



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: 9-03-2024

PROPOSED POSZ ESTATES SUBDIVISION, PRECINCT No. 2.

ENGINEER: SALINAS ENGINEERING & ASSOCIATES. DEVELOPER: REBECCA A. POSZ TAMEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 3 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: NORTH OF ELDORA ROAD APPROXIMATELY 1/2 OF MILE EAST OF CESAR CHAVEZ ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF ALAMO

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-4-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO ELDORA ROAD SIDE DITCH DISCHARGING ONTO AN EXISTING GRADED INLET.

ROAD R.O.W. DEDICATION: 20.00 FT ONTO ELDORA ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 7-11-2024 BY, PLANNING DEPARTMENT

H.C.H.D. FINAL APPROVAL DATE: 7-12-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S ([1] EXISTING OSSF & [2] OSSF'S ESCROWED)

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION ELDORA ROAD.

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.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT: Amount: \$3,000.00 For: ([2] OSSF'S)**

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: SEPTEMBER 27, 2022

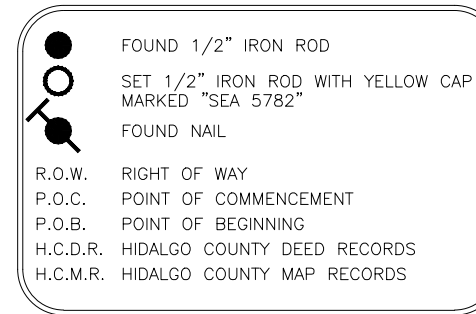
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of ALAMO.

Final Approval with financial guarantee.

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.

SHEET 1

LEGEND



SCALE: 1"=60'

ADJOINER: OWNER: LETICIA SALAZAR PROPERTY I.D. NO.: 690936 ALAMO LAND & SUGAR CO. E107.11-W890 LOT 7, BLK. 44 3.25AC. GR. 3.20AC. NET SPECIAL WARRANTY DEED DOCUMENT NO. 1552484, H.C.M.R.

ADJOINER: OWNER: LETICIA SALAZAR PROPERTY I.D. NO.: 690935 ALAMO LAND & SUGAR CO. E107.11-W882.89 LOT 7, BLK. 44 3.25AC. GR. 3.20AC. NET GIFT DEED DOCUMENT NO. 2574713, H.C.D.R.

ADJOINER: OWNER: NOE MORENO & MERLIN J. ZAMBRANO 887 ALAMO LAND & SUGAR CO. E309-W699 EXC. W/50'-5096.4' & E309-W699 EXC. W/50'-5096.4' & E309-W699 EXC. W/50'-5096.4' & E309-W699 EXC. W/50'-5096.4' WARRANTY DEED WITH VENDORS LIEN DOCUMENT NO. 2754608, H.C.D.R.

ADJOINER: OWNER: CLAYD RICHARDS PROPERTY I.D. NO.: 112911 ALAMO LAND & SUGAR CO. W38-W183.76 V.1515.76' LOT 7, BLK. 44 15.00 AC. GR. 12.42 AC. NET SPECIAL WARRANTY DEED DOCUMENT NO. 1552484, H.C.D.R.

ADJOINER: OWNER: REBECCA A. POSZ-TAMEZ 231 PERRY ROAD ELLENSBURG, WASHINGTON 78526

POSZ ESTATES SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 6.56 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF THE WEST 30.0 ACRES OF LOT 7, BLOCK 44, ALAMO LAND & SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS CITY OF ALAMO MAYOR'S CERTIFICATION

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

MAYOR'S SIGNATURE DATE

CITY SECRETARY DATE

STATE OF TEXAS CITY OF ALAMO STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF POSZ ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON 2023.

HIDALGO COUNTY COMMISSIONER DATE

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ADJOINER: OWNER: REBECCA A. POSZ-TAMEZ 231 PERRY ROAD ELLENSBURG, WASHINGTON 78526

ADJOINER: OWNER: TARYNN L. PALACIOS P.O. BOX 58 ALAMO, TEXAS 78516

ADJOINER: OWNER: DAVID O. SALINAS 2221 DAFFODIL AVE. MCALLEN, TEXAS 78501

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OWNER: VILLANUEVA PROPERTIES & INVESTMENTS LLC PROPERTY I.D. NO.: 112889 ALAMO LAND & SUGAR CO. W30-W183.76 V.1515.76' LOT 7, BLK. 44 15.00 AC. GR. 12.42 AC. NET SPECIAL WARRANTY DEED DOCUMENT NO. 2825245, H.C.D.R.

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- GENERAL 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 DAMS FROM THE BASE FLOOD. MEDIUM SHADING. COMMUNITY PANEL NUMBER: 490334 0425 C. EFFECTIVE DATE: NOVEMBER 16, 1982. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 490334 0425 C, EFFECTIVE DATE 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 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 ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127). MINIMUM SETBACKS: FRONT (ELDORA ROAD): 40.0 FEET. FRONT (LOT 3): 748 FEET. REAR: 15.0 FEET, OR EASEMENT, WHICHEVER IS GREATER. INTERIOR SIDE: 5.0 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. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION AND COMPLETION OF HOUSING STRUCTURE'S LIVING SUITABILITY ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON THESE LOTS. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE NATURAL GROUND. 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. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. DESCRIPTION: HIDALGO COUNTY BENCHMARK "BM 60" 2" BM 60" IS LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF OWASSA ROAD AND ALAMO ROAD (F.M. 907), APPROXIMATELY 65.5 FEET FROM THE NORTH EDGE OF PAVEMENT OF OWASSA ROAD AND APPROXIMATELY 24 FEET WEST FROM THE EDGE OF PAVEMENT OF ALAMO ROAD (F.M. 907). ELEVATION= 96.466. N.A.V.D. 88 DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE CONSTRUCTED WITHIN THE MINIMUM STANDARDS OF 22.000 CUBIC FEET OR 0.22 AC-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). 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. NO UNGRADED DETENTION AREAS SHALL BE FILLED-IN OR OBSTRUCTED TO DIMINISH THE LOTS' REQUIRED DETENTION. EACH PURCHASED CONTRACT MADE BY 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 UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SUBDIVIDER 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. A OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE. EACH LOT ON THIS PLAT COMPLES 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 EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT. THERE ARE NO WATER METERS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION. REBECCA A. POSZ-TAMEZ, CARLO J. POSZ, VONNE J. POSZ AND TARYNN L. PALACIOS, THE OWNERS & SUBDIVIDERS OF POSZ ESTATES SUBDIVISION, RESNDS A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS. A FIVE FOOT (5.0') SIDEWALK ALONG ELDORA ROAD IS REQUIRED OF THE DEVELOPER. ALL CONSTRUCTION TO MEET CITY OF ALAMO REQUIREMENTS AND STANDARDS, IF INSIDE ALAMO CITY LIMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPER'S STATE 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 LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

PRINCIPAL CONTACTS table with columns: OWNER, NAME, ADDRESS, CITY & ZIP, PHONE, FAX. Includes contact info for Rebecca A. Posz-Tamez, Carlo J. Posz, Vonne J. Posz, Tarynn L. Palacios, David O. Salinas, and David O. Salinas.

STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028 (A) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF POSZ ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON 2023. HIDALGO COUNTY COMMISSIONER DATE

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DAVID OMAR SALINAS, R.P.L.S., REG. PROFESSIONAL LAND SURVEYOR #5782

STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028 (A) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF POSZ ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON 2023.

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.

IN WITNESS WHEREOF, the said Grantor has executed this instrument the day of 2023.

DEVELOPER

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____ PAGE _____

RECORDED IN VOLUME _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

DAVID OMAR SALINAS, P.E., C.F.M. REG. PROFESSIONAL ENGINEER #71973

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: _____

DAVID OMAR SALINAS, P.E., C.F.M. REG. PROFESSIONAL ENGINEER #71973

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: _____

DAVID OMAR SALINAS, P.E., C.F.M. REG. PROFESSIONAL ENGINEER #71973

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: _____

DAVID OMAR SALINAS, P.E., C.F.M. REG. PROFESSIONAL ENGINEER #71973

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: _____

DAVID OMAR SALINAS, P.E., C.F.M. REG. PROFESSIONAL ENGINEER #71973

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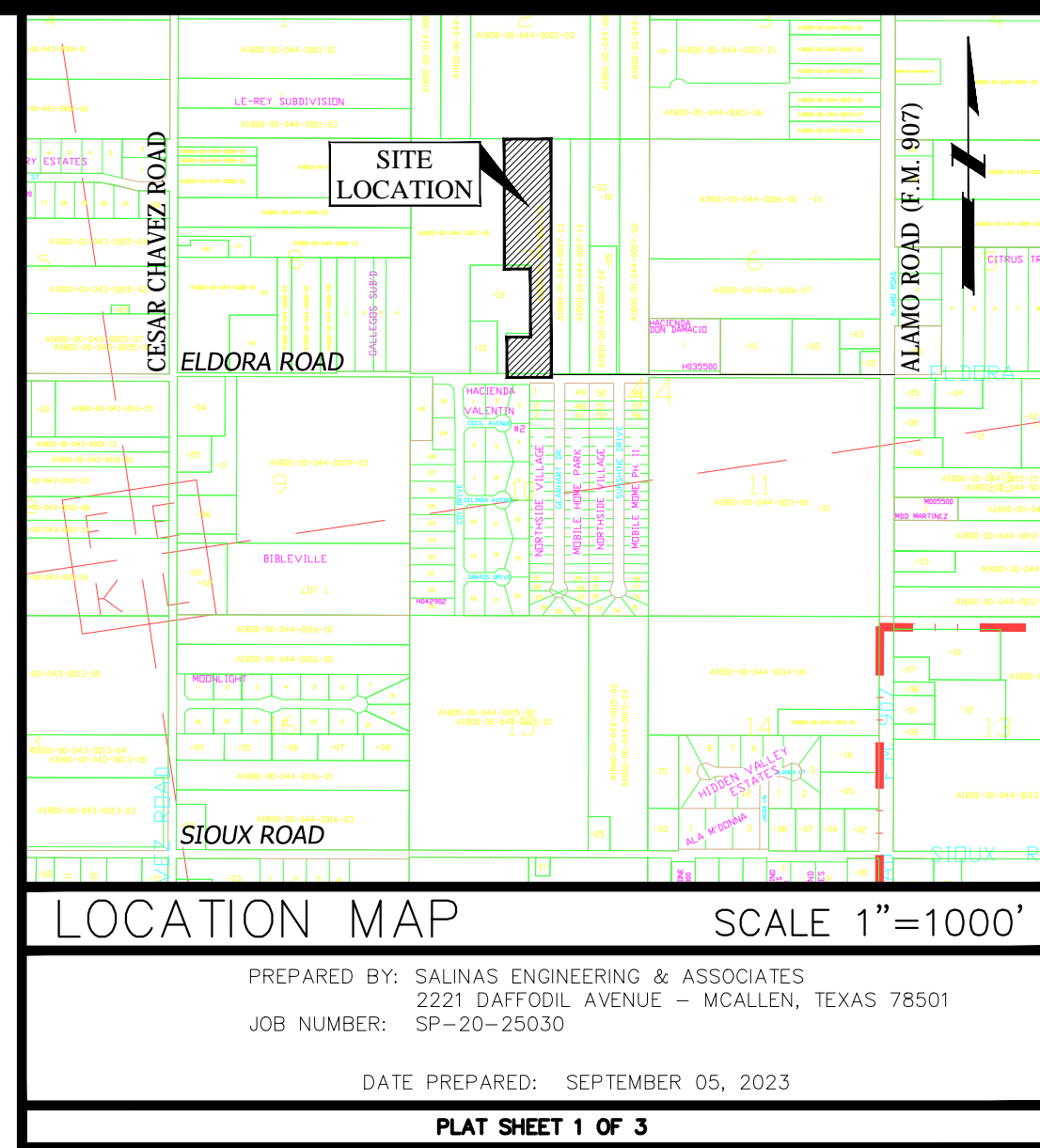
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DAVID OMAR SALINAS, P.E., C.F.M. REG. PROFESSIONAL ENGINEER #71973



PREPARED BY: SALINAS ENGINEERING & ASSOCIATES 2221 DAFFODIL AVENUE - MCALLEN, TEXAS 78501 JOB NUMBER: SP-20-25030 DATE PREPARED: SEPTEMBER 05, 2023 PLAT SHEET 1 OF 3

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: POSZ ESTATES SUBDIVISION IS LOCATED ON THE NORTH SIDE OF ELDORA ROAD AND APPROXIMATELY 1,864.22 FEET WEST FROM THE CENTER LINE OF ALAMO ROAD (F.M. 907), ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ALAMO (POPULATION 19,980 AS PER THE 2019 CENSUS). POSZ ESTATES SUBDIVISION DOES NOT ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF ALAMO. IT IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION OF ALAMO UNDER LOCAL GOVERNMENT CODE 42.021. PRECINCT NO. 2.

METES AND BOUNDS DESCRIPTION BEING A 6.56 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF THE WEST 30.0 ACRES OF LOT 7, BLOCK 44, ALAMO LAND & SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 6.56 ACRES OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7 LOCATED ON THE CENTER OF ELDORA ROAD; THENCE, AS FOLLOWS:

EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 530.0 FEET TO A NAIL FOUND FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 200.0 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

WEST, COINCIDENT WITH THE SOUTH LINE OF SAID ELDORA ROAD, A DISTANCE OF 1,864.22 FEET TO THE POINT OF BEGINNING; CONTAINING 6.56 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE SOUTH 20.0 FEET (OR 0.11 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID ELDORA ROAD, LEAVING 6.45 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: DEED OF RECORD N58UB100NPLATS1POSZSUB656010721

INDEX SHEET OF POSZ ESTATES SUBDIVISION SHEET 1 SHEET 2 SHEET 3

HEADING, INDEX, LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS' DECLARATION, CERTIFICATION; AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.A. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT; THE PROJECT IS SITUATED, H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.

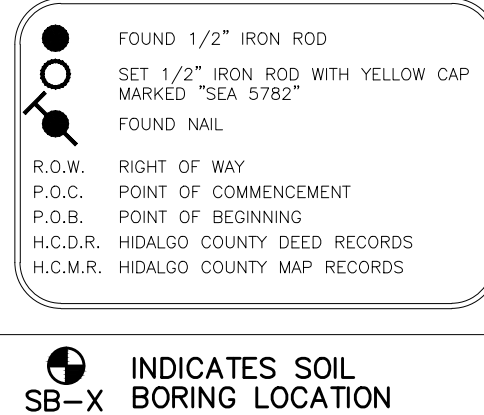
WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER'S CERTIFICATE AND STATEMENT;

DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION;

SEA SALINAS ENGINEERING & ASSOC. (P) 6675 (TBPLS-1066700) CONSULTING ENGINEERS & SURVEYORS 2221 DAFFODIL MCALLEN, TEXAS 78501 (956) 682-9081 (956) 686-1489 (FAX) TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

SHEET 2

LEGEND



SCALE: 1"=60'

ADJOINER: OWNER: LETICIA SALAZAR... ALAMO LAND & SUGAR CO.

ADJOINER: OWNER: LETICIA SALAZAR... ALAMO LAND & SUGAR CO.

ADJOINER: OWNER: CLAYTON RICHARDS... ALAMO LAND & SUGAR CO.

ADJOINER: OWNER: NOE MORENO & MERLIN J. ZAMBANO... ALAMO LAND & SUGAR CO.

ADJOINER: OWNER: ROBERTO C. NAVARRO... ALAMO LAND & SUGAR CO.

MAP OF WATER DISTRIBUTION, SANITARY SEWER COLLECTION

POSZ ESTATES SUBDIVISION

HIDALGO COUNTY, TEXAS BEING A 6.56 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF THE WEST 30.0 ACRES OF LOT 7, BLOCK 44, ALAMO LAND & SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SUBDIVIDER CERTIFICATION: I, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH THE MINIMUM STATE STANDARDS...

SUBDIVIDER STATEMENTS: I, WE, REBECCA A. POSZ-TAMEZ, CARLO J. POSZ, WYNNE J. POSZ AND TAYLOR J. DALAGOS SUBDIVIDERS OF POSZ ESTATES SUBDIVISION HEREBY CERTIFY...

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED REBECCA A. POSZ-TAMEZ, KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLO J. POSZ, KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WYNNE J. POSZ, KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TAYLOR J. DALAGOS, KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

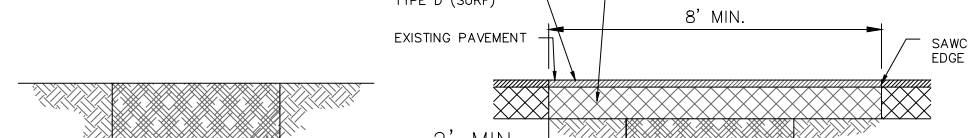
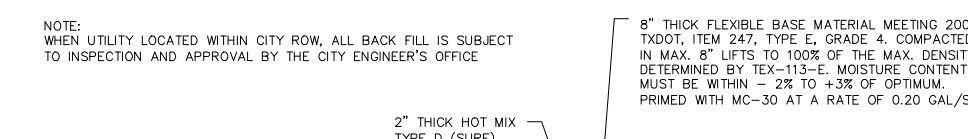
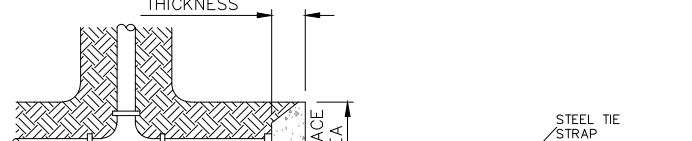
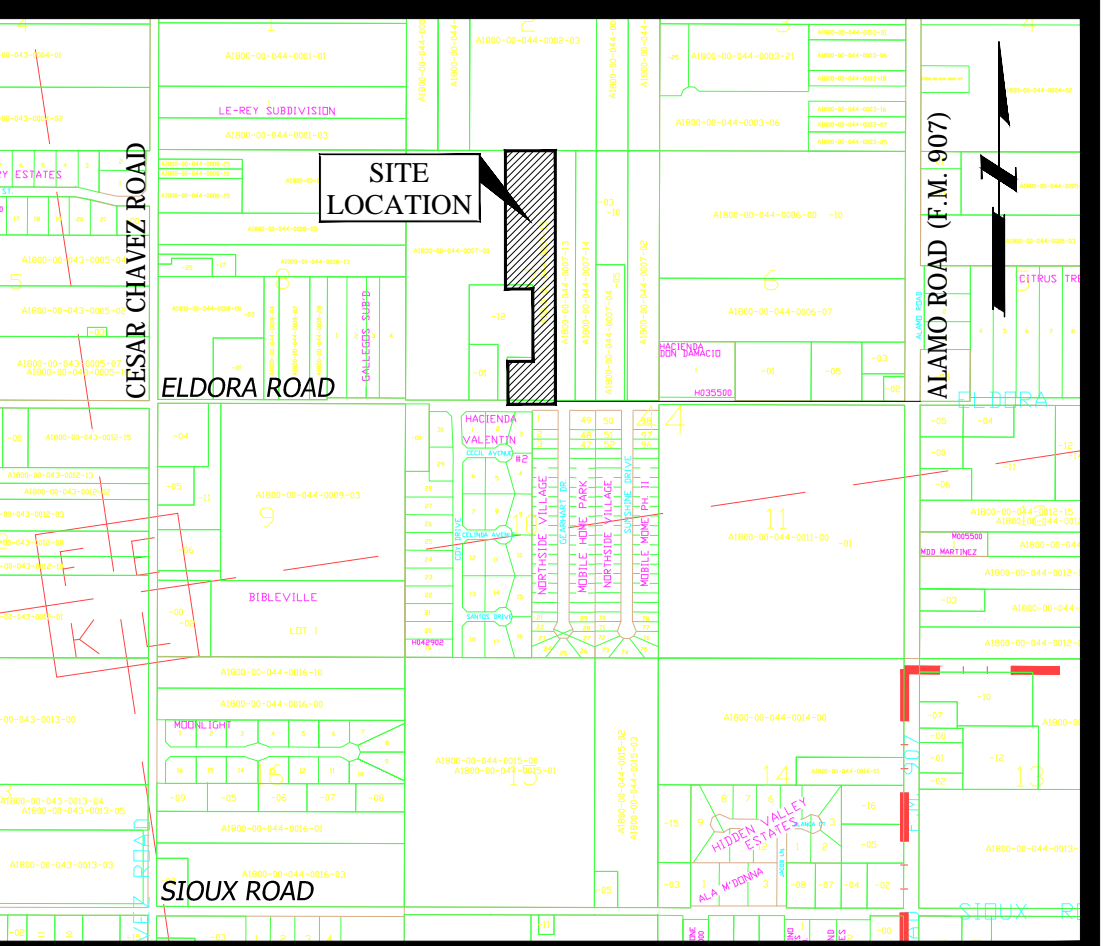


Table with columns: THURST BLOCK SIZE, DIAMETER, SURFACE AREA, WEIGHT.

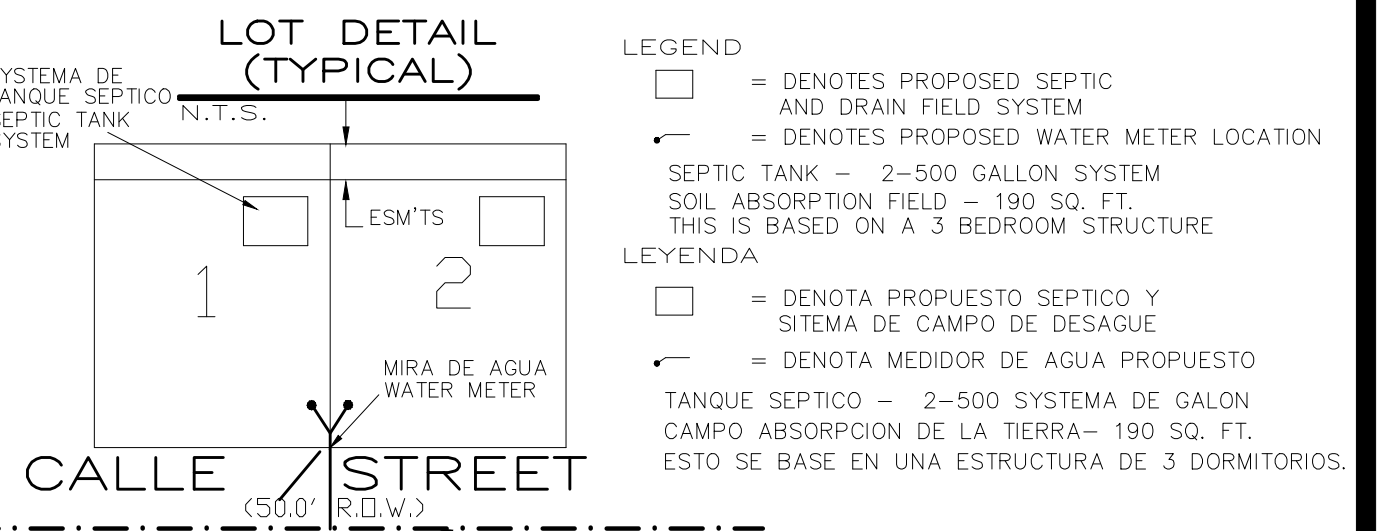


NOTE: ALL WEIGHTS SHOWN ARE MIN. FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 3 P.S.F. OF COVER WITH CURB AND GUTTER AND A 3 P.S.F. W/OUT CURB & GUTTER.

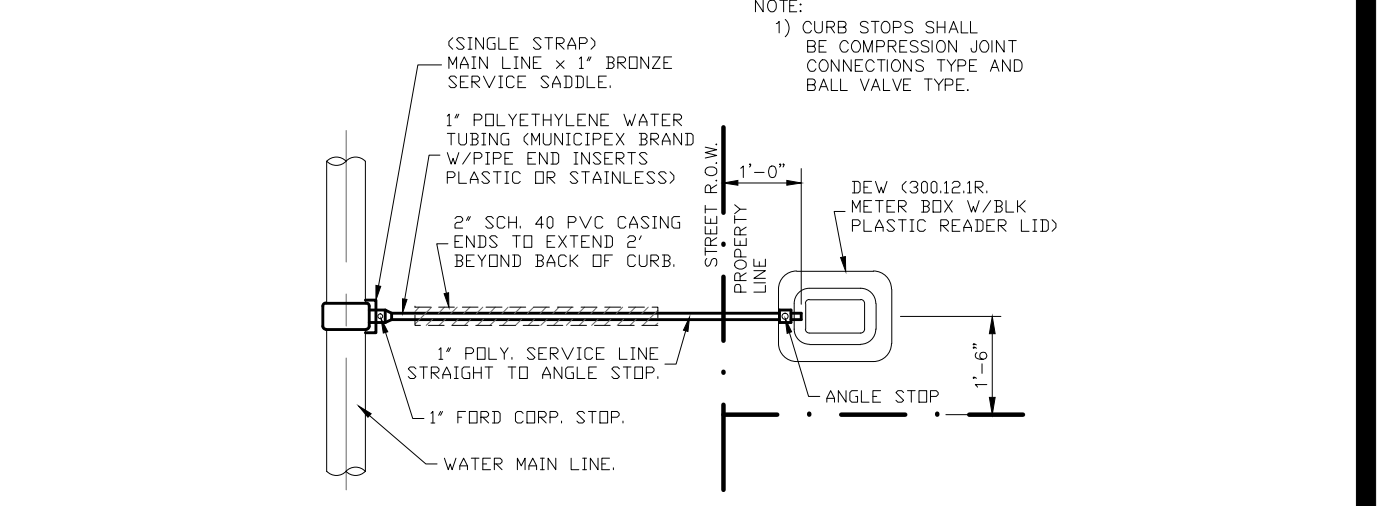


LOCATION MAP SCALE 1"=1000'

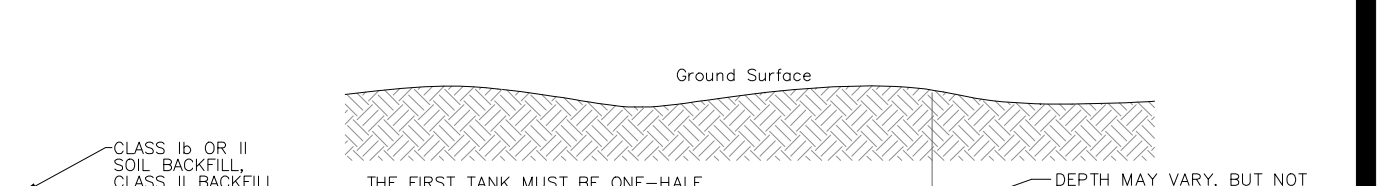
PREPARED BY: SALINAS ENGINEERING & ASSOCIATES 2221 DAFFODIL AVENUE - MCALLEN, TEXAS 78501 JOB NUMBER: SP-20-25300 DATE PREPARED: SEPTEMBER 05, 2023 PLAT SHEET 2 OF 3



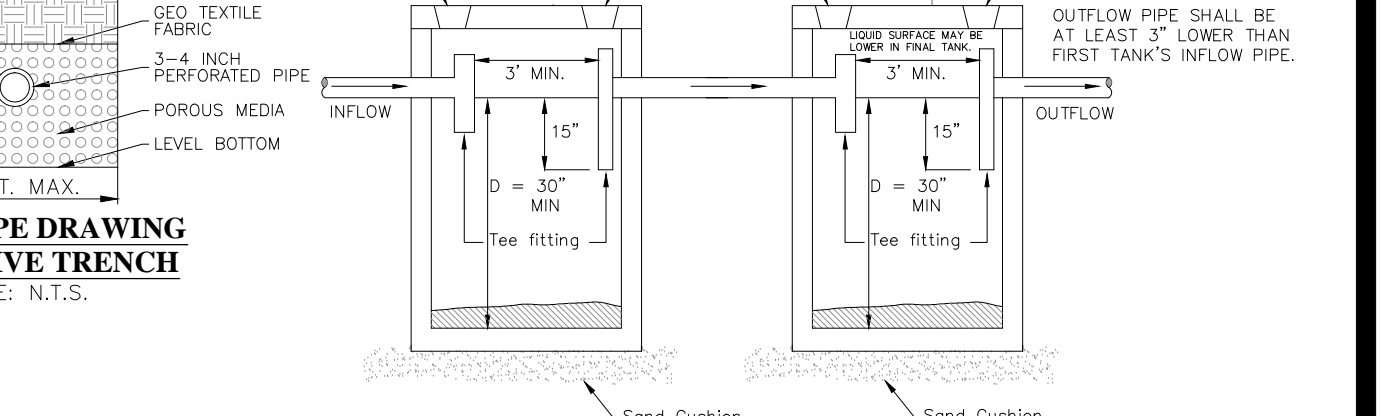
RESIDENTIAL SINGLE WATER SERVICE CONNECTION NOT TO SCALE



RESIDENTIAL SINGLE WATER SERVICE CONNECTION NOT TO SCALE



TWO 500-GALLON SEPTIC TANKS IN SERIES SCALE: N.T.S.



INDEX SHEET OF POSZ ESTATES SUBDIVISION

SHEET 1 HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS...

SHEET 2 WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION...

SHEET 3 DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION...

SEA SALINAS ENGINEERING & ASSOC. CONSULTING ENGINEERS & SURVEYORS 2221 DAFFODIL AVENUE - MCALLEN, TEXAS 78501 (956) 682-9081 (956) 688-1489 (FAX)

AS-BUILT

Table with columns: SOIL BORING NUMBER, DEPTH, TEXTURE CLASS, SOIL, STRUCTURE, DRAINAGE, RESTRICTIVE HORIZON, OBSERVATIONS.

Table with columns: SOIL BORING NUMBER, DEPTH, TEXTURE CLASS, SOIL, STRUCTURE, DRAINAGE, RESTRICTIVE HORIZON, OBSERVATIONS.

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Table with columns: NO, SHEET, REVISION, DATE, APPROVED.

Table with columns: COST ESTIMATE, PAVING IMPROVEMENTS, DRAINAGE IMPROVEMENTS, WATER DISTRIBUTION, SANITARY SEWER IMPROVEMENTS/OSSF.

Table with columns: ESTIMACION DE COSTO, PAVIMENTACION DE CALLES, DRENAJE PLUVIAL, SERVICIO DE AGUA POTABLE, SERVICIO DE DRENAJE SANITARIO.

FINAL ENGINEERING REPORT FOR POSZ ESTATES SUBDIVISION

WATER SUPPLY DESCRIPTION, COST, AND OPERABILITY DATE: POSZ ESTATES SUBDIVISION WILL BE SERVED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION...

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

SOIL EVALUATION REPORT: EACH LOT OF THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY BOUNDARIES AND SIZES ARE SHOWN ON THE ATTACHED SOIL SURVEY MAP...

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 REGION 13A, WATER CODE (CHAPTER 163) THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

ENGINEERS SIGNATURE: DATE

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION POSZ ESTATES SUBDIVISION: PROVISION DE AGUA, DESCRIPCION, GASTOS Y FECHAS DE INICIO: LA SUBDIVISION POSZ ESTATES SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION...

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION POSZ ESTATES SUBDIVISION: DRENAJE, DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION: SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO VAO 175E...

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION POSZ ESTATES SUBDIVISION: CADENA DE LA SUBDIVISION MEDIO ACRE SE HICIERON DOS (2) EXAMINACIONES DE EVALUACION EN LUGARES PROYECTOS...

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION POSZ ESTATES SUBDIVISION: EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1,000.00 DOLARES...

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION POSZ ESTATES SUBDIVISION: CERTIFICACION: CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS OBLIGACIONES Y RESPONSABILIDADES DEL INGENIERO CIVIL DE TEXAS...

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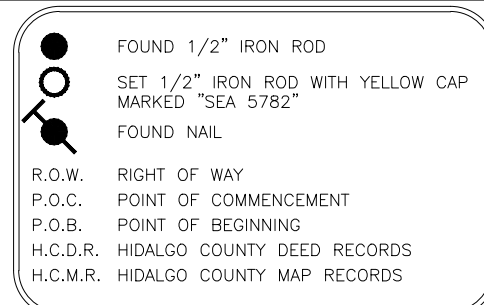
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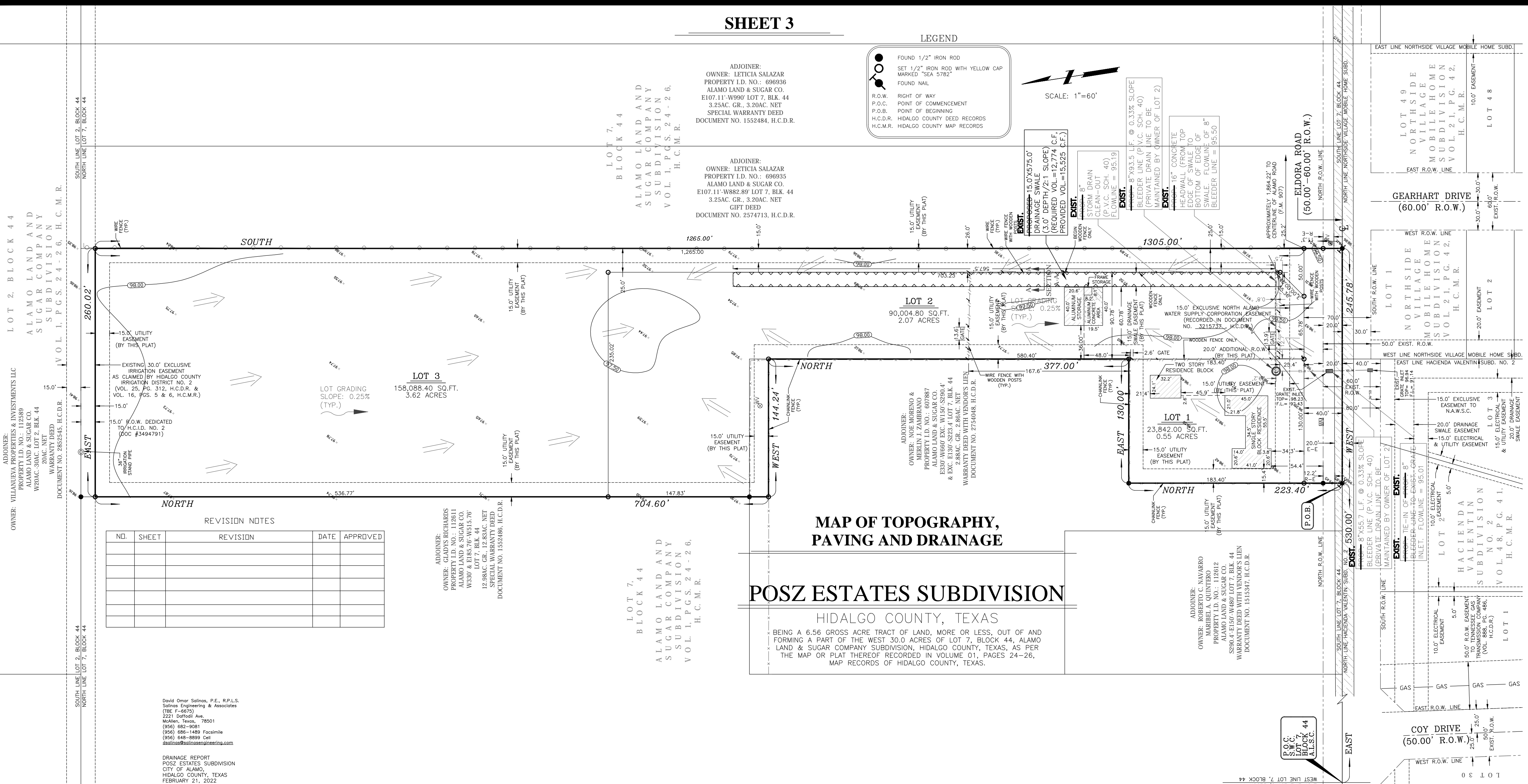
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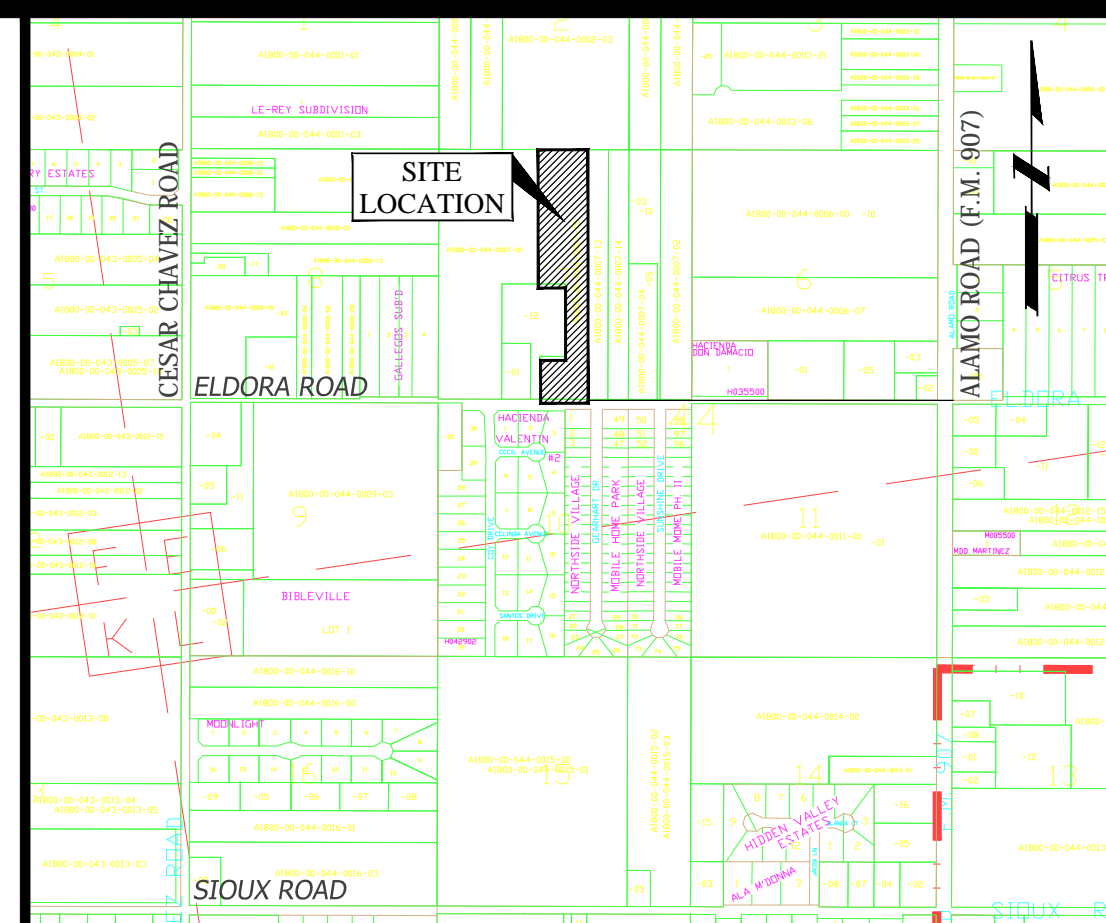
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SCALE: 1"=60'



MAP OF TOPOGRAPHY, PAVING AND DRAINAGE
POSZ ESTATES SUBDIVISION
 HIDALGO COUNTY, TEXAS
 BEING A 6.56 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF THE WEST 30.0 ACRES OF LOT 7, BLOCK 44, ALAMO LAND & SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER PLAT THEREOF RECORDED IN VOLUME 01, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



LOCATION MAP SCALE 1"=1000'
 PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
 2221 DAFODIL AVENUE - MCALLEN, TEXAS 78501
 JOB NUMBER: SP-20-25030
 DATE PREPARED: SEPTEMBER 05, 2023
 PLAT SHEET 3 OF 3

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

David Omar Salinas, P.E., R.P.L.S.
 Salinas Engineering & Associates
 2221 Daffodil Ave.
 McAllen, Texas 78501
 (361) 682-9081
 (361) 688-1489 Faxline
 (361) 648-8899 Cell
 david@salinasengineering.com

DRAINAGE REPORT
 POSZ ESTATES SUBDIVISION
 CITY OF ALAMO,
 HIDALGO COUNTY, TEXAS
 FEBRUARY 21, 2022

DRAINAGE REPORT NARRATIVE

Proposed Posz Estates Subdivision is a three lot residential plot containing 6.56 Gross (6.45 Net) Acres of land out of Lot 7, Block 44, Alamo Land & Sugar Co.'s Subdivision, Hidalgo County, Texas, as per the map or plat thereof recorded in Volume 1, Pages 24-27, Map records of Hidalgo County, Texas, and, located along the north side of Eldora Road east of Cesar Chavez Road in the City of Alamo's E.U. The proposed residential plot is located in Zone "B" as per the FIRM Community Panel No. 480334 0425C, dated 11/16/02. Zone "B" areas are defined as "areas between the limits of the 100-year flood and 500-year flood; or certain areas subject to the 100-year flood and 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). The site has a residential home that will remain. Eldora Road is a county paved street absent of curb but does have a storm sewer system in front of the subject property.

Soils of this proposed plat consist of a Hidalgo sandy clay loam complex (28) with well drained soils, slow surface runoff and moderate permeability. This Group B soil is in capability subclass Ie, non-irrigated and in class 1 irrigated. Map Unit No. 28 (Sheet 95) of the Soil Survey of Hidalgo County, Texas.

Waters within this property essential are stagnate with very little to no slopes ranging at an average of 0.20% over an average drainage run of 1,000.0 feet in a northern direction. A former cultivated citrus orchard, the current condition with the exception of proposed Lot 1 is open and undeveloped. Proposed Lot 1 has an existing residential home and is being plotted to include in plot although no improvements are being planned. Eldora Road is a paved county section improved paved roadway (no curb) with storm sewer - there is located in front of this tract a grate inlet on the street bar ditch area and the inlet connects to a second grate inlet via an underground 30" storm sewer pipe located along the south side of Eldora Road where waters collected by these inlets flow west away from this site via a 30" storm sewer line. The pre-development storm water runoff coefficient (C_o) is 0.20 and the future storm water coefficient (C_u) has been computed to be 0.25 assuming 6,000.0 Sq. Ft. of existing and/or proposed impervious improvements to each of the three lots. There are no nearby ditch outfalls and no planned additional improvements to Eldora Road.

In accordance with the drainage policies of the City of Alamo and the County of Hidalgo, this subdivision shall be required to retain on-site the total volume of water CREATED by the post-development of this 6.27 Net acre property. Using the Rational Method (For Reference: 14001 Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004)) over a 50-year storm event, and, existing drainage coefficient of 0.20 and a future computed drainage coefficient of 0.25 (assuming 6,000.0 Sq. Ft. of impervious lot improvements) - For Reference: FRM, Urban Drainage Design Manual HEC -22 (2001), an average drainage run of 1,000.0 feet and an average slope of 0.20%. It was computed that the improved condition would produce an additional volume of 12,774.0 cubic feet, or 0.29 Acre-Feet. The existing runoff shall increase from the current condition of 5.02 CFS to 7.42 CFS - the post development condition.

One large swale is being proposed along the east line of proposed Lot 2 that will serve as a collection point for the on-site flow of drainage water. This swale is located downstream from waters draining from this site. From this swale the developer shall construct an 8" PVC bleeder line along and inside of a 15" Utility and Drainage Easement from the swale to the grate inlet located along the north side of Eldora Road. Waters tied from the swale shall be flow at pre-development flow rate of not more than 5.02 CFS. The maintenance of the swale shall be with the Lot 2 owner.

The 8" bleeder line shall be located inside the drainage swale easement and turn south at a proposed clean out and tie into the existing grate inlet at a right angle - the easement being provided is shown on the proposed plat.

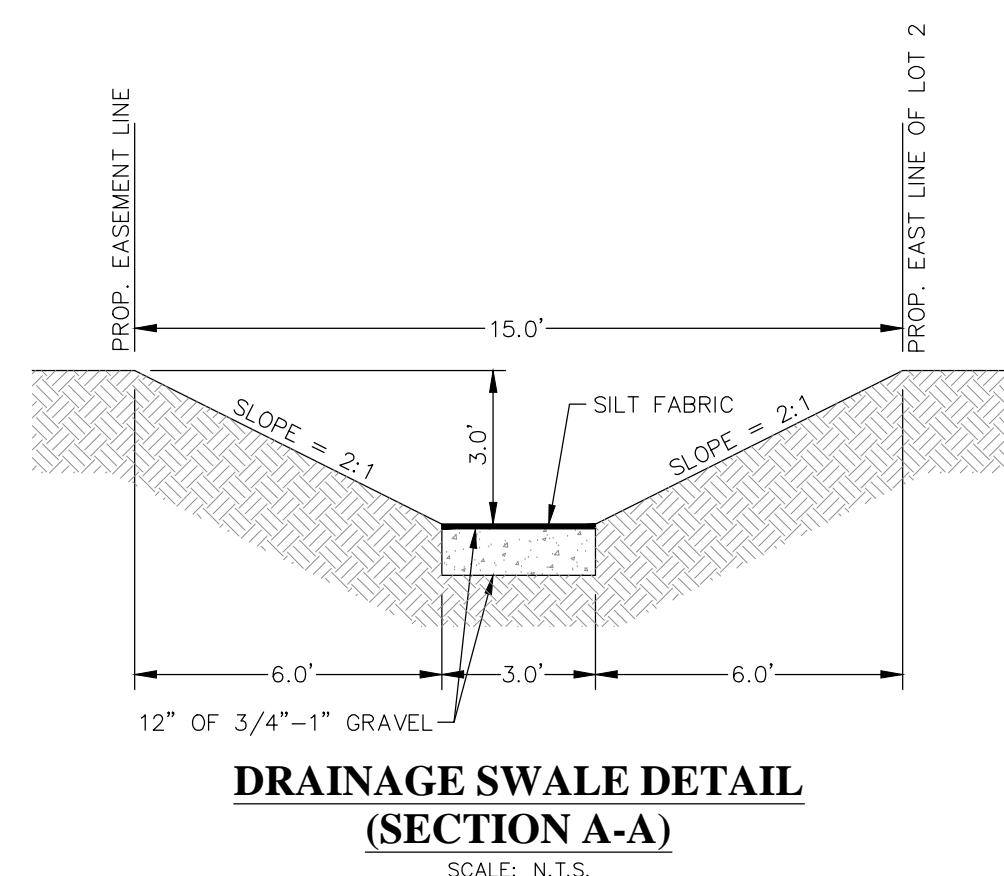
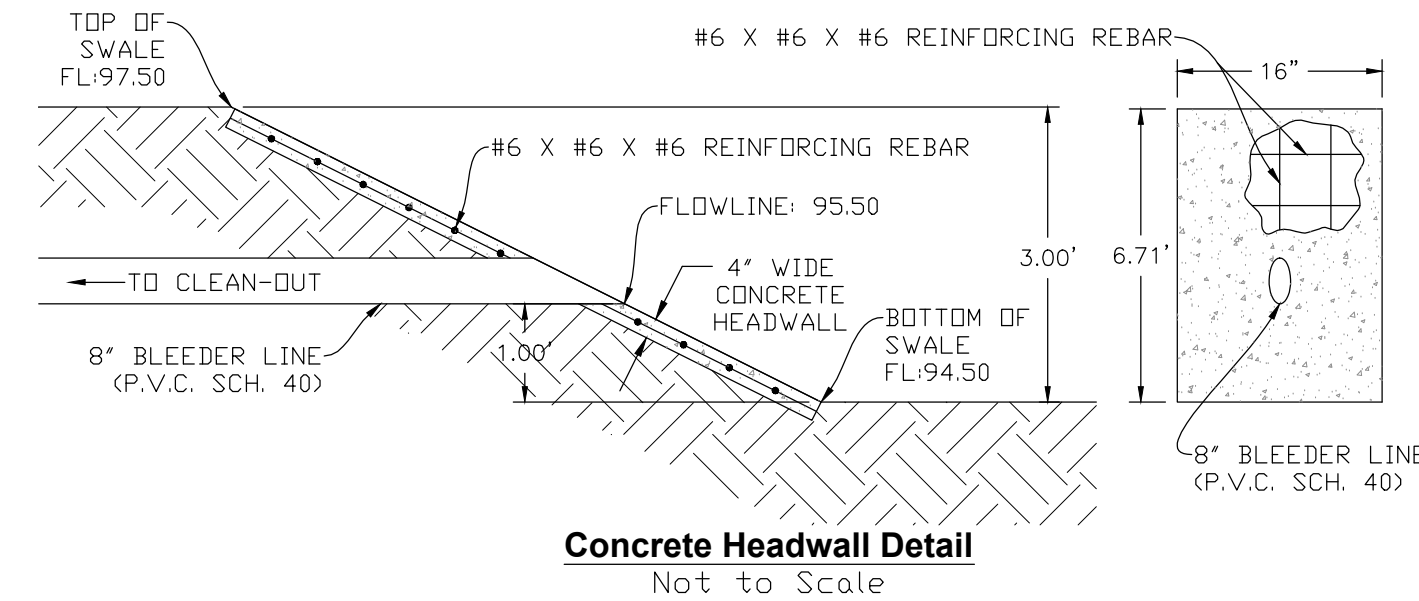
The finished floor elevation is determined to be not less than 18 inches above the top of the paved road at the center of Eldora Road in front of each lot, or, 18 inches above natural ground at the center of the lot, whichever is greater. The drainage swale is sized as follows:

SWALE VOLUME: (2:1 Slopes): ((3' x 3') + (6' x 3')) x 575.0 = 15,525 Cu. Ft. Dry volume = 12,774.0 Cu. Ft. Req. = OKAY

As stated above, the maintenance of the detention pond shall be with the property owner of Lot 2 per plat note (the Owner of proposed Lot 2 is a family member of all 3 proposed lots). One single family home shall be constructed on Lots 2 and 3.

In addition, the subdivisor shall clean and regrade the bar ditch along the entire frontage less driveway entrances.
 Date: February 21, 2022
 CERTIFICATION

By my signature below, I certify that this subdivision lies in a Flood 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. (Medium Shading).
 (Community-Panel No. 480334 0425 C)



INDEX SHEET OF POSZ ESTATES SUBDIVISION

SHEET	DESCRIPTION
SHEET 1	HEADING; INDEX; LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DECLARATION; CERTIFICATION; AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.L.A. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER'S CERTIFICATE AND STATEMENT;
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; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION.

AS-BUILT

SEA
SALINAS ENGINEERING & ASSOC.
 (P-6675) (TBPLS-10065700)
 CONSULTING ENGINEERS & SURVEYORS
 2221 DAFODIL AVENUE - MCALLEN, TEXAS 78501
 (361) 682-9081 (361) 688-1489 (FAX)
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