



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 LA VILLITA ESTATES NO 3, PRECINCT No. 3.

ENGINEER PABLO SOTO JR. P.E. DEVELOPER: COMAREX LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 48 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 5

FILLING STATIONS: 3

LOCATION DESCRIPTION: NORTH OF MILE 6 N. ROAD, APPROXIMATELY 300 FEET EAST OF LOS EBANOS ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-22-2024 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 30.0 FEET ONTO MILE 6 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 7-05-2024 BY, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: N/A BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY SEWER, CITY OF ALTON LINE SIZE: 8" LOCATION: MILE 6 NORTH. ROAD

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 12" LOCATION: MILE 6 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 7-16-2024: 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 MISSION.*

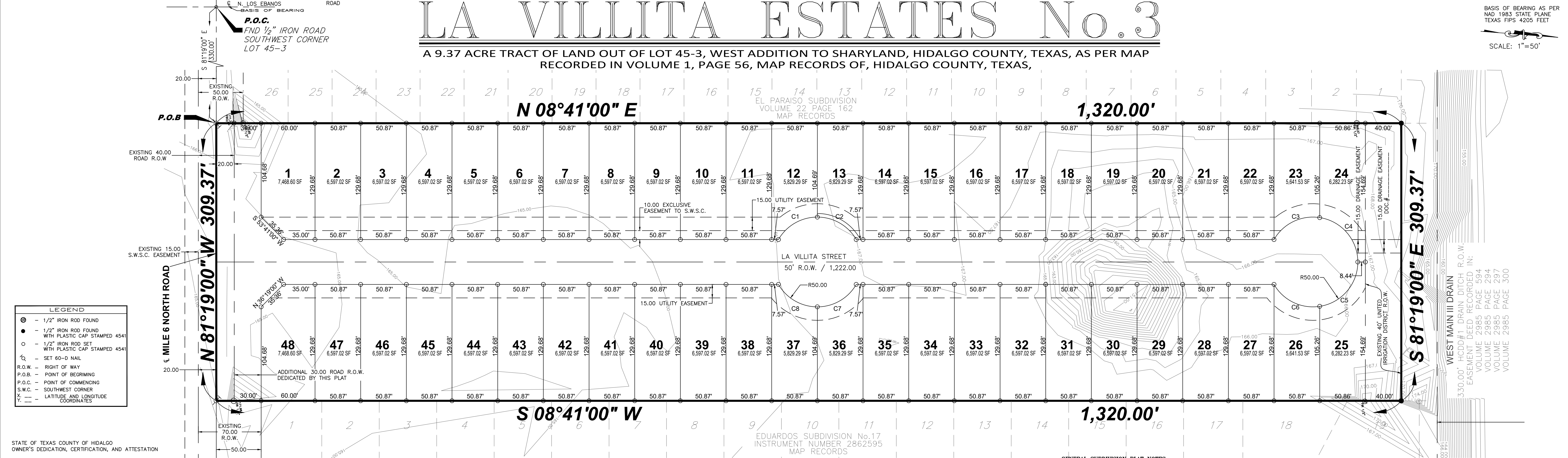
Final Approval *subject to recommendations other departments*

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.

LA VILLITA ESTATES No. 3

A 9.37 ACRE TRACT OF LAND OUT OF LOT 45-3, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF, HIDALGO COUNTY, TEXAS,

BASIS OF BEARING AS PER NAD 1983 STATE PLANE TEXAS FIPS 4205 FEET
SCALE: 1"=50'



LEGEND

- ⊙ - 1/2" IRON ROD FOUND
- - 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED 4541
- - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 4541
- ⊙ - SET 60-D NAIL
- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.W.C. - SOUTHWEST CORNER
- Y. - LATTITUDE AND LONGITUDE COORDINATES

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

COMAREX LLC,
AS OWNER OF THE 9.37 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA VILLITA ESTATES No. 3 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.

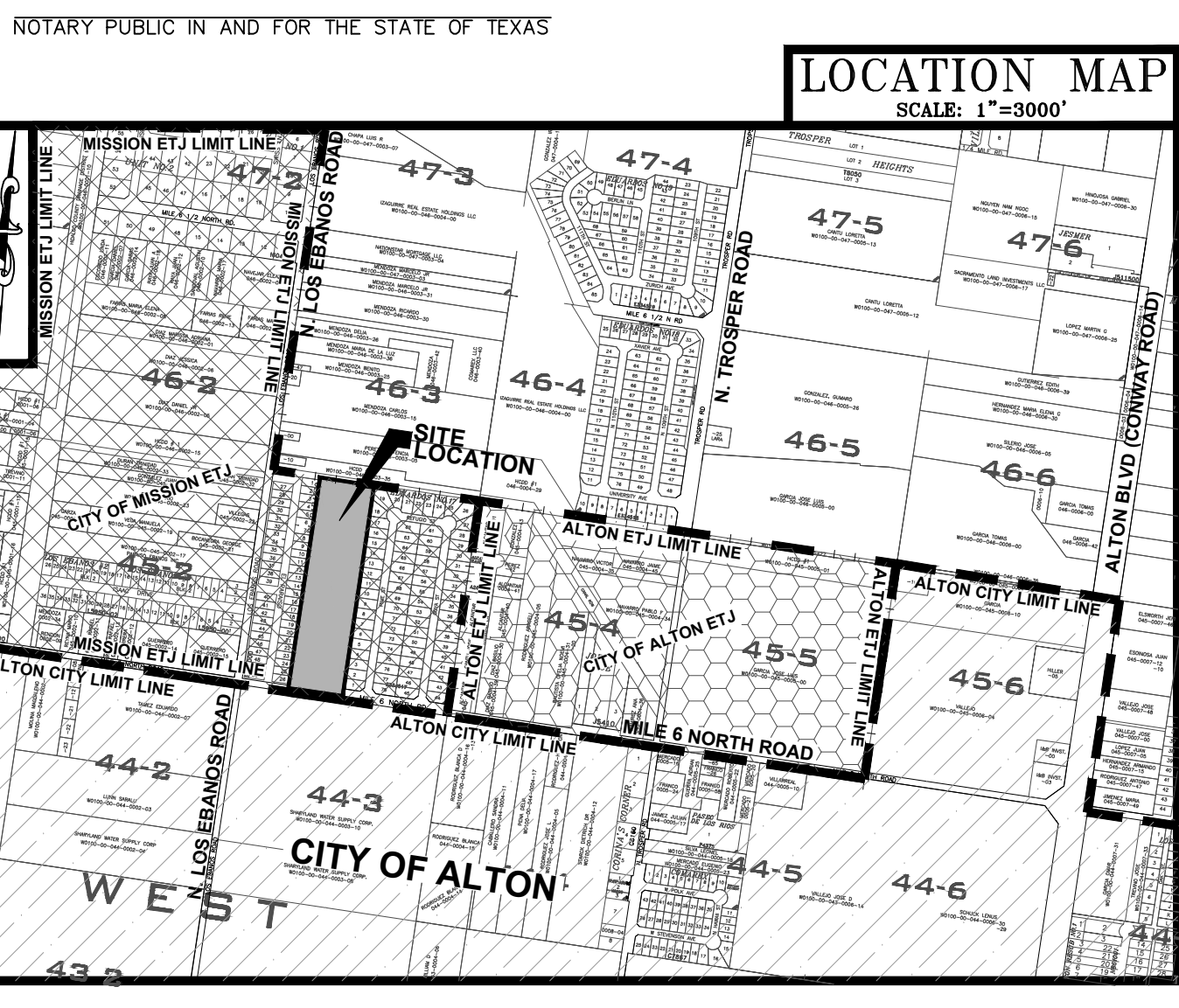
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ALEX GONZALEZ - PRESIDENT
1112 S. MCCOLL ROAD
EDINBURG, TEXAS 78539

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALEX GONZALEZ, PRESIDENT OF COMAREX LLC, KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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



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

LA VILLITA ESTATES No. 3 IS LOCATED ON THE NORTH SIDE OF MILE 6 NORTH ROAD, APPROXIMATELY 330 FEET EAST OF N. LOS EBANOS ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALTON ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF ALTON (POPULATION 55,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE 2 MILE ETJ OF THE CITY OF MISSION, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT, No. 3.

CITY OF MISSION
CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.015(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA VILLITA ESTATES No. 3 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR OF CITY OF MISSION _____ DATE _____

ATTEST: _____ CITY SECRETARY _____ DATE _____

PLANNING & ZONING COMMISSION
ACKNOWLEDGMENT

THIS PLAT OF LA VILLITA ESTATES No. 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATE THIS _____ DAY OF _____, 20____

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE § 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. 1

PAUL SESIN, P.E., C.F.M., GENERAL MANAGER

DATE _____

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS DAY OF _____ 20____

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON THE UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____ PRESIDENT _____ SECRETARY _____

- INDEX TO SHEETS OF LA VILLITA ESTATES No. 3**
- SHEET 1** HEADING, INDEX, LOCATION MAP, AND ETJ. PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METS 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 JUDGE 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. No. 1 CERTIFICATION; AND UNITED IRRIGATION DIST. REVISION NOTES.
- SHEET 2** WATER DISTRIBUTION DESIGN; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION DETAILS.
- SHEET 3** SANITARY SEWER DISTRIBUTION DESIGN; TYPICAL SEWER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF SEWER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL SANITARY SEWER SERVICE CONNECTION DETAILS.
- SHEET 4** CITY OF ALTON SANITARY SEWER CONSTRUCTION DETAILS
- SHEET 5** DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

CERTIFICATION OF PROVISION OF SANITARY SEWER SERVICE

THE AREA WITHIN THIS PLAT IS WITHIN THE CITY OF ALTON CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) TO PROVIDE SEWER SERVICE. I HEREBY CERTIFY THAT THE CITY OF ALTON, HAS FACILITIES ACCESSIBLE TO THE LA VILLITA ESTATES No. 3 SUBDIVISION. PROVISION OF DEVELOPMENT, CONSTRUCTION AND SERVICE IS CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL PLANS AND SPECIFICATIONS FOR REQUIRED ON-SITE AND OFFSITE IMPROVEMENTS INCLUDED BUT NOT LIMITED TO GRAVITY AND FORCE MAIN SANITARY SEWER LINES, PUMP STATIONS, AND RELATED APPURTENANCES FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE PROPOSED SANITARY SEWER COLLECTION AND CONVEYANCE SYSTEM SHALL BE AT THE COST OF THE DEVELOPER WITHOUT REIMBURSEMENT BY THE CITY OF ALTON AND CONSTRUCTED ACCORDING TO THE DEVELOPER'S DESIGN ENGINEER, CITY OF ALTON DESIGN MANUAL, LOCAL STATE AND FEDERAL AGENCIES APPROVED PLANS AND SPECIFICATIONS. ALL EASEMENTS REQUIRED FOR THE PROPOSED SANITARY SEWER COLLECTION AND CONVEYANCE SYSTEM SHALL BE ACQUIRED BY THE DEVELOPER AND DEDICATED TO THE CITY OF ALTON, TEXAS.

JEFF UNDERWOOD, CITY MANGER
CITY OF ALTON

SHARYLAND WATER SUPPLY CORPORATION

I CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR LA VILLITA ESTATES No. 3 LOCATED ON THE NORTH SIDE OF MILE 6 NORTH ROAD APPROXIMATELY 330 FEET EAST OF N. LOS EBANOS ROAD, IN HIDALGO COUNTY, TEXAS. SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES, DEVELOPER AND HIS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

CARLOS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA VILLITA ESTATES No. 3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS' COURT ON THE _____ DAY OF _____ 20____

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD
C1	52.36'	50.00'	12°50'21"	112.46'	S08°57'13"W	50.00'
C2	52.36'	50.00'	78°50'43"	49.32'	S35°21'46"W	50.00'
C3	59.95'	50.00'	51°54'22"	28.20'	S27°00'46"E	56.43'
C4	70.94'	50.00'	23°10'20"	12.30'	S66°11'58"W	65.14'
C5	70.94'	50.00'	77°31'48"	48.18'	S15°20'54"W	65.14'
C6	59.96'	50.00'	9°03'50"	4.76'	S27°26'55"E	56.43'
C7	52.36'	50.00'	77°36'13"	40.20'	S54°35'36"W	50.00'
C8	52.36'	50.00'	42°23'47"	19.39'	S05°24'24"E	50.00'

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: ALEX GONZALEZ - PRESIDENT	1112 S. MCCOLL ROAD	EDINBURG, TEXAS 78539	(956) 219-3603
ENGINEER: PABLO SOTO, JR. P.E.	1208 S. IRONWOOD	PHARR, TEXAS 78577	(956) 460-1605
SURVEYOR: PABLO SOTO, JR. P.E.	1208 S. IRONWOOD	PHARR, TEXAS 78577	(956) 460-1605

GENERAL SUBDIVISION PLAT NOTES

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME 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.
- THIS SUBDIVISION IS LOCATED IN: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 480334 0290 D, MAP REVISED: JUNE 6, 2000. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:
FRONT SIDE: 25.00 FEET
FRONT GARAGE: 18.00 FEET
REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE SETBACK: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE CORNER: 10.00 FEET OR 20.00 FEET WHERE R.O.W. IS GREATER THAN 50.00 FEET
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED ON ANY OF THE LOTS 1 - 48
- CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP STAMPED RPLS 4541, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
---B.M. NO. 1---ELEV. 214.00 TOP FOUND CPS ON THE N.E. CORNER OF THE PROPERTY AT THE EXISTING CENTER LINES ON THE INTERSECTION OF WESTERN ROAD AND MILE 5 ROAD. (NAVD1988) COORDINATE: X=1018050.39 Y=16633957.81
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED A TOTAL OF 56,923 CUBIC- FEET (1.31 ACRE-FEET) OF STORM WATER RUNOFF DETENTION. (SEE SHEET NO. 2 FOR STORM DRAINAGE IMPROVEMENTS, CONSTRUCTION DETAILS AND DRAINAGE REPORT APPROVED BY HCCD#1.)
- 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.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) 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.
- 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.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 16.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- LOTS 1 AND 48 SHALL NOT HAVE ACCESS ONTO MILE 6 NORTH ROAD.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS; SANITARY SEWER MUST BE CONNECTED TO RESIDENTIAL HOME PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TPA INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.
- EACH LOT OWNER WILL BE REQUIRE TO HAVE A CONTRACT WITH THE CITY OF ALTON FOR WASTEWATER SERVICES.

METS AND BOUNDS

- A 9.37 ACRE TRACT OF LAND OUT OF LOT 45-3, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 9.37 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
- COMMENCING AT A HALF (1/2) INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 45-3, WEST ADDITION TO SHARYLAND, A DISTANCE OF 330 FEET TO A HALF (1/2) INCH IRON ROD SET AT THE WEST LINE OF MILE 6 NORTH ROAD, A DISTANCE OF 330.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE UNITED IRRIGATION DISTRICT CANAL, AT A TOTAL DISTANCE OF 1,320.00 FEET TO THREE-QUARTER (3/4) INCH PIPE FOUND AT THE NORTH LINE OF SAID LOT 45-3, WEST ADDITION TO SHARYLAND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;
- THENCE NORTH 08 DEGREES 41 MINUTES 00 SECONDS EAST, WITH THE EAST LINE OF SAID EL PARASO SUBDIVISION, AT A DISTANCE OF 20.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF MILE 6 NORTH ROAD, AT A TOTAL DISTANCE OF 1,320.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE UNITED IRRIGATION DISTRICT CANAL, AT A TOTAL DISTANCE OF 1,320.00 FEET TO THREE-QUARTER (3/4) INCH PIPE FOUND AT THE NORTH LINE OF SAID LOT 45-3, WEST ADDITION TO SHARYLAND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;
- THENCE SOUTH 81 DEGREES 19 MINUTES 00 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 45-3, WEST ADDITION TO SHARYLAND, A DISTANCE OF 309.37 FEET TO A HALF (1/2) INCH IRON ROD SET AT THE WEST LINE OF THE EDUARDO SUBDIVISION NO. 17, AS PER MAP RECORDED IN INSTRUMENT NUMBER 2862595, MAP RECORDS FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;
- THENCE SOUTH 08 DEGREES 41 MINUTES 00 SECONDS WEST, WITH THE WEST LINE OF SAID EDUARDO SUBDIVISION NO. 17, AT A DISTANCE OF 40.00 FEET PASS THE SOUTH RIGHT OF WAY LINE OF SAID UNITED IRRIGATION DISTRICT CANAL, AT A TOTAL DISTANCE OF 1,320.00 FEET TO A 60-D NAIL SET AT THE SOUTHWEST CORNER OF SAID MILE 6 NORTH ROAD, AT A TOTAL DISTANCE OF 1,320.00 FEET TO A 60-D NAIL SET AT THE SOUTH LINE OF SAID LOT 45-3, WEST ADDITION TO SHARYLAND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;
- THENCE NORTH 81 DEGREES 19 MINUTES 00 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 45-3, WEST ADDITION TO SHARYLAND, A DISTANCE OF 309.37 FEET TO THE POINT OF BEGINNING, CONTAINING 9.37 ACRES, MORE OR LESS.

STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 202____

REGISTERED PROFESSIONAL ENGINEER
No. 66278 STATE OF TEXAS



STATE OF TEXAS COUNTY OF HIDALGO

I, PABLO SOTO, JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____, 20____

REGISTERED PROFESSIONAL SURVEYOR
No. 4541 STATE OF TEXAS



DATE OF PREPARATION: SEPTEMBER 05, 2023
REVISED DATE: APRIL 16, 2024

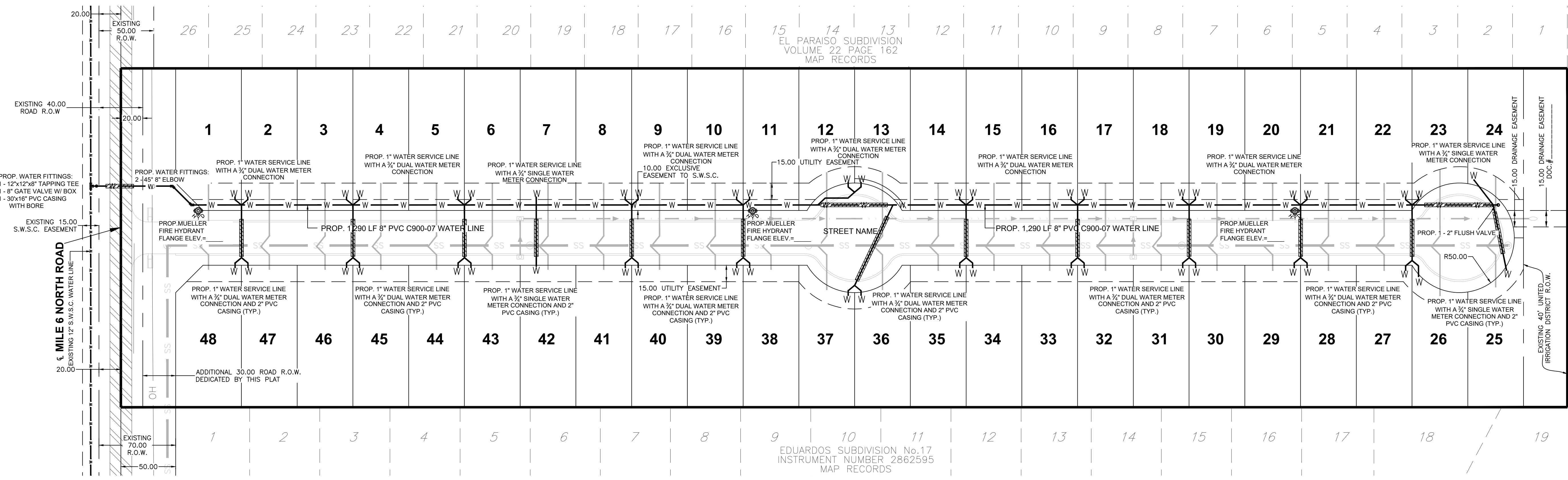
PABLO SOTO, JR. P.E.
CIVIL ENGINEER & LAND SURVEYOR
1208 S. IRONWOOD, PHARR, TEXAS - 78577 T.B.P.E.
(TEL) 956-460-1605 (FAX) 956-782-8277 FIRM No. F-20208

LA VILLITA ESTATES No.3

A 9.37 ACRE TRACT OF LAND OUT OF LOT 45-3, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF, HIDALGO COUNTY, TEXAS.

PROPOSED WATER IMPROVEMENTS (S.W.S.C.)

PABLO SOTO, JR. P.E.
 CIVIL ENGINEER & LAND SURVEYOR
 1208 S. IRONWOOD, PHARR, TEXAS - 78577
 (TEL) 956-460-1605 (FAX) 956-782-8277 FIRM No. F-20208



WEST MAIN III DRAIN
 330.00' HCCD#1 DRAIN DITCH R.O.W.
 EASEMENT DEED RECORDED IN:
 VOLUME 2985 PAGE 594
 VOLUME 2985 PAGE 294
 VOLUME 2985 PAGE 297
 VOLUME 2985 PAGE 300

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

LA VILLITA ESTATES No.3 HAS BEEN PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.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.

S.W.S.C. HAS AN EXISTING 12" WATER LINE ALONG THE SOUTH SIDE OF RAMSEYER ROAD. FROM THIS PREVIOUS MENTIONED 8" WATERLINE, ONE PROPOSED 8" WATER LINE WILL BE INSTALLED AND EXTENDED NORTH WITHIN WEST SIDE OF N. LA VILLITA STREET AND EAST GLEZ DRIVE PROPOSED ROW.

WATER DISTRIBUTION FOR THE LA VILLITA ESTATES No.3 CONSISTS OF TWENTY (19)-1" DIAMETER DUAL SERVICE LINES, TWO (2) 1" SINGLE SERVICE LINE AND ONE (3) 3/4" SINGLE SERVICE LINES. THE 8" WATERLINES, ALL SERVICES LINES, THE METER BOXES & LOCKS HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$_____ OR \$_____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID S.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 S.W.S.C. UPON REQUEST BY THE LOT OWNER, S.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. IN ADDITION THE DEVELOPER HAS INSTALLED 3 FIRE HYDRANTS FOR A TOTAL OF \$_____. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ONSITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

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

PROVISIÓN DE AGUA, DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

LA VILLITA ESTATES No.3 HA SIDO PROVEÍDA DE AGUA POTABLE POR SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). EL DUEÑO Y S.W.S.C. HAN HECHO UN CONTRATO EN CUAL S.W.S.C. HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISIÓN DURANTE AL MENOS 30 AÑOS Y S.W.S.C. HA PROPORCIONADO LA DOCUMENTACIÓN PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISIÓN. S.W.S.C. TIENE UNA LINEA DE AGUA DE 12 PULGADAS DE DIÁMETRO A LADO SUR DE LA CALLE RAMSEYER ROAD. UNA LINEAS DE 8 PULGADAS SERÁN INSTALADAS POR LAS CALLES N. LA VILLITA STREET AND E. GLEZ DRIVE.

DISTRIBUCIÓN DE AGUA PARA LA VILLITA ESTATES No.3 SUBDIVISIÓN CONSISTE EN VEINTE (20) LINEAS DE 1" DIÁMETRO DE SERVICIO DUAL, DOS (2) SERVICIO SENCILLO DE 1" DE DEAMETRO Y UNA (1) LINEAS DE 3/4" DIÁMETRO DE SERVICIO DUALES CUALES TERMINAN EN LAS CAJA DEL MEDIDOR CON CANDADOS DE CADA SOLAR. LAS LINEAS DE SERVICIO DUALES Y SENCILLAS DE 3/4" Y LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$_____ O \$_____ POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑÍA S.W.S.C. \$_____ DE ACUERDO AL CONTRATO DE LA CARTA DE 30 AÑOS LA CUAL CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE, \$_____ ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑÍA S.W.S.C. LO INSTALARA SIN ALGÚN GASTO AL DUEÑO. EL DUEÑO ESTÁ A INSTALADO 3 HYDRANTES DE FUEGOS POR UN TOTAL DE \$_____. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACIÓN:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISIÓN RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

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

PABLO SOTO, JR. P.E.
 P.E. # 66278

DATE



PABLO SOTO, JR. P.E.
 P.E. # 66278

DATE

SUBDIVIDER CERTIFICATION:

1.- 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) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.- I ALEX GONZALEZ SUBDIVIDER OF LA VILLITA ESTATES No.3 HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

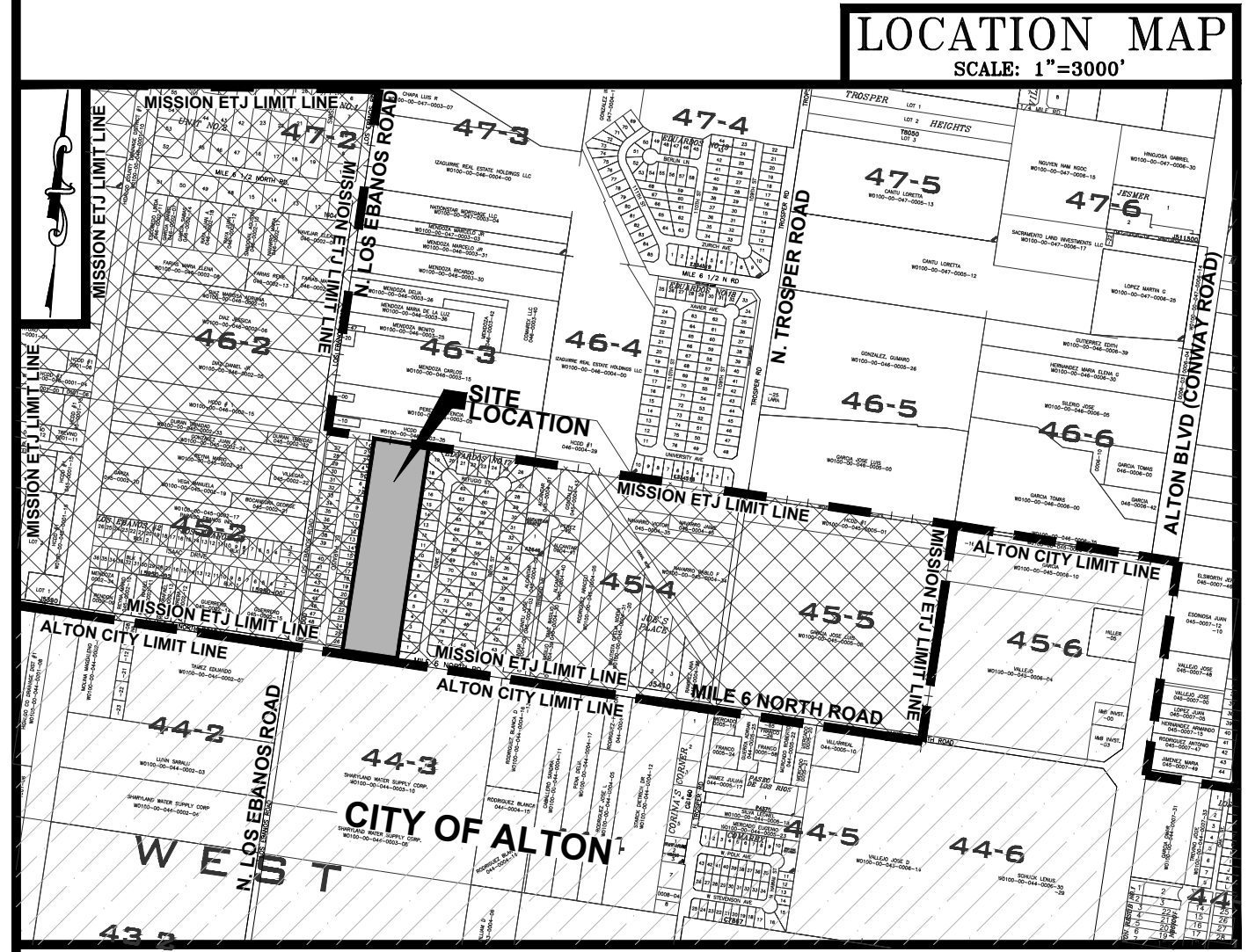
ALEX GONZALEZ

DATE

STATE OF TEXAS
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALEX GONZALEZ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____



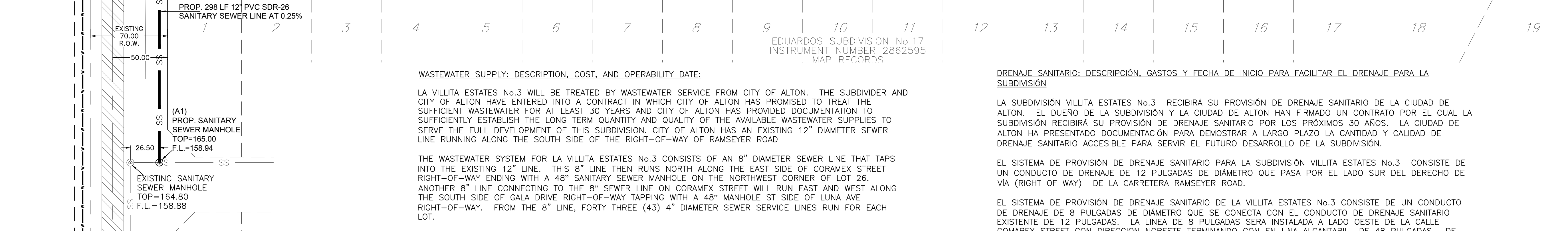
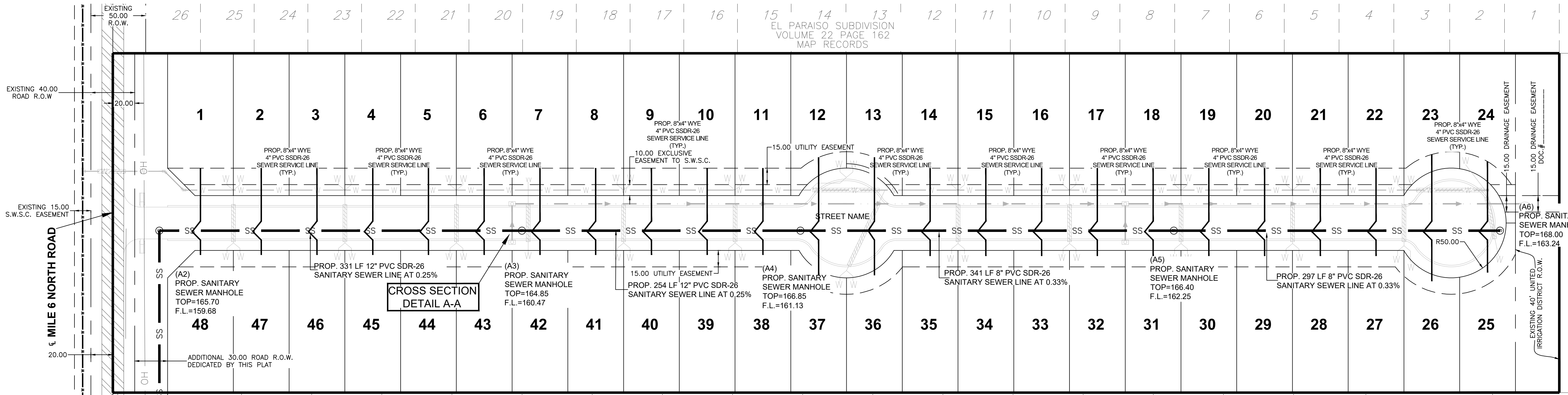
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

LA VILLITA ESTATES No.3 IS LOCATED ON THE NORTH SIDE OF MILE 6 NORTH ROAD, APPROXIMATELY 330 FEET EAST OF N. LOS EBANOS ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALTON ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF ALTON (POPULATION 55,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE 2 MILE ETJ OF THE CITY OF MISSION, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 3.

LA VILLITA ESTATES No.3
A 9.37 ACRE TRACT OF LAND OUT OF LOT 45-3, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF, HIDALGO COUNTY, TEXAS.

PROPOSED SANITARY SEWER IMPROVEMENTS (CITY OF ALTON)

PABLO SOTO, JR. P.E.
CIVIL ENGINEER & LAND SURVEYOR
1208 S. IRONWOOD, PHARR, TEXAS - 78577
(TEL) 956-460-1605 (FAX) 956-782-8277 FIRM No. F-20208



WASTEWATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

LA VILLITA ESTATES No.3 WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF ALTON. THE SUBDIVIDER AND CITY OF ALTON HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF ALTON HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF ALTON HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. CITY OF ALTON HAS AN EXISTING 12" DIAMETER SEWER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF RAMSEYER ROAD

THE WASTEWATER SYSTEM FOR LA VILLITA ESTATES No.3 CONSISTS OF AN 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING 12" LINE. THIS 8" LINE THEN RUNS NORTH ALONG THE EAST SIDE OF CORAMEX STREET RIGHT-OF-WAY ENDING WITH A 48" SANITARY SEWER MANHOLE ON THE NORTHWEST CORNER OF LOT 26. ANOTHER 8" LINE CONNECTING TO THE 8" SEWER LINE ON CORAMEX STREET WILL RUN EAST AND WEST ALONG THE SOUTH SIDE OF GALA DRIVE RIGHT-OF-WAY TAPPING WITH A 48" MANHOLE ST SIDE OF LUNA AVE RIGHT-OF-WAY. FROM THE 8" LINE, FORTY THREE (43) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT.

THE 8" LINE, 4" SERVICE LINE AND SEVEN (7) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$_____ OR \$_____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF ALTON THE SUM OF \$_____ WHICH COVERS THE \$_____ PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY OF ALTON. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF ALTON AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$_____ WHICH EQUALS TO \$_____ PER LOT.

PABLO SOTO, JR. _____ DATE _____
P.E. 66278



SUBDIVIDER CERTIFICATION:
1.- 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) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
1.- I ALEX GONZALEZ SUBDIVIDER OF LA VILLITA ESTATES No.3 HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

ALEX GONZALEZ _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALEX GONZALEZ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____.

NOTARY PUBLIC
MY COMSTUART EXPIRES _____

DRENAJE SANITARIO: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN

LA SUBDIVISION VILLITA ESTATES No.3 RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO DE LA CIUDAD DE ALTON. EL DUEÑO DE LA SUBDIVISIÓN Y LA CIUDAD DE ALTON HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO POR LOS PRÓXIMOS 30 AÑOS. LA CIUDAD DE ALTON HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

EL SISTEMA DE PROVISIÓN DE DRENAJE SANITARIO PARA LA SUBDIVISIÓN VILLITA ESTATES No.3 CONSISTE DE UN CONDUCTO DE DRENAJE DE 12 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA RAMSEYER ROAD.

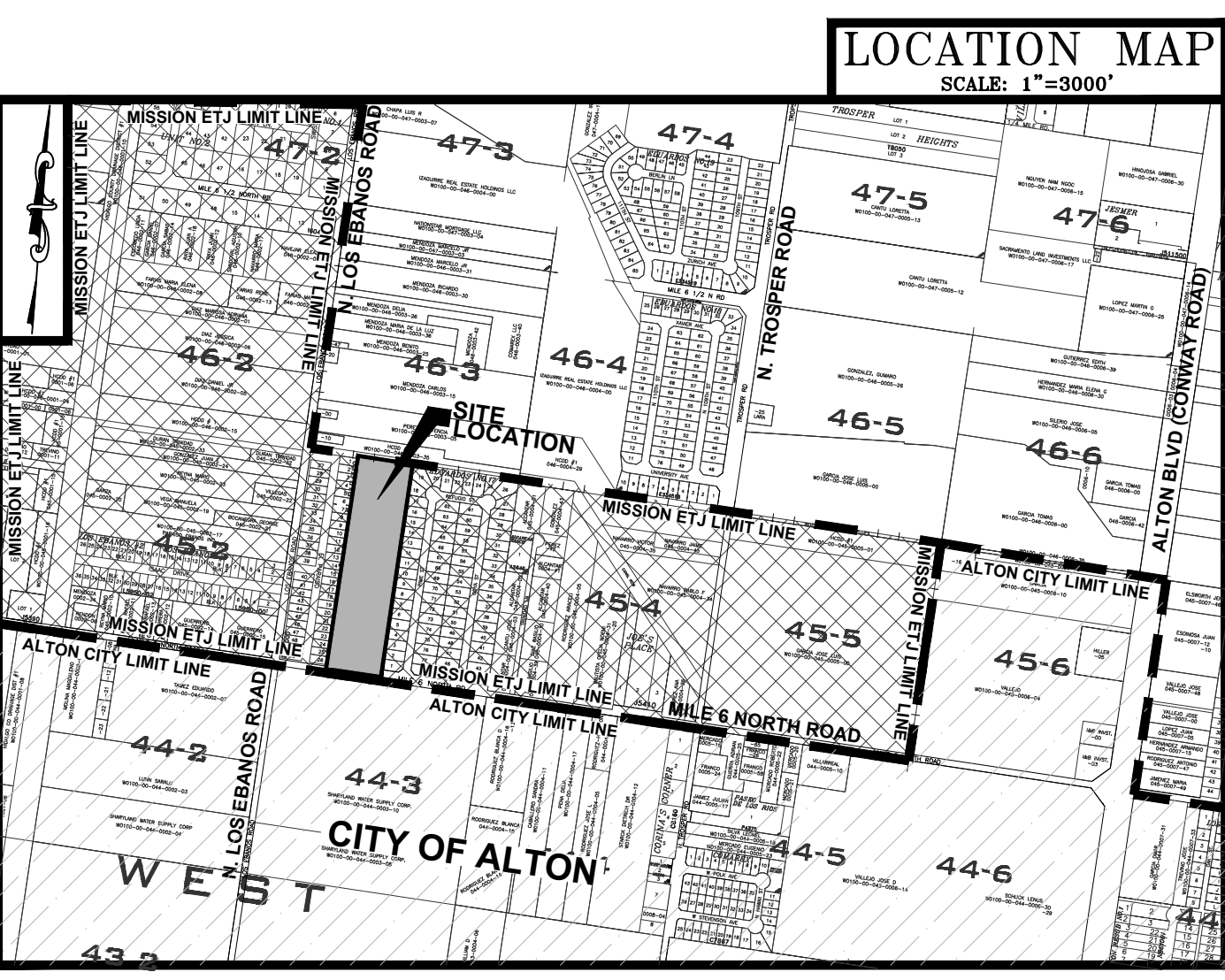
EL SISTEMA DE PROVISIÓN DE DRENAJE SANITARIO DE LA VILLITA ESTATES No.3 CONSISTE DE UN CONDUCTO DE DRENAJE DE 8 PULGADAS DE DIÁMETRO QUE SE CONECTA CON EL CONDUCTO DE DRENAJE SANITARIO EXISTENTE DE 12 PULGADAS. LA LINEA DE 8 PULGADAS SERÁ INSTALADA A LADO OESTE DE LA CALLE CORAMEX STREET CON DIRECCIÓN NORESTE TERMINANDO CON UNA ALCANTARILLA DE 48 PULGADAS. DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS CUARENTA Y TRES (43) LINEAS DE SERVICIO DE 4 PULGADAS SERÁN EXTENDIDAS HA CADA LOTE.

LA LINEAS DE 8 PULGADAS, LOS SERVICIOS INDIVIDUALES DE 4 PULGADAS Y SIETE (7) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$_____ O \$_____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIÉN LE HA PAGADO A LA CIUDAD DE ALTON UN COSTO TOTAL DE \$_____ O \$_____ POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO

CERTIFICACIÓN:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS DEL SISTEMAS DE DRENAJE SANITARIO, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAMENTOS Y REQUISITOS DEL ESTADO Y CONDADO DE HIDALGO, ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

DRENAJE SANITARIO: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$_____ O \$_____ POR LOTE.

PABLO SOTO, JR. _____ DATE _____
P.E. 66278



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
LA VILLITA ESTATES No.3 IS LOCATED ON THE NORTH SIDE OF MILE 6 NORTH ROAD, APPROXIMATELY 330 FEET EAST OF N. LOS EBANOS ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALTON ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF ALTON (POPULATION 55,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE 2 MILE ETJ OF THE CITY OF MISSION, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 3.

