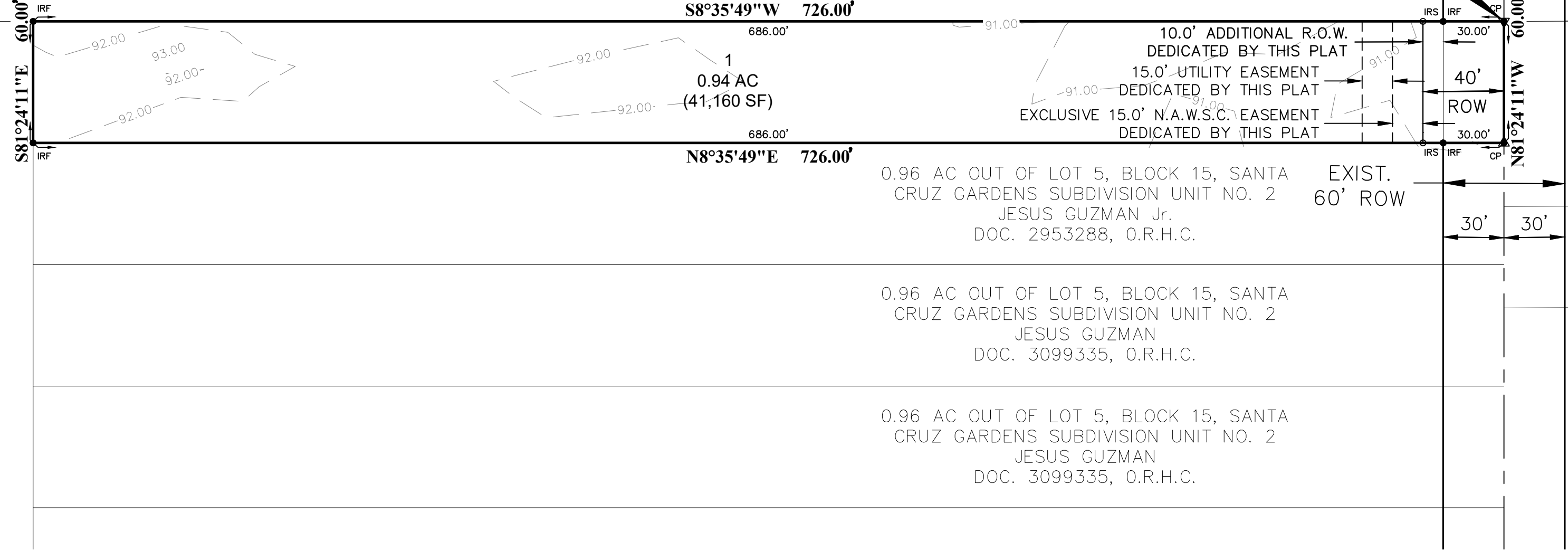
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

*

20.01 AC
ALL OF LOTS 6 & 7, BLOCK 15, SANTA
CRUZ GARDENS SUBDIVISION UNIT NO. 2
COUNTY OF HIDALGO
DOC. 1075723, O.R.H.C.

P.O.B.
S.E.C. LOT 5, BLK 15
SANTA CRUZ GARDENS
N 16662511.6409
E 1111672.4250

5.0 AC OUT OF LOT 5, BLOCK 15, SANTA
CRUZ GARDENS SUBDIVISION UNIT NO. 2
FRANCISCO JAVIER DIAZ
DOC. 1964534, O.R.H.C.



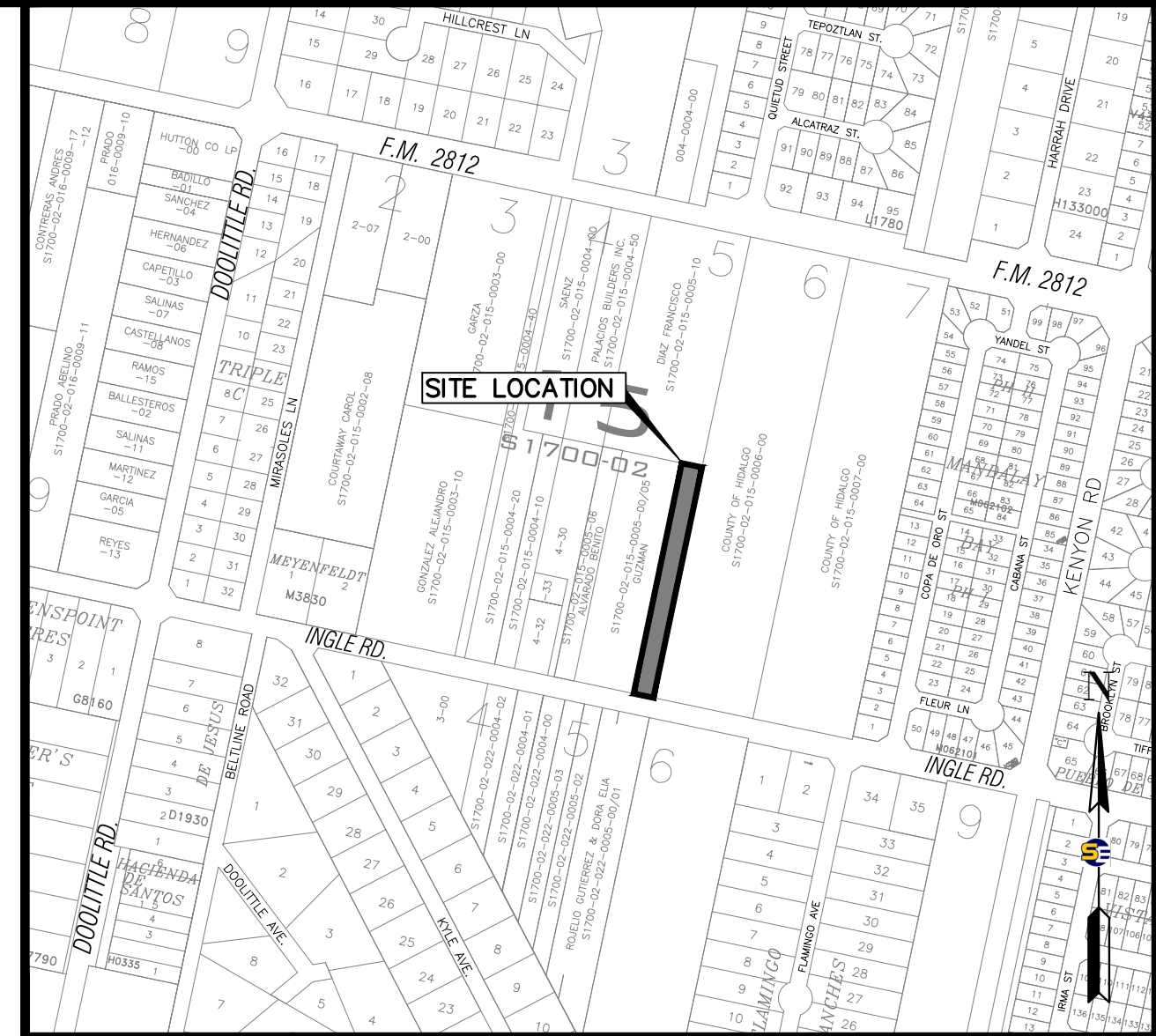
**BEARING BASIS TEXAS
STATE PLANE
COORDINATE SYSTEM
TEXAS SOUTH ZONE 4205**

LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- ▲ CP CALCULATED POINT
- U.E. UTILITY EASEMENT
- N.A.W.S.C. NORTH ALAMO WATER SUPPLY CORPORATION

GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X"
ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
COMMUNITY-PANEL No. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000.
- SETBACKS:
FRONT: 40.00 FEET OR OR EASEMENT WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 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 CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- NO COMMERCIAL USE SHALL BE ALLOWED.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE STREET CROWN WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,588 CUBIC- FEET (0.04 ACRE- FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR DRAINAGE IMPROVEMENTS).
- NO STRUCTURE 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 PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- 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.
 - OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
 - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
 - SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
 - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- MARIA ELENA RIVERA THE SUBDIVIDER OF **MARIA RIVERA SUBDIVISION**, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWSP) REQUIREMENTS.
- 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: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- 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.
- 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 STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.



LOCATION MAP
SCALE: 1" = 500'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

JURISDICTION OF A MUNICIPALITY:
MARIA RIVERA SUBDIVISION IS LOCATED NORTH OF HIDALGO COUNTY ON THE NORTH SIDE OF NORTH INGLE ROAD, APPROXIMATE 1,500 FEET EAST OF NORTH DODDLETTLE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION WAS RELEASED FROM THE CITY OF EDINBURG'S ETJ BY OPERATION OF LAW UNDER LGC, SECTION 42.105(d) AND LIES WITHIN THE HIDALGO COUNTY, TEXAS, PRECINCT NO. 4.

NO.	SHEET	REVISION	DATE	APPROVED

**THE STATE OF TEXAS
COUNTY OF HIDALGO**

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

OMAR CANO, P.E.
LICENSE PROFESSIONAL ENGINEER No. 120081



**THE STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, A (REGISTERED PROFESSIONAL ENGINEER AND/OR 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.

MANUEL CARRIZALES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6388
SURVEY FIRM No. 10194417



METES AND BOUNDS

A 1.00 ACRE [43,560.00 SQ.FT.] TRACT OF LAND BEING OUT OF LOT 5, BLOCK 15, SANTA CRUZ GARDENS SUBDIVISION UNIT NO. 2, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING DESCRIBED AND CONVEYED TO MARIA ELENA RIVERA BY VIRTUE OF WARRANTY DEED RECORDED IN DOCUMENT 3309983, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS (ORRECT), SAID 1.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CALCULATED POINT [N:16662511.6409, E:1111672.4250] ON INGLE ROAD BEING THE SOUTHEAST CORNER OF SAID LOT 5, BLOCK 15, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE NORTH 81 DEGREES 24 MINUTES 11 SECONDS WEST, (RECORD ~ NORTH 81 DEGREES 37 MINUTES 00 SECONDS WEST), ALONG THE SOUTH LINE OF SAID LOT 5, BLOCK 15, A DISTANCE OF 60.00 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08 DEGREES 35 MINUTES 49 SECONDS EAST, (RECORD ~ NORTH 08 DEGREES 23 MINUTES 00 SECONDS EAST), ALONG THE NORTH RIGHT OF WAY LINE OF SAID INGLE ROAD, OF WHICH A HALF (1/2)-INCH IRON ROD FOUND BEARS NORTH 81 DEGREES 24 MINUTES 11 SECONDS WEST A DISTANCE OF 0.48 FEET, CONTINUING A TOTAL DISTANCE OF 726.00 FEET TO A HALF (1/2)-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81 DEGREES 24 MINUTES 11 SECONDS EAST, (RECORD ~ SOUTH 81 DEGREES 37 MINUTES 00 SECONDS EAST) A DISTANCE OF 60.00 FEET TO A HALF (1/2)-INCH IRON ROD FOUND ON THE EAST LINE OF SAID LOT 5, BLOCK15, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08 DEGREES 35 MINUTES 49 SECONDS WEST, (RECORD ~ SOUTH 08 DEGREES 23 MINUTES 00 SECONDS WEST), ALONG THE EAST LINE OF SAID LOT 5, BLOCK 15, AT 696.00 FEET PASS THE NORTH RIGHT OF WAY LINE OF SAID INGLE ROAD, OF WHICH A HALF (1/2)-INCH IRON ROD BEARS NORTH 81 DEGREES 24 MINUTES 11 SECONDS WEST A DISTANCE OF 0.53 FEET, CONTINUING A TOTAL DISTANCE OF 726.00 FEET TO THE POINT OF BEGINNING; CONTAINING 1.00 (43,560.00 SQ. FT.) ACRES OF LAND MORE OR LESS.

**PRELIMINARY
FOR REVIEW ONLY**



**SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS**
ENGINEERING FIRM F-21135
135 PASEO DEL PRADO, STE. 7 - EDINBURG, TX 78539
(956) 403-1314

MARIA RIVERA SUBDIVISION

BEING A 1.00-ACRE TRACT OF LAND OUT OF LOT 5, BLOCK 15, SANTA CRUZ GARDENS SUBDIVISION UNIT NO. 2,
RECORDED IN VOLUME 8, PAGE 28 & 29, MAP RECORDS HIDALGO COUNTY, TEXAS.

DATE: JUNE 2024

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **MARIA RIVERA SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON,

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION DATE

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

MARIA ELENA RIVERA AS OWNER OF THE 1.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **MARIA RIVERA SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

MARIA ELENA RIVERA DATE

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF THE 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 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(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, MAINTENANCES, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE EXECUTED THIS INSTRUMENT THE DAY OF 20

MARIA ELENA RIVERA DATE

APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15
THIS PLAT IS HEREBY APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15 ON THIS THE DAY OF 20

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON SANTA CRUZ IRRIGATION DISTRICT No. 15 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT ATTEST: SECRETARY

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

**STATE OF TEXAS
COUNTY OF HIDALGO**

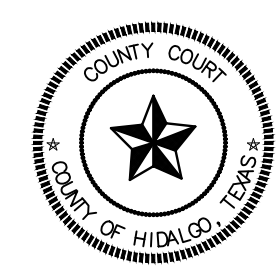
UNDER LOCAL GOVERNMENT CODE 232.028(g)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE **MARIA RIVERA SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS' COURT ON THE DAY OF 20

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

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



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

BY: DEPUTY

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER: MARIA ELENA RIVERA	3419 E. INGLE RD.	EDINBURG, TEXAS 78542	(956)355-8583
ENGINEER: OMAR CANO, P.E.	410 S. JACKSON RD #2780	EDINBURG, TEXAS 78539	(956)272-2246
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(512)470-1489

INDEX TO SHEET MARIA RIVERA SUBDIVISION	
SHEET 1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENTS DESIGNATIONS;LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE;HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HCHO CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT; REVISION NOTES.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.

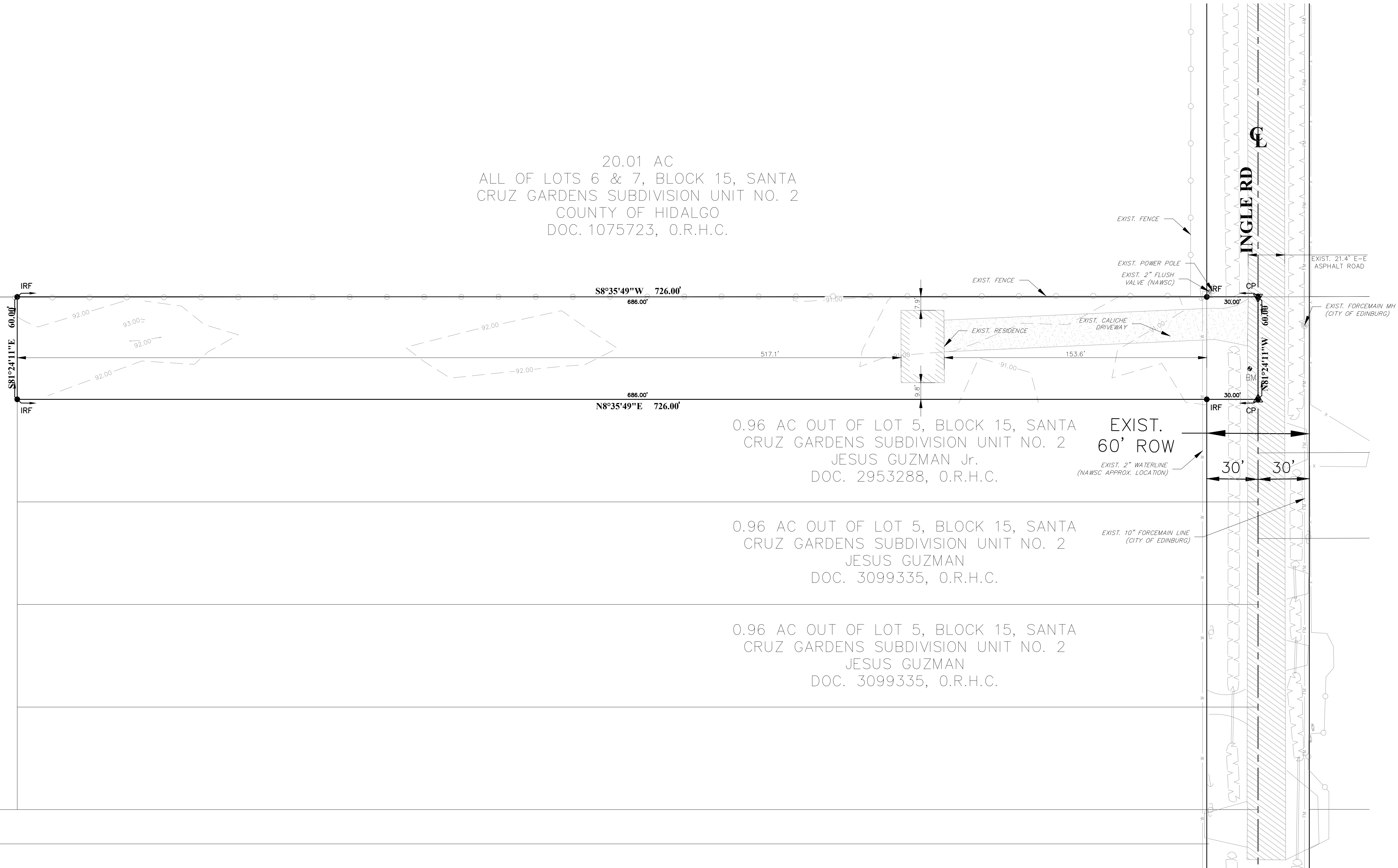
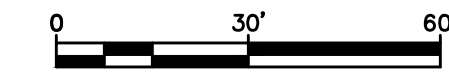
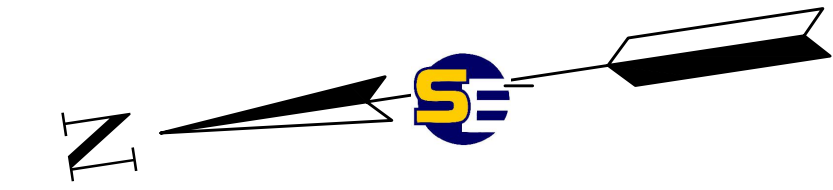
5.0 AC OUT OF LOT 5, BLOCK 15, SANTA CRUZ GARDENS SUBDIVISION UNIT NO. 2 FRANCISCO JAVIER DIAZ DOC. 1964534, O.R.H.C.

20.01 AC ALL OF LOTS 6 & 7, BLOCK 15, SANTA CRUZ GARDENS SUBDIVISION UNIT NO. 2 COUNTY OF HIDALGO DOC. 1075723, O.R.H.C.

0.96 AC OUT OF LOT 5, BLOCK 15, SANTA CRUZ GARDENS SUBDIVISION UNIT NO. 2 JESUS GUZMAN Jr. DOC. 2953288, O.R.H.C.

0.96 AC OUT OF LOT 5, BLOCK 15, SANTA CRUZ GARDENS SUBDIVISION UNIT NO. 2 JESUS GUZMAN DOC. 3099335, O.R.H.C.

0.96 AC OUT OF LOT 5, BLOCK 15, SANTA CRUZ GARDENS SUBDIVISION UNIT NO. 2 JESUS GUZMAN DOC. 3099335, O.R.H.C.



THIS DOCUMENT IS PRELIMINARY AND IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARK-UP ONLY UNDER THE AUTHORITY OF HECTOR H. GARCIA DE TENA, P.E. No. 150389 ON 6/20/2024

PROJECT No.	PROJECT TEAM	DESIGN BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:	REV	DESCRIPTION	DATE	APPROVED BY:
E24-002		H.C.	H.C.	O.C.	O.C.				

PREPARED FOR:
 MARIA ELENA RIVERA
 3419 E. INGLE RD
 EDINBURG, TX 78542

MARIA RIVERA SUBDIVISION
 EXISTING CONDITION PLAN

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE: MARIA RIVERA SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.)...

WATER DISTRIBUTION FOR THE MARIA RIVERA SUBDIVISION CONSISTS OF ONE (1)-1" DIAMETER SINGLE SHORT SERVICE LINE, THE SINGLE SHORT SERVICE LINE, THE METER BOX & LOCK HAVE ALREADY BEEN INSTALLED...

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES: SEWAGE FROM MARIA RIVERA SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF")...

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOUL SURVEY BOOK INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA...

THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT WAS \$_____ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE...

ENGINEER CERTIFICATION: BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES...

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

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

OMAR CANO, PE P.E. # 120081 DATE

PROVISIÓN DE AGUA, DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

MARIA RIVERA SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.)...

LA DISTRIBUCIÓN DE AGUA PARA MARIA RIVERA SUBDIVISION CONSISTE DE UNA (1) LINEA DE 1" DIAMETRO DE SERVICIO CORTO INDIVIDUAL EL CUALE TERMINA EN LAS CAJA DEL MEDIDOR CON CANADOS...

DRENAJE, DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR...

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON 8 EXCAVACIONES DE EVALUACION DE SUELO EN LUGARES OPUESTOS EN LA SUBDIVISION...

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$0,000.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA...

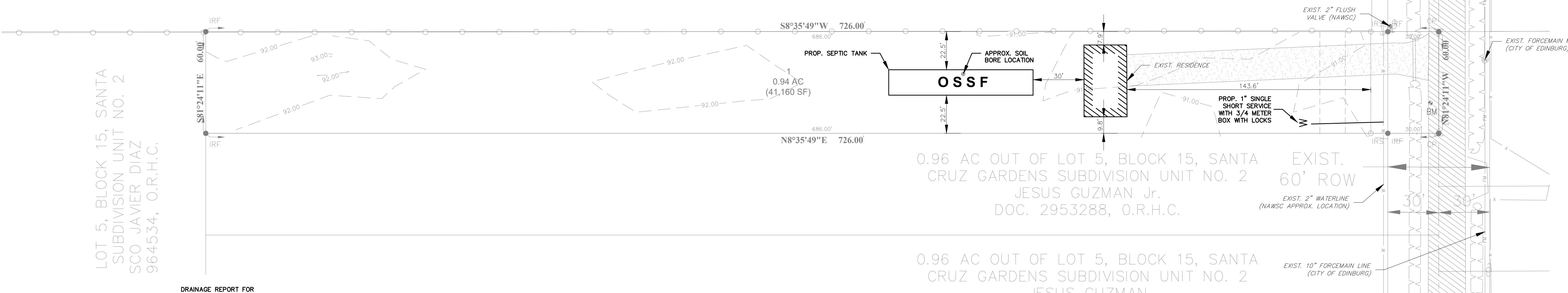
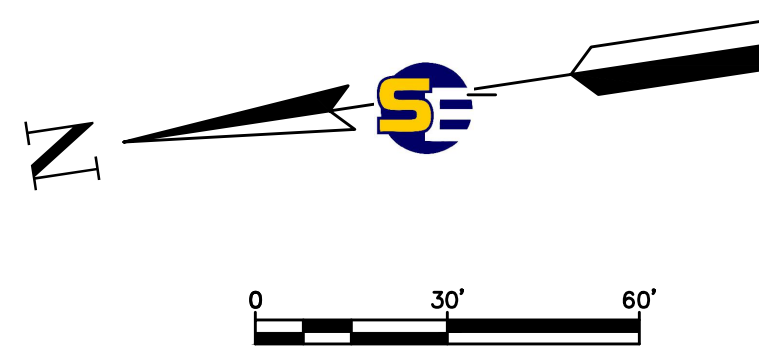
CERTIFICACION: CON MI FIRMA CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES...

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$_____ O \$_____ POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$0,000.00 POR SISTEMA A UN COSTO TOTAL DE \$00,000.00 TODA LA SUBDIVISION.

OMAR CANO, PE P.E. # 120081 DATE

AC BLOCK 15, SANTA CRUZ GARDENS SUBDIVISION UNIT NO. 2 COUNTY OF HIDALGO DOC. 1075723, O.R.H.C.

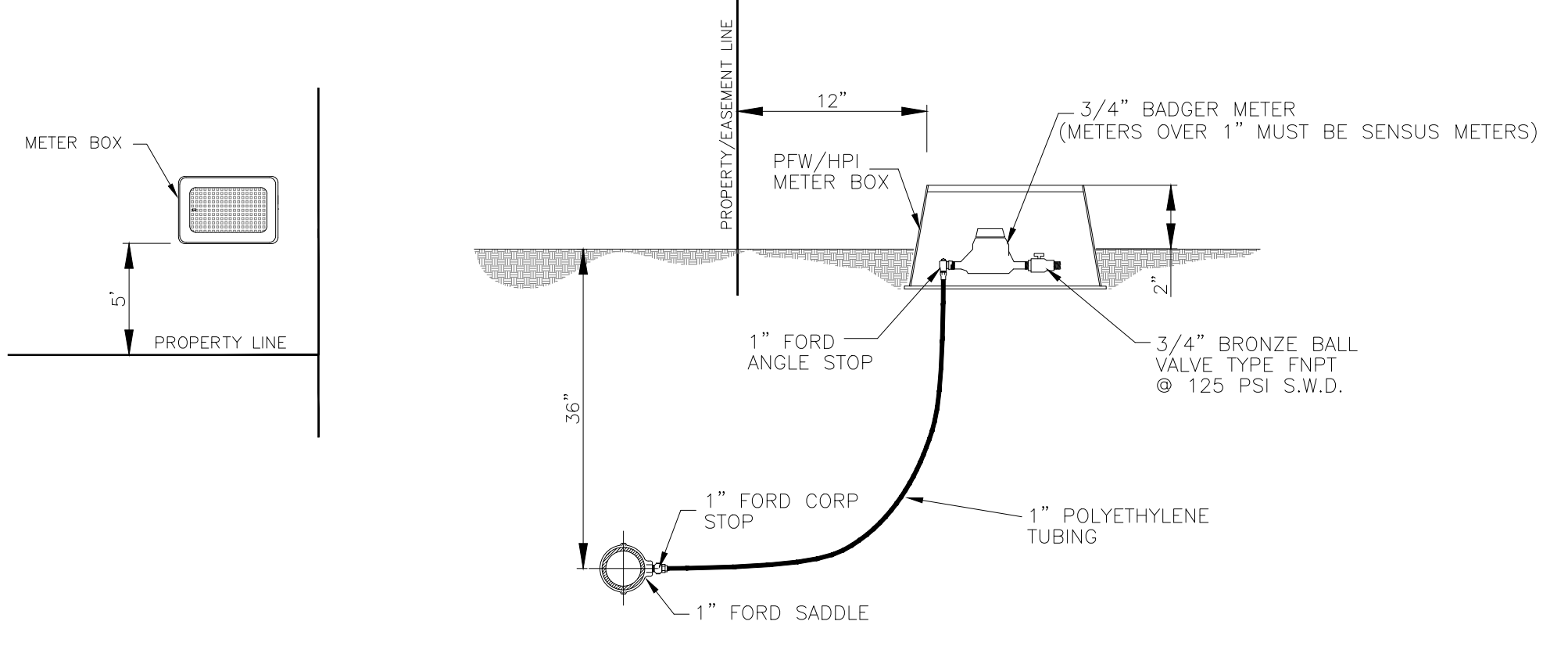


- I. PROJECT LOCATION: A 1.00 ACRE [43,560.00 SQ.FT.] TRACT OF LAND BEING OUT OF LOT 5, BLOCK 15, SANTA CRUZ GARDENS SUBDIVISION UNIT NO. 2, HIDALGO COUNTY, TEXAS... II. FLOOD PLAIN: ZONE "X" AREAS OF 500-YEAR FLOOD... III. SOIL CONDITIONS: A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY CAMERON (7) SANDY CLAY LOAM SOIL... IV. EXISTING CONDITIONS: THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED... V. PROPOSED CONDITIONS: THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT IS FOR ONE LOT FOR RESIDENTIAL USE...

OMAR CANO, PE P.E. # 120021 DATE

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... SUBDIVIDER STATEMENT: I MARIA ELENA RIVERA SUBDIVIDER OF MARIA RIVERA SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT...

MARIA ELENA RIVERA 3419 E. INGLE RD EDINBURG, TX 78542 DATE STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VALENTIN OLMEDO-VARGAS KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS TIME DAY OF 20



SHORT SERVICE CONNECTION

SUPREME ENGINEERING logo and contact information: TBPELS FIRM No. F-21135, SUPREME ENGINEERING, PLLC, 13500 EDINBURG, TX 78539, PH: (956) 403-1314

THIS DOCUMENT IS PRELIMINARY AND IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARK-UP ONLY UNDER THE AUTHORITY OF HECTOR H. GARCIA DE TENA, P.E. No. 150389 ON 6/20/2024

Table with columns: PROJECT No., PROJECT TEAM, DESIGN BY, DRAWN BY, CHECKED BY, APPROVED BY, REVISIONS, REV, DESCRIPTION, DATE, APPROVED BY.

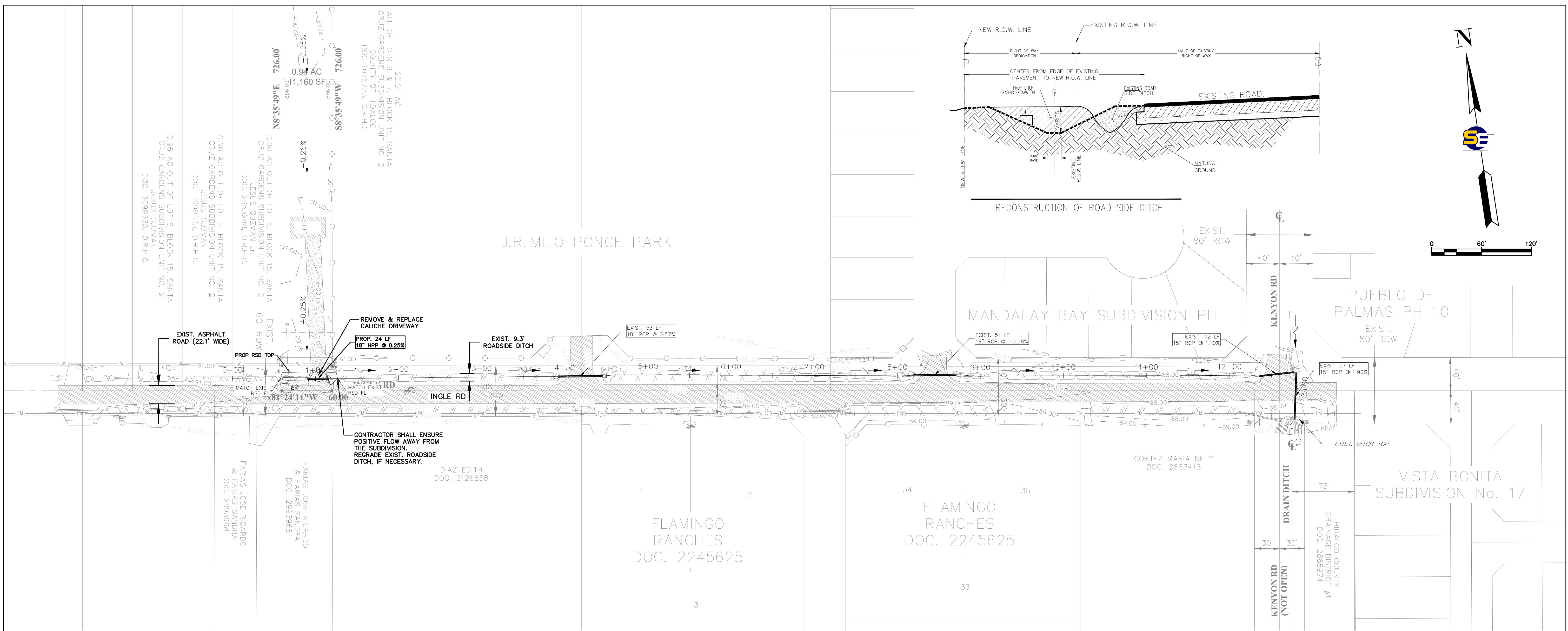
PREPARED FOR: MARIA ELENA RIVERA 3419 E. INGLE RD EDINBURG, TX 78542 MARIA RIVERA SUBDIVISION WATER DISTRIBUTION & OSSF PLAN

--- PLOTTED 6/20/2024 C4-WATER DISTRIBUTION & OSSF.DWG

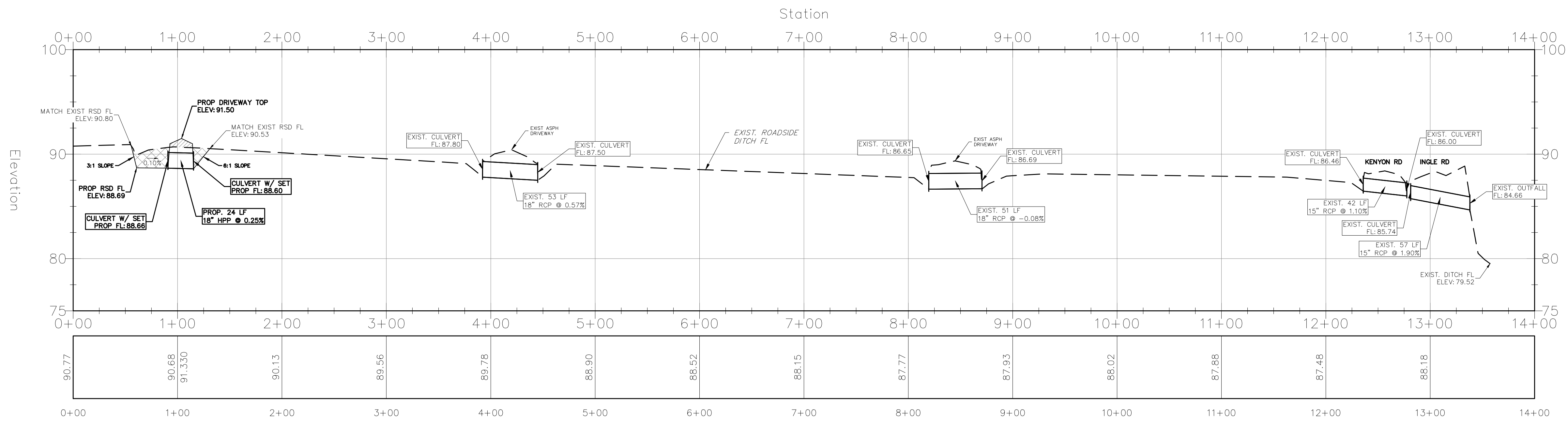
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C5-DRAINAGE PLAN.DWG

--- PLOTTED 6/20/2024

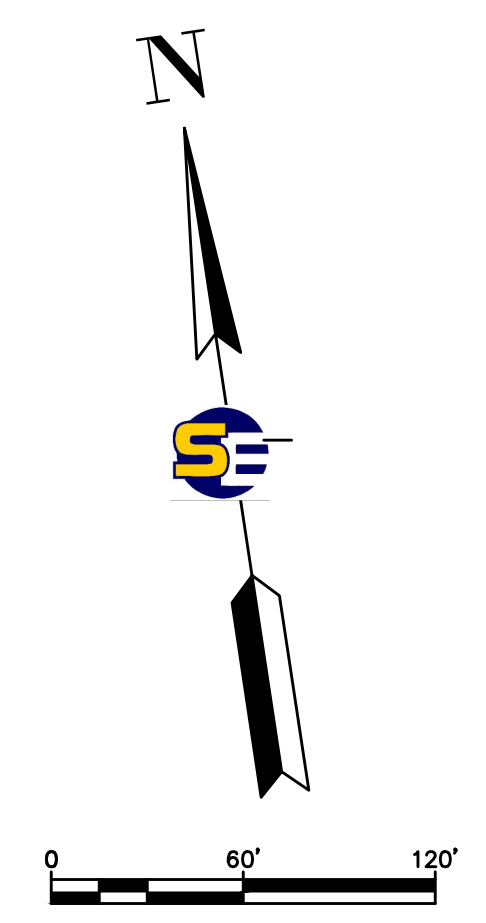
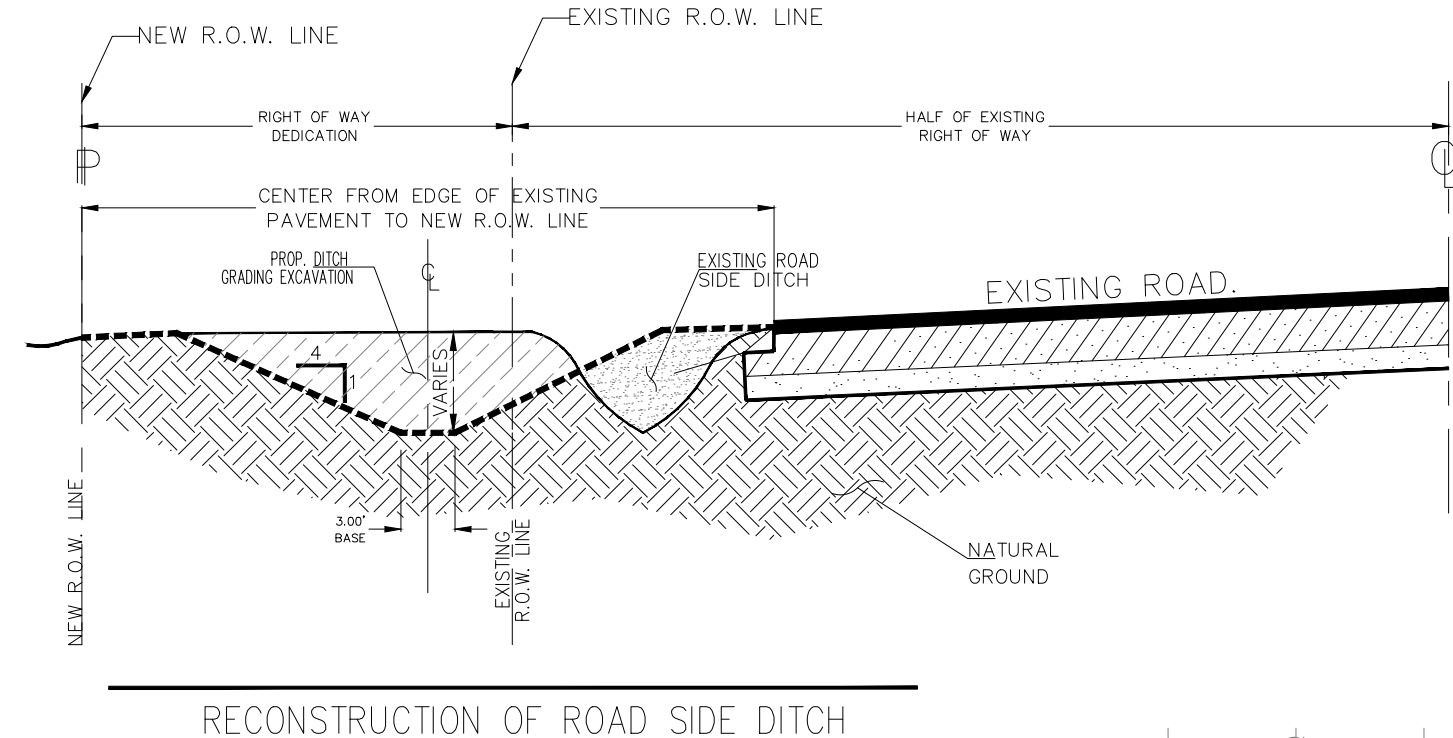


INGLE RD ROADSIDE DITCH - PLAN



INGLE RD ROADSIDE DITCH - PROFILE

HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE: 1" = 6'



SUPREME ENGINEERING

TBPELS FIRM No. F-21135
SUPREME ENGINEERING, PLLC
135 EDINBURG, TX 78539
PH: (956) 403-1314

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PROJECT No.	REVISIONS:	DATE	APPROVED BY:
E24-002			
PROJECT TEAM			
DESIGN BY:			
H.G.			
DRAWN BY:			
H.G.			
CHECKED BY:			
O.C.			
APPROVED BY:			
O.C.			

PREPARED FOR:
MARIA ELENA RIVERA
3419 E. INGLE RD
EDINBURG, TX 78542

MARIA RIVERA SUBDIVISION
DRAINAGE PLAN