



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: 10-29-2024

PROPOSED ALTAMIRANO ESTATES SUBDIVISION, PRECINCT No. 4

ENGINEER R.E. GARCIA & ASSOCIATES DEVELOPER: ABEL TAMEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST OF CESAR CHAVEZ ROAD, AND APPROXIMATELY ONE MILE NORTH OF MILE 19 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-30-2024 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO CESAR CHAVEZ

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-01-2024 BY, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 09-13-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER
SEWER SYSTEM: : O.S.S.F.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 4" LOCATION: CESAR CHAVEZ ROAD

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-4-2024: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

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

VARIANCE REQUEST TITLE B, CHAPTER 3 SECTION 3.5 ITEM E.13 SETBACKS

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 EDINBURG.*

Final Approval *subject to recommendations other departments*

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

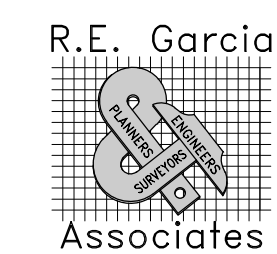
** Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

PLAT OF ALTAMIRANO ESTATES SUBDIVISION

A 0.92 OF AN ACRE TRACT OF LAND BEING A PORTION OF LOT 12, BLOCK 62, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN GIFT WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2421645, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: JULY 15, 2024
SCALE: 1" = 30'

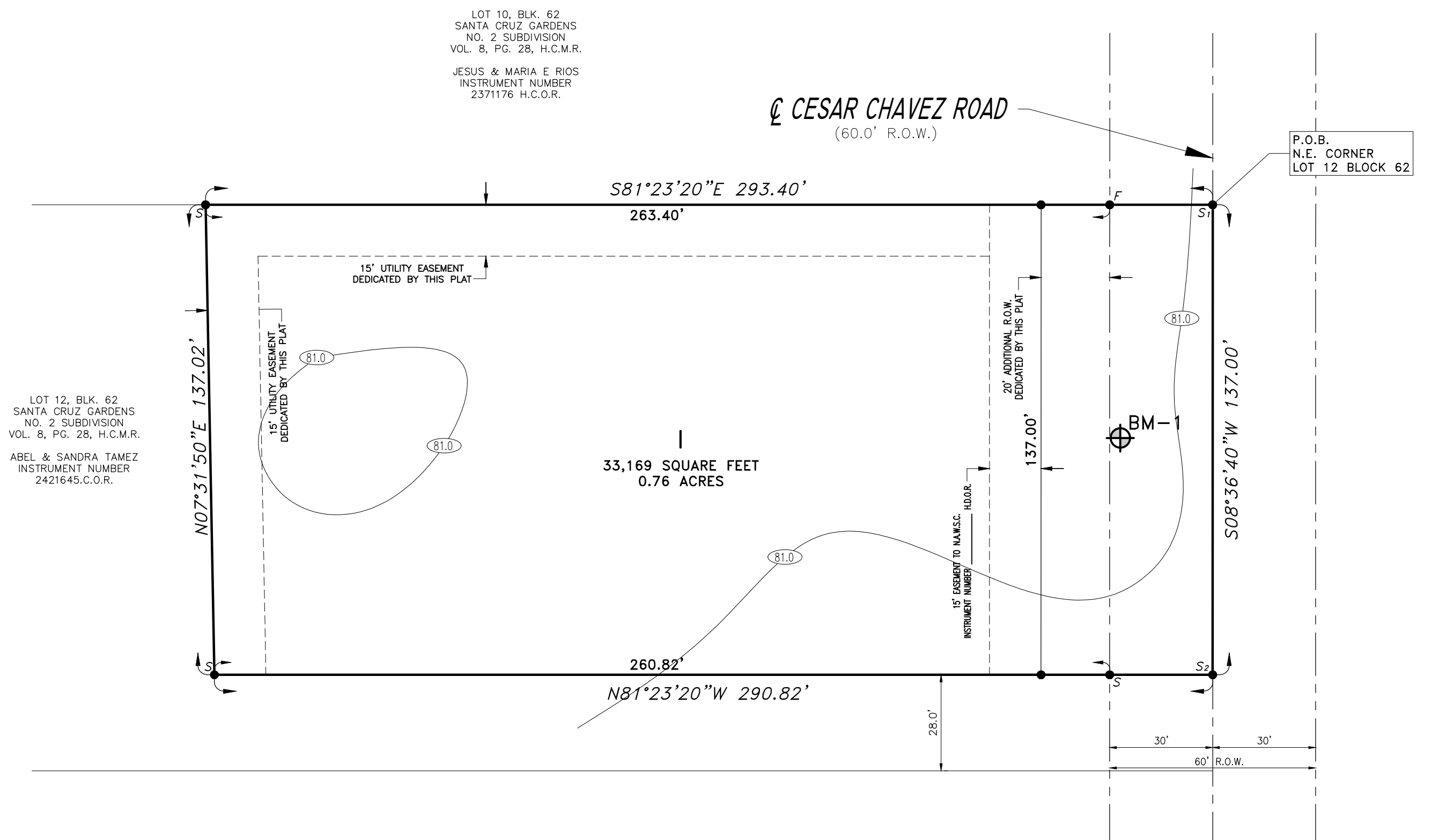
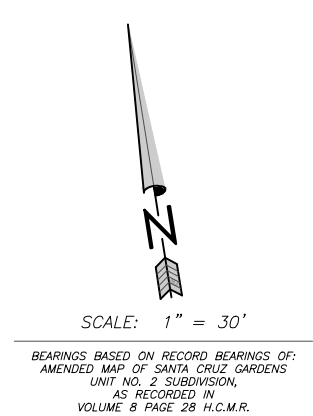
PREPARED BY:
R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
116 NORTH 12TH AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM



SHEET NO. 1
OF 2 SHEETS

| REVISION NOTES | | | | |
|----------------|-------|----------|------|----------|
| NO. | SHEET | REVISION | DATE | APPROVED |
| | | | | |
| | | | | |

LEGEND:
F - FOUND 1/2" IRON ROD
F1 - FOUND COTTON PICKER SPINDLE
S - SET 1/2" IRON ROD WITH A CAP LABELED "RPLS 4204"
S1 - SET COTTON PICKER SPINDLE
S2 - SET MAG NAIL



LOT 12, BLK. 62
SANTA CRUZ GARDENS
NO. 2 SUBDIVISION
VOL. 8, PG. 28, H.C.M.R.
ABEL & SANDRA TAMEZ
INSTRUMENT NUMBER
2421645.C.O.R.

LOT 10, BLK. 62
SANTA CRUZ GARDENS
NO. 2 SUBDIVISION
VOL. 8, PG. 28, H.C.M.R.
JESUS & MARIA E RIOS
INSTRUMENT NUMBER
2371176 H.C.O.R.

LOT 12, BLK. 62
SANTA CRUZ GARDENS
NO. 2 SUBDIVISION
VOL. 8, PG. 28, H.C.M.R.
ABEL & TIFFANY M. TAMEZ
INSTRUMENT NUMBER
2421645.C.O.R.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HERIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HERIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HERE IN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

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

IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2024.

ABEL TAMEZ _____ DATE _____ SANDRA TAMEZ _____ DATE _____
3322 VERONICA LANE 3322 VERONICA LANE
EDINBURG, TEXAS 78542 EDINBURG, TEXAS 78542

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

I, **ABEL TAMEZ AND SANDRA TAMEZ** AS OWNERS OF THE 0.0000 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **ALTAMIRANO ESTATES SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET 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 WILL MEET THE MINIMUM STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;

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

ABEL TAMEZ _____ DATE _____ SANDRA TAMEZ _____ DATE _____
3322 VERONICA LANE 3322 VERONICA LANE
EDINBURG, TEXAS 78542 EDINBURG, TEXAS 78542

THE STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **ABEL TAMEZ AND SANDRA TAMEZ**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

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

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS 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

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

APPROVAL BY SANTA CRUZ IRRIGATION DISTRICT NO. 15:
THIS PLAT HEREBY APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15, ON THIS DAY OF _____, 20____.

SANTA CRUZ IRRIGATION DISTRICT NO. 15 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

BY: BEATRIZ MARTINEZ, GENERAL MANAGER _____ DATE _____

**COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §232.028(g)**
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **ALTAMIRANO ESTATES SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

**THE STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL**
I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **ALTAMIRANO ESTATES SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2024.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X SHADED"
ZONE "X SHADED" IS DEFINED AS AREAS TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
COMMUNITY-PANEL NO. 480334 0325 D
EFFECTIVE DATE: JUNE 6, 2000
LOMAR: MAY 17, 2001
- 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 4011 THROUGH 4127).
- SETBACKS:
FRONT: 15.00 FEET
REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE: 06.00 FEET OR EASEMENT, WHICHEVER IS GREATER
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE TOP OF CURB AT THE CENTER OF THE LOT OR 24" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M.-1 ELEVATION 82.90 N.G.V.D. 83 DESCRIPTION: 60 PENNY NAIL IN POWER POLE 68 FEET SOUTH AND 27 FEET EAST OF THE NORTH EAST CORNER OF LOT 12, BLOCK 62 SANTA CRUZ GARDENS SUBDIVISION **1113776.6879N 1665172.0713E**
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **1,608 CUBIC FEET (0.04 ACRE-FEET)** OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING DRAINAGE DITCH ON NORTH SIDE OF DEVELOPMENT.
- ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, 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 LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- A 5' SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG CESAR CHAVEZ ROAD DURING SUBDIVISION CONSTRUCTION STAGE.

METES AND BOUNDS DESCRIPTION

A 0.92 OF AN ACRE TRACT OF LAND BEING A PORTION OF LOT 12, BLOCK 62, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN GIFT WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2421645, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET COTTON PICKER SPINDLE ON THE CENTERLINE OF CESAR CHAVEZ ROAD BEING THE NORTHEAST CORNER OF SAID LOT 12, BLOCK 62, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S08°36'40"W 137.00 FEET** ALONG SAID CENTERLINE OF CESAR CHAVEZ ROAD ALSO BEING THE EAST LINE OF SAID LOT 12, BLOCK 62, TO A SET MAG NAIL FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

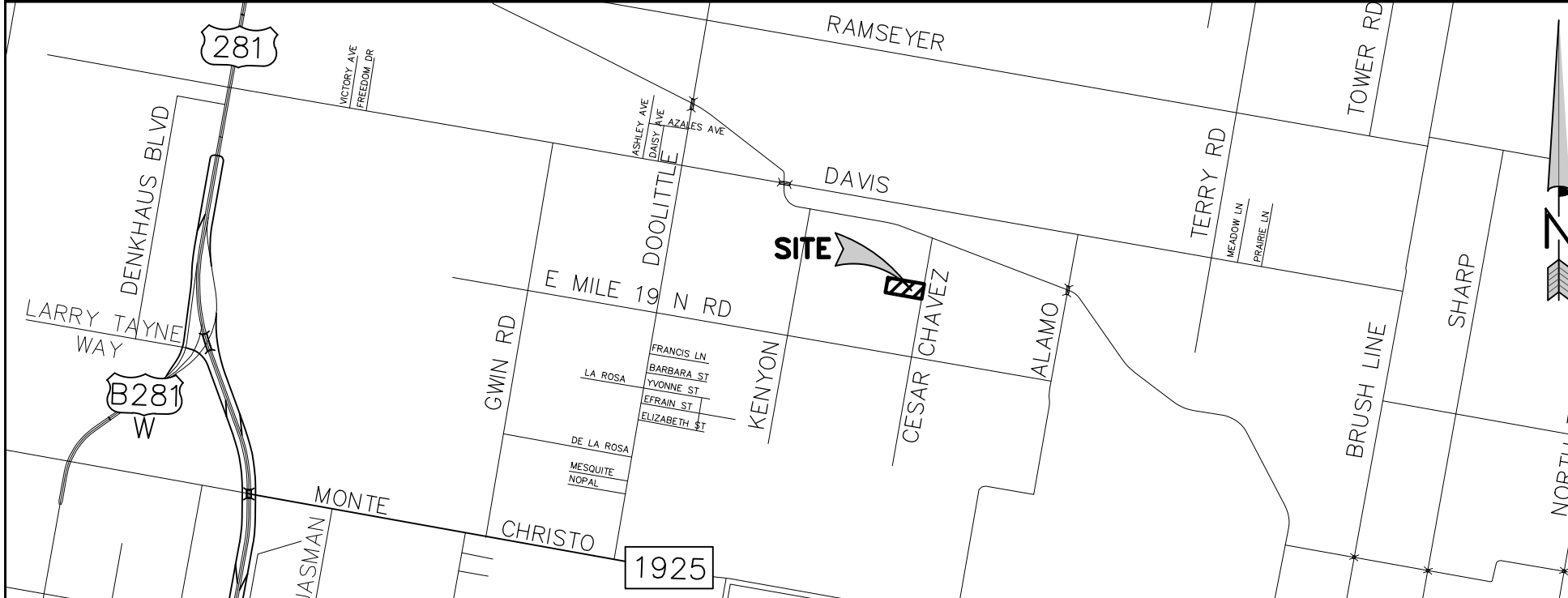
THENCE **N81°23'20"W** PARALLEL TO THE NORTH LINE OF SAID LOT 12, BLOCK 62, PASS AT 30.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE WEST RIGHT-OF-WAY LINE OF SAID CESAR CHAVEZ ROAD AND CONTINUING FOR A TOTAL DISTANCE OF **290.82 FEET** TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N07°31'50"E 137.02 FEET** TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE NORTH LINE OF SAID LOT 12, BLOCK 62, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S81°23'20"E** ALONG SAID NORTH LINE OF LOT 12, BLOCK 62, PASS AT **293.40 FEET** A FOUND ONE-HALF INCH IRON ROD BEING THE WEST RIGHT-OF-WAY LINE OF SAID CESAR CHAVEZ ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 294.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.92 OF AN ACRE (40,018 SQUARE FEET) OF LAND, MORE OR LESS.

LOCATION MAP

SCALE: 1" = 1000"

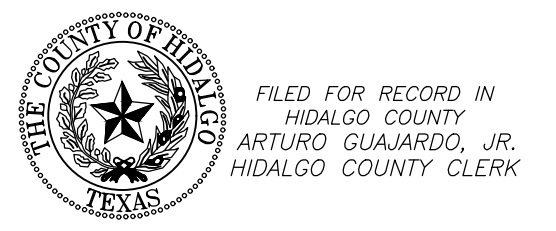


LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

ALTAMIRANO ESTATES SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY IN PRECINCT NO. 4 ON CESAR CHAVEZ STREET, APPROX. 1 MILE NORTH OF MONTE CRISTO ROAD (SH107). THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (83,970). ALTAMIRANO SUBDIVISION IS WITHIN THE CITY'S THREE AND A HALF MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

INDEX OF SHEETS

| NO. | DESCRIPTION |
|-----|--|
| 1 | PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; REVISION NOTES; CITY OF EDINBURG CERTIFICATION |
| 3 | 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); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT; MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, CONSTRUCTION DETAILS FOR WATER, TOPOGRAPHY & DRAINAGE LAYOUT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; CONSTRUCTION DETAILS FOR SEWER |



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

BY: _____ DEPUTY

| PRINCIPAL CONTACTS: | | | | |
|--------------------------|--------------------|--------------------|-----------------|--|
| NAME: | ADDRESS: | CITY, STATE & ZIP: | PHONE #/ FAX #: | |
| OWNER: ABEL TAMEZ | 3322 VERONICA LANE | EDINBURG, TX 78542 | (956) 407-1975 | |
| OWNER: SANDRA TAMEZ | 3322 VERONICA LANE | EDINBURG, TX 78542 | (956) 407-1975 | |
| ENGINEER: RAUL E. GARCIA | 116 N. 12TH | EDINBURG, TX 78541 | (956) 381-1061 | |
| SURVEYOR: RAUL E. GARCIA | 116 N. 12TH | EDINBURG, TX 78541 | (956) 381-1061 | |

| REVISION NOTES | | | | |
|----------------|-------|----------|------|----------|
| NO. | SHEET | REVISION | DATE | APPROVED |
| | | | | |

PLAT OF ALTAMIRANO ESTATES SUBDIVISION

A 0.92 OF AN ACRE TRACT OF LAND BEING A PORTION OF LOT 12, BLOCK 62, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN GIFT WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2421645, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

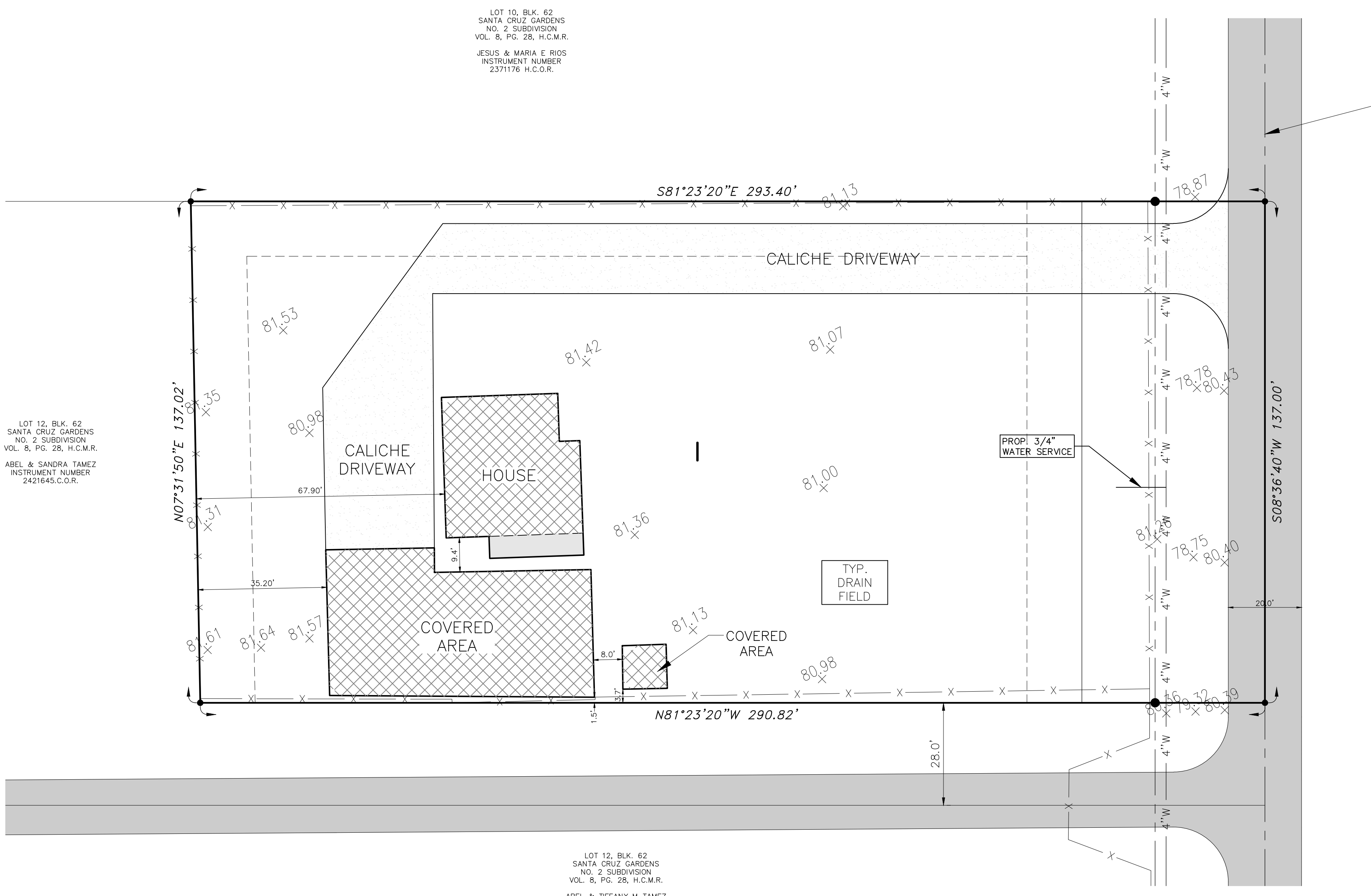
DATE: JULY 15, 2024 SCALE IN FEET
0 100' 200' 300' SCALE: 1" = 30'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (P-5001) & SURVEYOR (10015300)
116 NORTH 12th AVE.
EDINBURG, TEXAS 78542 (PH) 381-1061
EMAIL: REGAASSOC@AOL.COM

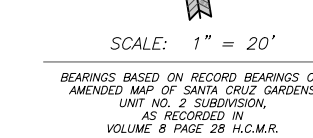
R.E. Garcia
Associates

JOB NO.: 2024-086
DRAWN BY: D.E.S.

SHEET NO. 2
OF 2 SHEETS



☒ CESAR CHAVEZ ROAD
(60.0' R.O.W.)



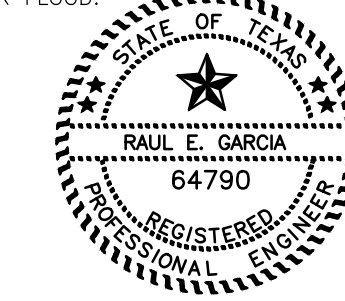
DRAINAGE STATEMENT FOR ALTAMIRANO ESTATES SUBDIVISION

ALTAMIRANO ESTATES CONSISTS OF A 0.92 OF AN ACRE TRACT OF LAND BEING THE NORTH 137.00 FEET OF THE EAST 294.00 FEET OF LOT 12, BLOCK 62, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN GIFT WARRANTY DEED RECORDED IN DOCUMENT # 2421645, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. THE SITE IS LOCATED ON THE WEST SIDE OF CESAR CHAVEZ ROAD APPROXIMATELY 900 FEET NORTH OF E. MILE 19 NORTH ROAD WITHIN THE CITY OF EDINBURG'S EXTRA-TERRITORIAL JURISDICTION. THE PROPERTY IS LOCATED WITHIN EXISTING RESIDENTIAL AREA AND IS BEING SUBDIVIDED INTO 11 LARGE RURAL RESIDENTIAL LOTS. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO THE EAST TOWARDS ROAD DITCHES ON CESAR CHAVEZ ROAD. CESAR CHAVEZ ROAD FLOWS SOUTH AND DISCHARGES INTO HCCD #1 NORTH MAIN DRAIN EXTENSION WHICH IS SOUTH OF THE SITE. THE HCCD #1 NORTH MAIN DRAIN EXTENSION IS OWNED AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. THE PROPOSED SUBDIVISION IS LOCATED WITHIN A ZONE "X SHADED" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0325 D DATED JUNE 6, 2000 AND REVISED BY LOWR DATED MAY 17, 2001. ZONE "X SHADED" IS DEFINED AS "AREAS OF THE 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD".

THE PREDOMINANT SOILS ON THIS PROPERTY IS (25) - HIDALGO FINE SANDY LOAM BEING A DARK GRAYISH BROWN SANDY LOAM. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT). CURRENTLY THE PROPERTY IS USED AS A LARGE RURAL RESIDENTIAL SITE.

THE EXISTING ROADSIDE DITCHES WILL BE RE-GRADED AS REQUIRED BY THE HIDALGO COUNTY SUBDIVISION RULES AND REGULATIONS. PROPERLY SIZED CULVERT PIPES WILL BE INSTALLED ON THE NEW DRIVEWAY AS PER HIDALGO COUNTY SUBDIVISION RULES AND REGULATIONS. THESE DITCHES WILL CONTINUE TO DISCHARGE STORM FLOWS SOUTH AND WEST INTO THE HCCD #1 NORTH MAIN DRAIN EXTENSION. THE ADDITION OF ONE LARGE SINGLE FAMILY LOT WILL NOT SIGNIFICANTLY INCREASE STORM WATER DISCHARGE IN THE AREA. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 3.371 CF OR 0.08 ACRE-FEET OF STORM RUNOFF WHICH IS THE DIFFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT AND THE POST DEVELOPMENT 50 YEAR EVENT (1.90 CFS) WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 0.78 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR RAINFALL EVENT.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "X"; AREAS OF THE 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.



SUBDIVIDER CERTIFICATION

1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, THE 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 THE STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

I - WE, **ABEL TAMEZ AND SANDRA TAMEZ** SUBDIVIDERS OF BELLWOODS SUBDIVISION PHASE 2, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE FOR THE LOTS; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS. AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

ABEL TAMEZ _____ DATE _____ SANDRA TAMEZ _____ DATE _____
3322 VERONICA LANE 3322 VERONICA LANE
EDINBURG, TEXAS 78542 EDINBURG, TEXAS 78542

THE STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **ABEL TAMEZ AND SANDRA TAMEZ**, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

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

FINAL ENGINEERING REPORT FOR ALTAMIRANO ESTATES SUBDIVISION

BY RAUL E. GARCIA, P.E.
FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

ALTAMIRANO ESTATES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 4" WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF CESAR CHAVEZ ROAD.

WATER DISTRIBUTION FOR **ALTAMIRANO ESTATES SUBDIVISION** WILL CONSIST OF A 3/4" DIAMETER SINGLE WATER SERVICE FOR LOT 1, SAID SERVICES TERMINATE AT THE WATER METER BOX FOR THE LOT. THE 1" SINGLE SERVICE AND THE METER BOX FOR LOT 1 HAS ALREADY BEEN INSTALLED, AT A TOTAL COST OF **\$0,000.00**. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF **\$0,000.00** WHICH COVERS THE SUBDIVISION AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM **ALTAMIRANO ESTATES SUBDIVISION** WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. LOT 1 HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

LOT 1 IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM FOR THE AREA. AT LEAST EIGHT SOIL EXCAVATIONS WERE PERFORMED ON THE SITE AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THE LIMIT AREA). THE SOIL IS A DARK GRAYISH BROWN SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS **\$0,000.00**, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIERS CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF **\$0,000.00**, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON THIS LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

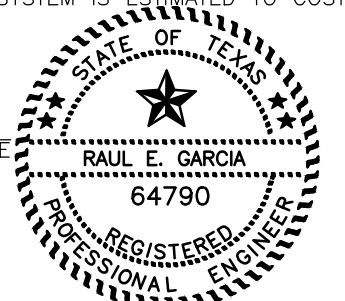
AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

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 **\$0,000.00**

SANITARY SEWAGE FACILITIES - SANITARY SEWER SYSTEM IS ESTIMATED TO COST **\$0,000.00** PER LOT (ALL INCLUSIVE), FOR A TOTAL OF **\$0,000.00** FOR THE ENTIRE SUBDIVISION.



ENGINEER'S SIGNATURE _____ DATE _____
RAUL E. GARCIA
64790
REGISTERED PROFESSIONAL ENGINEER

INFORME FINAL DE INGENIERIA PARA ALTAMIRANO ESTATES SUBDIVISION

POR RAUL E. GARCIA, P.E.
INFORME FINAL DE INGENIERIA DE AGUA Y ALCANTARILLADO

SUMINISTRO DE AGUA: DESCRIPCIÓN, COSTO Y FECHA DE OPERACIÓN:

ALTAMIRANO ESTATES SUBDIVISION RECIBIRÁ AGUA POTABLE A TRAVÉS DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL SUBDIVISOR Y N.A.W.S.C. HAN CELEBRADO UN CONTRATO EN EL QUE N.A.W.S.C. HA PROMETIDO PROVEER SUFFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO DOCUMENTACIÓN PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA ATENDER EL DESARROLLO COMPLETO DE ESTE SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 4" QUE CORRE A LO LARGO DEL LADO OESTE DEL DERECHO DE VÍA DE CESAR CHAVEZ ROAD.

LA DISTRIBUCIÓN DE AGUA PARA **ALTAMIRANO ESTATES SUBDIVISION** CONSTARÁ DE UN SERVICIO ÚNICO DE AGUA DE 3/4" DE DIÁMETRO PARA EL LOTE 1, DICHO SERVICIOS TERMINAN EN LA CAJA DEL MEDIDOR DE AGUA DEL LOTE. YA SE HA INSTALADO EL SERVICIO ÚNICO DE 1" Y LA CAJA DEL MEDIDOR DEL LOTE 1, A UN COSTO TOTAL DE **\$0,000.00**. ADICIONALMENTE, EL SUBDIVISOR HA PAGADO A N.A.W.S.C. LA SUMA DE **\$0,000.00**, QUE CUBRE LA SUBDIVISION COMO SE ESTABLECE EN EL CONTRATO DE SERVICIO DE AGUA A 30 AÑOS, CUYA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIFAS DE ADQUISICIÓN DE DERECHOS Y TODAS LAS TARIFAS DE MEMBRÍA U OTRAS TARIFAS ASOCIADAS CON LA CONEXIÓN DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A N.A.W.S.C. A SOLICITUD DEL PROPIETARIO DEL LOTE, N.A.W.S.C. INSTALARÁ DE INMEDIATO Y SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCIÓN SE ENCUENTRA OPERATIVO A PARTIR DE LA FECHA DEL REGISTRO DEL PLANO.

DESCRIPCIÓN DE LAS INSTALACIONES DE ALCANTARILLADO; COSTO Y FECHAS DE OPERABILIDAD

LAS AGUAS RESIDUALES DE **ALTAMIRANO ESTATES SUBDIVISION** SERÁN TRATADAS POR INSTALACIONES INDIVIDUALES DE ALCANTARILLADO EN EL SITIO ("OSSF") QUE CONSISTEN DE UN TANQUE SEPTICO DE DOBLE COMPARTIMENTO DE DISEÑO ESTANDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL QUE SUSCRITA HA EVALUADO LA IDEONEIDAD DEL SITIO DE SUBDIVISION PARA OSSF Y PRESENTO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. EL LOTE 1 TIENE ÁREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

EL LOTE 1 EN LA SUBDIVISION PROPUESTA TIENE AL MENOS 1/2 ACRE DE TAMAÑO. EL LIBRO DE ESTUDIO DE SUELOS DEL SERVICIO DE CONSERVACIÓN DE RECURSOS NATURALES INDICARON UNA MARCA ARCILLOSO ARENOSO PARA EL ÁREA. SE REALIZARON AL MENOS OCHO EXCAVACIONES DE SUELO EN EL SITIO EN LOS EXTREMOS OPUESTOS DEL ÁREA DE DISPOSICIÓN PROPUESTA (FUERON NECESARIOS PERFORACIONES ADICIONALES PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DEL ÁREA LÍMITE). EL SUELO ES UNA MARRÓN ARCILLOSA ARCILLOSA DE COLOR GRIS OSCURO QUE SE EXTIENDE HASTA 36" POR DEBAJO DEL FONDO DE CUALQUIER EXCAVACIÓN PROPUESTA. NO HAY INDICACIÓN DE AGUA SUBTERRÁNEA O UNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENAJE BIEN. EL SUELO ES UN SUELO CLASE III.

EL COSTO ESTIMADO PARA INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE **\$0,000.00**, INCLUYENDO LOS COSTOS DEL PERMISO Y LICENCIA REQUERIDOS. NO SE HAN INSTALADO NINGUN OSSF AL MOMENTO DE LA SOLICITUD PARA LA APROBACIÓN FINAL DE LA PLATAFORMA. CON LA PRESENTACIÓN DE ESTE PLANO FINAL, EL SUBDIVISOR PROPORCIONA GARANTÍAS FINANCIERAS ADECUADAS DE DESEMPEÑO EN FORMA DE (CHEQUE DE CAJERO O CHEQUE PERSONAL) QUE REPRESENTA UN "DEPOSITO EN EFECTIVO" QUE EL CONDADO DE HIDALGO DEBE MANTENER EN FIDEICOMISO POR LA CANTIDAD DE **\$0,000.00**, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE TANQUE SEPTICO EN ESTE LOTE. EL LOTE INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICA EN EL PRECIO DE VENTA DEL LOTE.

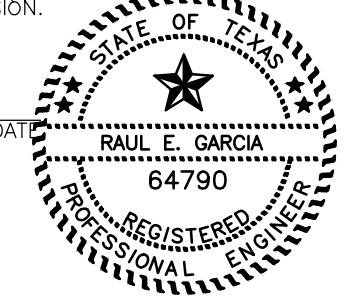
EN CUALQUIER MOMENTO DESPUÉS DE LA VENTA DEL LOTE, EL COMPRADOR PODRÁ INICIAR LA INSTALACIÓN DE UN SISTEMA OSSF ESCRIBIENDO O LLAMANDO AL SUBDIVISOR. EL SUBDIVISOR SERÁ RESPONSABLE DE PRESENTAR ANTE EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA SOLICITUD DE PERMISO PARA INSTALAR UN OSSF. EL SISTEMA OSSF DEBE INSTALARSE EN EL LOTE ANTES DE QUE EL CONDADO EMITA UNA AUTORIZACIÓN FINAL DE LUZ Y AGUA.

INGENIERO CERTIFICACIÓN:

CON MI FIRMA A CONTINUACIÓN, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ARRIBA CUMPLEN CON LAS REGLAS MODELO ADOPTADA BAJO LA SECCIÓN 16.343, CÓDIGO DE AGUA, CERTIFICO QUE LOS COSTOS ESTIMADOS PARA INSTALAR INSTALACIONES DE AGUA Y ALCANTARILLADO EN EL SITIO SIN CONSTRUIR, DISCUSIDOS ANTERIORMENTE, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACIÓN DE MEDIDORES DE AGUA, COSTARÁN UN GRAN TOTAL DE **\$000,000.00**

INSTALACIONES DE ALCANTARILLADO SANITARIO - SE ESTIMA QUE EL SISTEMA DE ALCANTARILLADO SANITARIO CUESTA **\$0,000.00** POR LOTE (TODO INCLUIDO), PARA UN TOTAL DE **\$000,000.00** PARA TODA LA SUBDIVISION.



ENGINEER'S SIGNATURE _____ DATE _____
RAUL E. GARCIA
64790
REGISTERED PROFESSIONAL ENGINEER