



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 DIAZ GAME FARM SUBDIVISION PRECINCT No. 4.

ENGINEER: PABLO SOTO JR. DEVELOPER: DAVID DIAZ

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: NORTH OF WEST DRIVE APPROXIMATELY 600 FT WEST OF TOWER ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-27-2023 PROPERTY LIES WITHIN FLOOD ZONE "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO WEST DRIVE.

ROAD R.O.W. DEDICATION: NO RIGHT OF WAY DEDICATION.

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

H.C.H.D. FINAL APPROVAL DATE: 6-18-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 8" LOCATION: WEST DRIVE.

H.C.E.O.C. FINAL APPROVAL DATE: 7-11-2024: BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

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

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: 1/23/2024

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.

GENERAL SUBDIVISION PLAT NOTES:

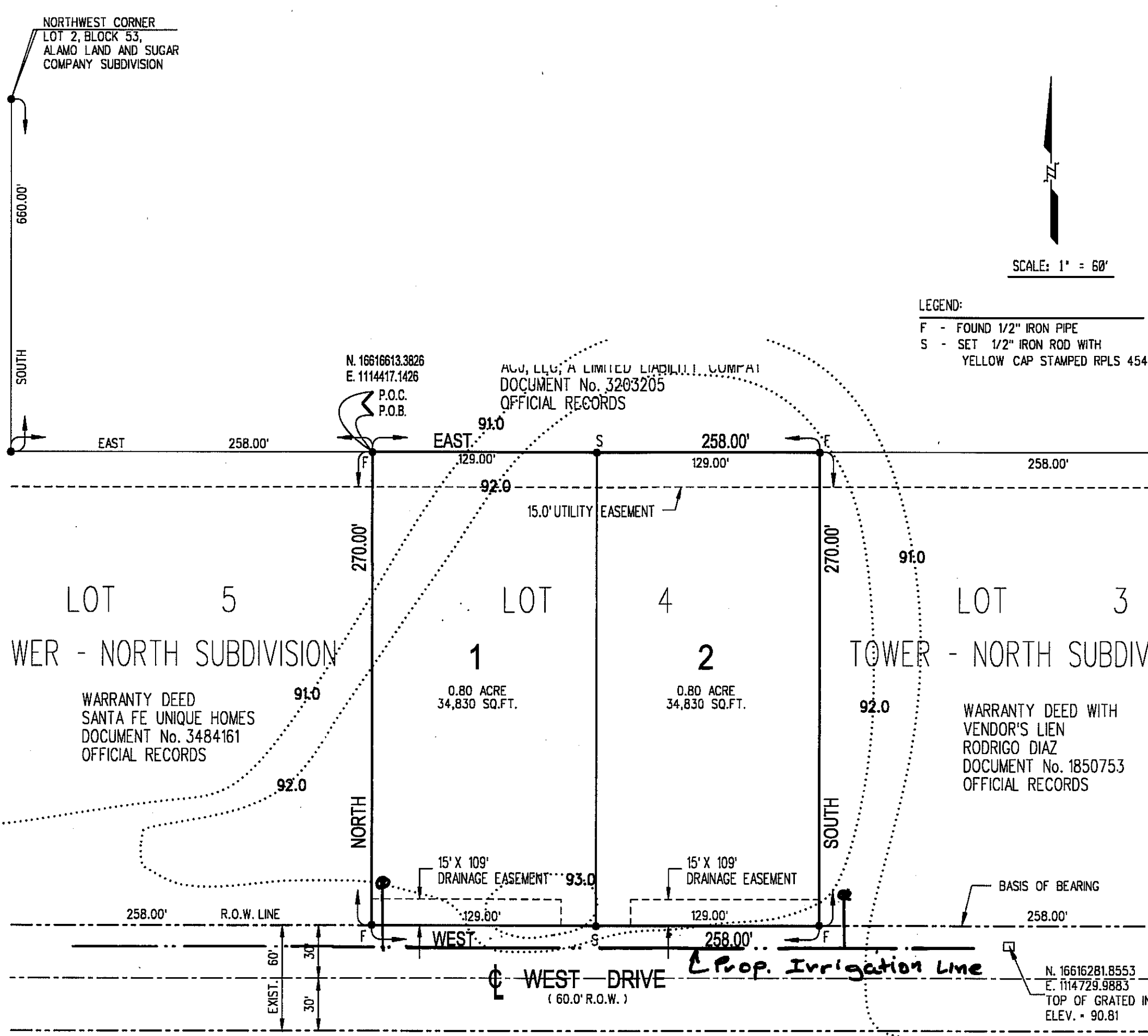
- FLOOD ZONE STATEMENT:**
FLOOD ZONE DESIGNATION: ZONE "B"

ZONE "B"
AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL NO. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAN, COMMUNITY-PANEL NO. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN.

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).
- SETBACKS:**
FRONT: 30.00 FEET OR 1/2 OF THE R.O.W. NOT TO EXCEED 50 FEET.
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION. MINIMUM FINISH FLOOR ELEVATION SHALL BE 93.50**
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
BENCH MARK: ELEVATION + 90.81 TOP OF GRATED INLET LOCATED 100 FEET EAST OF SUBDIVISION.**
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE WILL BE ALLOWED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.**
- 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.**
- ALL LOT CORNERS HAVE BEEN SET WITH 1/2" IRON ROD WITH YELLOW CAP STAMPED RPLS # 4541, OR AS NOTED.**
- EACH PURCHASE 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.**
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS THIS DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 2269 CUBIC FEET 0.052 ACRE-FEET OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS).**
- 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.**

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLIES WITH 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 DRAIN FIELD 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 FT. FROM THE BOUNDARIES ON THIS SUBDIVISION.
G. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
ANCHORING OF SEPTIC TANK(S) BACK FLOW VALVES SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- DAVID DIAZ AND ERIVERTO DIAZ THE OWNERS & SUBDIVIDER OF DIAZ GAME FARM SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AND APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.**
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT 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.**
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL A DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.**
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF 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 CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH STORMWATER ORDINANCE 88.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.**



- LOCATION MAP**
SCALE: 1" = 500'
-
- LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**
DIAZ GAME FARM SUBDIVISION, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1 ON THE EAST SIDE OF HIDALGO COUNTY, APPROXIMATELY 990.00 FT. SOUTH OF THE INTERSECTION OF TOWER ROAD AND TRENTON ROAD AND 774 FT. WEST AND ON NORTH SIDE OF WEST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE U.S. CENSUS BUREAU, THE 2021 POPULATION ESTIMATE IS 75,000.00. DIAZ GAME FARM SUBDIVISION FALLS WITHIN THE 5 MILE EDINBURG EXTRATERRITORIAL JURISDICTION (ETJ), UNDER LOCAL GOVERNMENT CODE 212-001
- PRINCIPAL CONTACTS:**
- | NAME | ADDRESS | PHONE & FAX |
|-----------------------------------|---|----------------|
| OWNER: DAVI D DIAZ | 208 W. MILE 15 NORTH WESLACO, TX. 78596 | (956) 975-5607 |
| ENGINEER: PABLO SOTO JR. P.E. | 1208 S. IRONWOOD PHARR, TX. 78577 | (956) 460-1605 |
| SURVEYOR: PABLO SOTO JR. R.P.L.S. | 1208 S. IRONWOOD PHARR, TX. 78577 | (956) 460-1605 |



METES AND BOUNDS

A 1.60 acre tract of land being all of Lot 4, Tower-North Subdivision, Hidalgo County, Texas, as per map recorded in Volume 23, Page 169A, Map Records of Hidalgo County, Texas, said Lot 4 being more particularly described by metes and bounds as follows:

COMMENCING at a half (1/2) inch pipe found at the Northwest corner of Lot 4, Tower-North Subdivision for the Northwest corner of this tract of land and the POINT OF BEGINNING;

THENCE East, with the North line of said Lot 4, Tower-North Subdivision, a distance of 258.00 feet to a half (1/2) inch pipe found at the Northeast corner of said Lot 4, Tower-North Subdivision for the Northeast corner of this tract of land;

THENCE South, with the East line of said Lot 4, Tower-North Subdivision, a distance of 270.00 feet to a half (1/2) inch pipe found at the Southeast corner of said Lot 4, Tower-North Subdivision for the Southeast corner of this tract of land;

THENCE West, with the South line of said Lot 4, Tower-North Subdivision, also being the North right of way line of West Road (60.0 ft. R.O.W.), a distance of 258.00 feet to a half (1/2) inch pipe found at the Southwest corner of said Lot 4, Tower-North Subdivision for the Southwest corner of this tract of land;

THENCE North, with the West line of said Lot 4, Tower-North Subdivision, a distance of 270.00 feet to the POINT OF BEGINNING, containing 1.60 acres, more or less.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF DIAZ GAME FARM SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2024.

ENVIRONMENT HEALTH DIVISION MANAGER DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF DIAZ GAME FARM SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2024.

HIDALGO COUNTY JUDGE DATE

HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE 16 DAY OF June, 2024.

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

Paul Soto Jr. PRESIDENT ATTEST: *Michael Wood* SECRETARY

INDEX OF SHEETS FOR: DIAZ GAME FARM SUBDIVISION

SHEET	DESCRIPTION
SHEET-1	LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOT DIMENSIONS AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION CERTIFICATION, AND ATTESTATION, CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATION, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATION OF THE PRECINCT THE PROJECT IS SITUATED, H.C.D. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, RIGHT OF WAY CERTIFICATION, H.C.D. CERTIFICATION AND REVISION NOTES.
SHEET 2	WATER IMPROVEMENTS AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION, SUBDIVIDER CERTIFICATE AND STATEMENT. DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEER'S REVISION NOTES, TYPICAL DRAINAGE CROSS SECTION.

THE STATE OF TEXAS COUNTY OF HIDALGO

WE, DAVID DIAZ AND ERIVERTO DIAZ, OWNERS OF LOT 4, TOWER - NORTH SUBDIVISION AS SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS DIAZ GAME FARM SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION AND DEDICATED TO THE 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 LOT (S) MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.
(B) SEWER CONNECTIONS TO THE LOT (S) OR SEPTIC TANK (S) MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT (S) MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
(D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOT (S) MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE AND COMPLETE.
David Diaz
DAVID DIAZ
4523 S. TOWER ROAD
EDINBURG, TEXAS 78541

Eriverto Diaz
ERIVERTO DIAZ
4523 S. TOWER ROAD
EDINBURG, TEXAS 78541

THE STATE OF TEXAS - COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED DAVID DIAZ AND ERIVERTO DIAZ, WHOSE NAMES ARE 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 24 DAY OF May, 2024.

Notary Public
NOTARY PUBLIC DATE: 2/7/24 MY COMMISSION EXPIRES

CITY OF EDINBURG CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §232.028(a)

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

MAYOR, CITY OF EDINBURG DATE

THIS SUBDIVISION PLAT OF DIAZ GAME FARM SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2024 A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION

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 49.21(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) DATE

SURVEYOR CERTIFICATE

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

DATED THIS THE 20TH DAY OF MAY, 2024.

Pablo Soto Jr. P.E.
PABLO SOTO, JR., R.P.L.S. 454
1208 S. IRONWOOD PHARR, TEXAS 78577
TEL: (956) 460-1605 FAX: (956) 287-4634

ENGINEER CERTIFICATE

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

DATED THIS THE 20TH DAY OF May, 2024.

Pablo Soto Jr. P.E.
REGISTERED PROFESSIONAL ENGINEER No. 66278

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

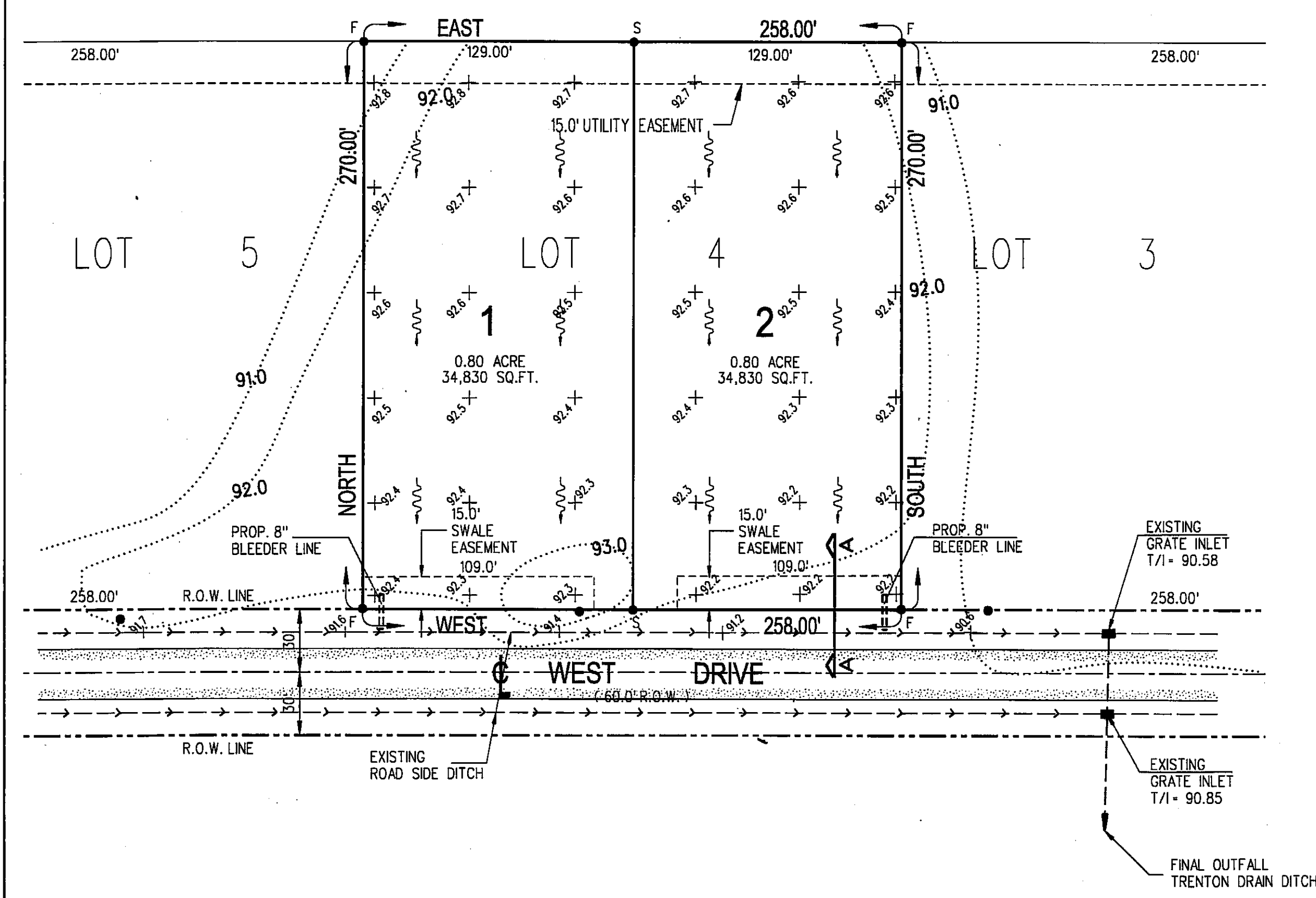
ON _____ AT _____ AM/PM
INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

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

SCALE: 1" = 50'

SCALE: 1" = 50'



DRAINAGE REPORT
 DIAZ GAME FARM SUBDIVISION
 HIDALGO COUNTY

Diaz Game Farm Subdivision is a 3.60 acre tract of land, being all of Lot 4, Tower-North Subdivision, Hidalgo County, Texas. This subdivision is located on the North side of West Drive, approximately 800 feet West of the intersection of West Drive and Tower Road. The property is in residential use and the proposed use will remain residential. The area lies in Zone "B" as per FEMA's Flood Insurance Rate Map, Community Panel 480334 0423 C, Map Revised November 16, 1982. Zone "B" being areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading).

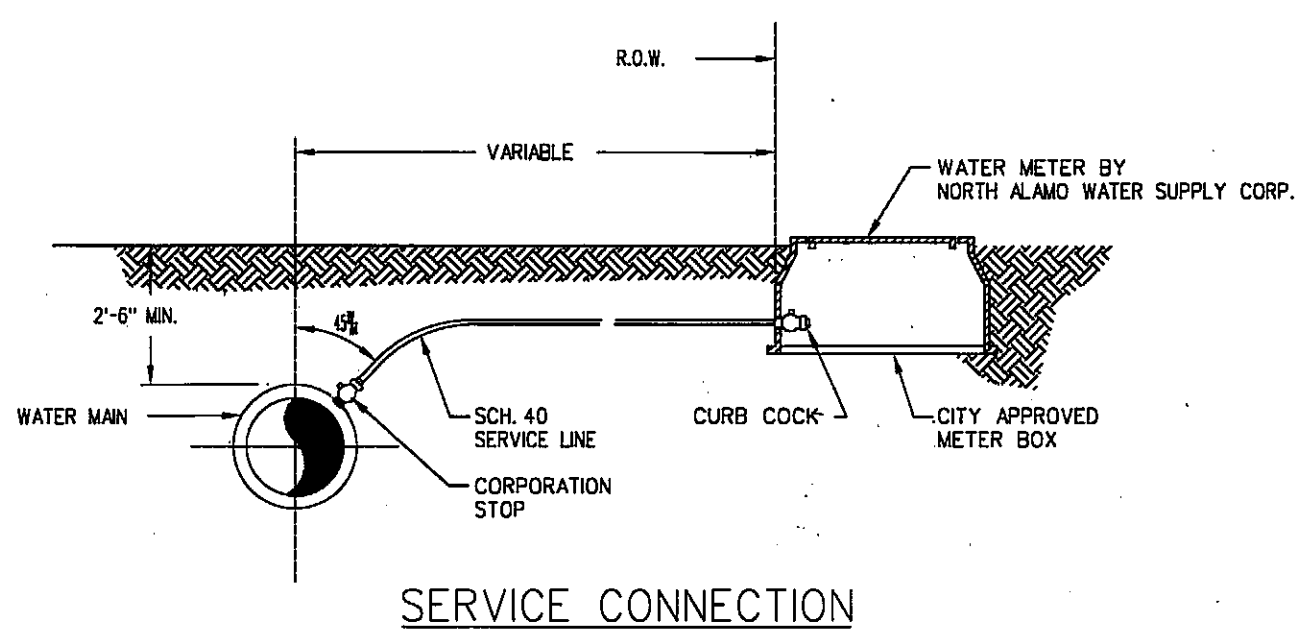
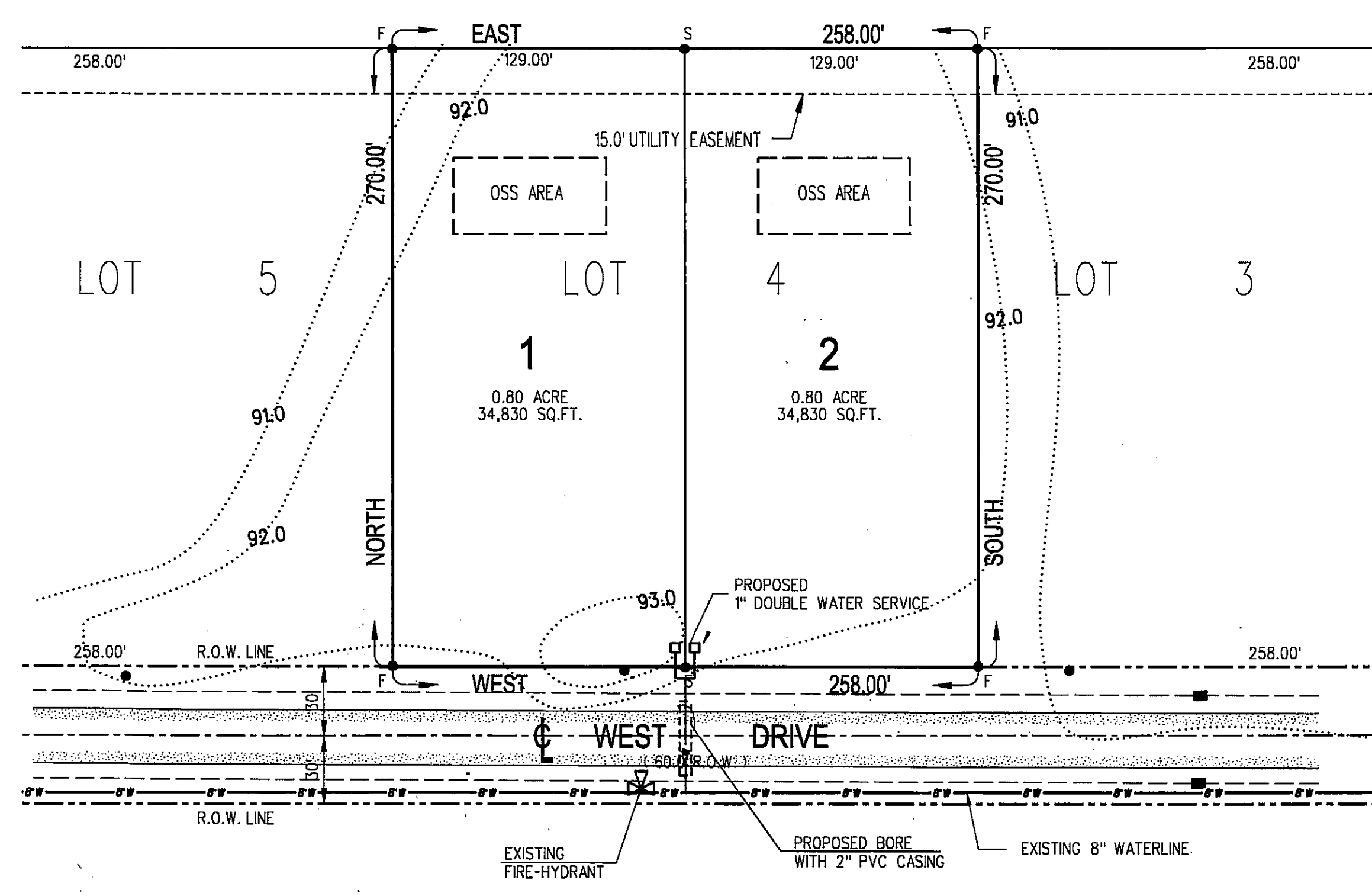
According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of Number 28, Hidalgo sandy clay loam with 0 to 1 percent slopes and with a moderate permeability. This soil falls in the hydrologic group "B" and unified classification (SC, CL).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

Existing runoff flows overland to the Northeast direction with the existing peak storm runoff from a 10 year storm using the Modified Rational Method being 1.12 cfs and the anticipated storm runoff after development, from a 50 year storm is calculated at 1.86 cfs, an increase of 0.74 cfs.

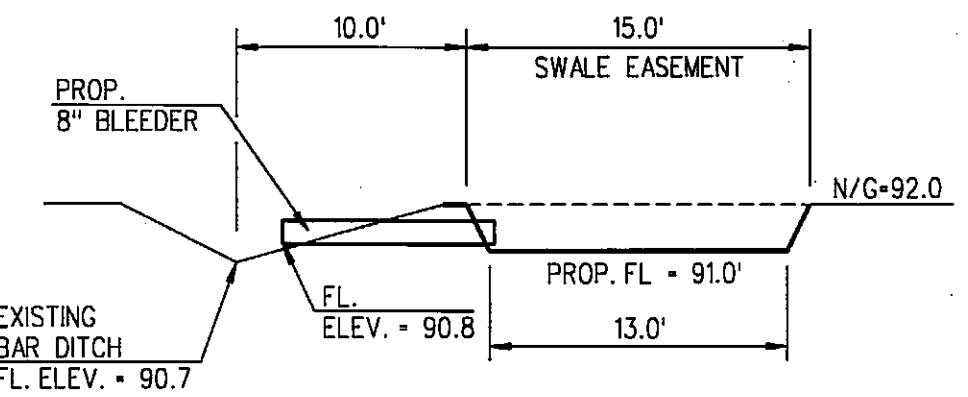
The existing drainage of the subdivision is of surface flow from the lot in to the West Drive bar ditch. Flows East within the West Drive bar ditch into a grate inlet located 100 feet from the subdivision with the final outfall being the Trenton Drain Ditch.

In accordance with Hidalgo County's drainage requirements of not increasing the amount of existing runoff, we have calculated that 2,269 of storm runoff will have to be detained within the proposed detention easement inside the subdivision for volume and via an eight (8) bleeder pipe drain into the bar ditch of West Drive with positive flow. Tables and calculations are attached.

Pablo Soto, Jr., P.E., R.P.L.S.
 CIVIL ENGINEER & LAND SURVEYOR
 1208 S. IRONWOOD STREET, PHARR, TEXAS 78877
 (361) 669-1843 (361) 669-1877 FAX: 361-74-2888



DRAINAGE PLAN



X-SECTION A-A

AREA = $b \times h = 13.0 \text{ ft.} \times 218.0 \text{ ft.} = 2,834 \text{ ft}^2$
 DETENTION = 1.2,834 ft
 TOTAL DETENTION = 2,834 OF STORAGE

FINAL ENGINEERING REPORT FOR DIAZ GAME FARM

WATER SUPPLY FACILITIES DESCRIPTION, COSTS, AND OPERABILITY DATES:
 DIAZ GAME FARM SUBDIVISION WILL BE PROVIDED WITH PORTABLE WATER BY NORTH ALAMO WATER SUPPLY CORP. THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORP. HAVE ENTERED INTO A CONTRACT IN WHICH NORTH ALAMO WATER SUPPLY CORP. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NORTH ALAMO WATER SUPPLY CORP. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. NORTH ALAMO WATER SUPPLY CORP. HAS A 8" WATER LINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST DRIVE. THE SERVICE FOR DIAZ GAME FARM SUBDIVISION WILL CONSIST OF A ONE (1) INCH DUAL WATER SERVICE CONNECTION BORED UNDER WEST DRIVE WITH TWO (2) 3/4" SINGLE SERVICE LINE GOING INTO THE METER BOX. THE OWNER HAS PAID A TOTAL OF \$ 3,520.00 FOR AFOREMENTIONED WATER DISTRIBUTION SYSTEM. IN ADDITION, THE OWNER HAS PAID NORTH ALAMO WATER SUPPLY CORP. THE SUM \$ 1,600.00 OR \$ 800.00 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 DIAZ GAME FARM SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON SITE SEWAGE FACILITIES ("OSS") 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 OSS AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSS. 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 HIDALGO SANDY CLAY LOAM 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 HIDALGO SANDY CLAY LOAM 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 \$ 3,500.00 INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. TWO (2) OSS' HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 7,000.00. HIDALGO COUNTY HEALTH DEPARTMENT INSPECTED AND APPROVED THE INSTALLED OSS' ON OCTOBER 18, 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 \$ 5,520.00
 SEWAGE FACILITIES - SEPTIC SYSTEM COST A TOTAL OF \$ 7,000.00
Pablo Soto, Jr., P.E., R.P.L.S.
 PABLO SOTO, JR., P.E. # 66278
 TEXAS REGISTERED ENGINEERING FIRM - F - 20208
 1208 S. IRONWOOD STREET
 PHARR, TEXAS 78877
 PHONE (361) 460-1605

**AS-BUILTS
 UTILITY PLAN**

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION DIAZ GAME FARM

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO
 LA SUBDIVISION DIAZ GAME FARM RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORP. EL DUEÑO DE LA SUBDIVISION Y NORTH ALAMO WATER SUPPLY CORP. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS Y 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 WEST DRIVE. EL SERVICIO DE AGUA PARA LA SUBDIVISION DIAZ GAME FARM CONSISTE DE UN (1) SERVICIO DE UNA (1) PUGADA REDUCIDA A 3/4" QUE CORRE AL TERMINANDO EN LA CAJA DEL MEDIDOR. EL DUEÑO HA PAGADO UN TOTAL DE \$ 3,520.00 POR EL YA DESCRITO SISTEMA DE DISTRIBUCION DE AGUA EN ADICION EL DUEÑO LE PAGARA A NORTH ALAMO WATER SUPPLY CORP. LA CANTIDAD DE \$ 1,600.00 O \$ 800.00 POR SOLAR PARA EL ACUERDO DE 30 ANOS DE SERVICIO QUE CUBRE EL MEDIDOR DE AGUA Y EL SISTEMA. EL DUEÑO DEL SOLAR NO HA SOLICITADO LA INSTALACION DEL MEDIDOR DE AGUA. 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 DIAZ GAME FARM SERA TRATADO INDIVIDUAL CON " FACILIDAD DE DRENAJE EN-SITO" (OSS). 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 ("OSS"). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT).

CADA SOLAR EN LA SUBDIVISION PROPLESTA 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 BARRIO ARENOSO (HIDALGO SANDY CLAY LOAM). SE REALIZARON DOS PRUEBAS CON AGUJEROS 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 BARRIO 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 \$ 3,500.00 INCLUYENDO EL COSTO DE LA LICENCIA Y EL PERMISO. SINEMBARGO 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 SALUD DEL CONDADO (HIDALGO COUNTY HEALTH DEPARTMENT) DIO INSPECCION EL DIA DE OCTUBRE 18, 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:

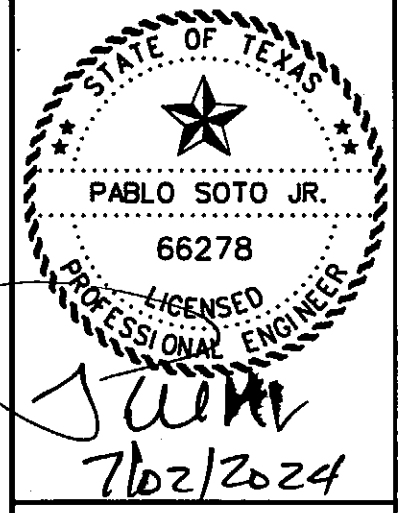
FACILIDADES DE AGUA - ESTE SERVICIO COSTO TOTAL DE \$ 5,520.00.
 FACILIDADES DE DRENAJE SEPTICO - EL SISTEMA SEPTICO COSTO TOTAL DE \$ 7,000.00.
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SUBDIVIDER CERTIFICATION:
 BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY 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 DIAZ GAME FARM SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.
David Diaz
 DAVID DIAZ
June 28th 2024
 DATE:

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

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **ELIJO ENRIQUE**, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE 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 **28th** DAY OF **June** **2024**
10/27/2025
 NOTARY PUBLIC FOR THE STATE OF TEXAS
JAMER RIOS
 My Commission Expires **12/31/2025**



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