



HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840

Anthony Uresti
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-29-2024

PROPOSED PULIDO'S SUBDIVISION, PRECINCT No. 4

ENGINEER S2 ENGINEERING, PLLC DEVELOPER: JOSE ROBERTO PULIDO JR

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2 *SINGLE FAMILY ___ *MULTI-FAMILY ___ COMMERCIAL ___ INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST OF ALAMO ROAD APPROXIMATELY 330 FEET NORTH OF MILE 17 N. ROAD.

SUBDIVISION LIES WITHIN THE: REMOVED FROM ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-10-2024 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO ALAMO ROAD.

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

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-15-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: O.S.S.F.

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-10-2024: 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.*

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.

SUBDIVISION PLAT OF: PULIDO'S SUBDIVISION

A 5.0-ACRE TRACT OF LAND OUT OF LOT 8, SECTION 250, TEXAS MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 16, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY.

METES AND BOUNDS

A 5.0-ACRE TRACT OF LAND OUT OF LOT 8, SECTION 250, TEXAS MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 16, SAID 5.0 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT THE COMMON CORNER FOR LOTS 8 AND 9, SECTION 250 OF SAID TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ALSO BEING THE SOUTHEAST CORNER OF RICDEZ ESTATES SUBDIVISION AS PER PLAT OR MAP THEREOF RECORDED IN DOCUMENT NO. 3451908, HIDALGO COUNTY MAP RECORDS, TEXAS. THENCE, NORTH 08°51'48" EAST, ALONG THE EAST LINE OF SAID LOT 8 SECTION 250, SAME BEING THE CENTERLINE OF NORTH ALAMO ROAD (FM 907), A DISTANCE OF 330.00 FEET, TO A POINT FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81°08'12" WEST, AT 61.70 FEET PASS A 1/2" -INCH IRON ROD FOUND AT THE WEST RIGHT OF WAY LINE OF A 100.00 FOOT NORTH ALAMO ROAD, AT 81.75 FEET PASS A 1/2"-INCH IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF A 20 FOOT ADDITIONAL RIGHT OF WAY DEDICATED BY THIS PLAT, CONTINUING A TOTAL DISTANCE OF 660.23 FEET TO SET 1/2"-INCH IRON ROD WITH PLASTIC CAP STAMPED S2 10194796 FOR THE SOUTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED;

THENCE, NORTH 08°51'48" EAST, A DISTANCE OF 330.39 FEET TO A FOUND 1/2"-INCH IRON PIPE ON THE SOUTHWEST CORNER OF MONTZ INVESTMENT, LLC, AS DESCRIBED IN AN ASSUMPTION WARRANTY DEED RECORDED IN DOCUMENT NO.3335547, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, FOR THE NORTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81°08'12" EAST, ALONG THE SOUTH LINE OF SAID MONTZ INVESTMENT, LLC TRACT SAME BEING THE NORTH LINE OF PULIDO'S SUBDIVISION, AT 578.53 FEET TO SET 1/2"-INCH IRON ROD WITH PLASTIC CAP STAMPED S2 10194796 AT THE WEST ADDITIONAL 20 FOOT RIGHT OF WAY LINE DEDICATED BY THIS PLAT AND CONTINUING A TOTAL DISTANCE OF 660.23 FEET TO A POINT ALONG THE CENTERLINE OF NORTH ALAMO ROAD FOR THE NORTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED.

THENCE, SOUTH 08°51'48" WEST, ALONG THE CENTERLINE OF ALAMO ROAD, SAME BEING THE EAST LINE OF SAID LOT 8, SECTION 250 OF TEXAS MEXICAN RAILWAY COMPANY SUBDIVISION, A DISTANCE OF 330.39 FEET TO THE POINT OF BEGINNING, CONTAINING 5.0 ACRES OF LAND, MORE OR LESS.

HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

ON THIS, THE _____ DAY OF _____ 20____

SUBJECT TO RIGHTS OF WAY/EASEMENTS AS PER RECORD(S) IN

VOLUME _____ PAGE _____ MAP RECORDS, HIDALGO COUNTY, TEXAS

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #1 RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT _____ ATTEST _____ SECRETARY _____

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, JOSE ROBERTO PULIDO JR., OWNERS OF THE 5.0 ACRES OF LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS PULIDO'S SUBDIVISION GRANTS AN EASEMENT TO THE COUNTY OF HIDALGO AND THOSE WHO MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE COUNTY OF HIDALGO AND STATE OF TEXAS.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE S 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 THE 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.

JOSE ROBERTO PULIDO, JR., DATE: _____
1709 NORTH ALAMO RD,
EDINBURG, TEXAS 78541

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE ROBERTO PULIDO, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

DATE MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW AND COMMENTS UNDER THE AUTHORITY OF JOSE N. SALDIVAR P.E. 10/11/24 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.

Preliminary

JOSE N. SALDIVAR, P.E., C.F.M.
LICENSED PROFESSIONAL ENGINEER No. 94076
S2 ENGINEERING, PLLC
2020 E. GRIFFIN PARKWAY
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

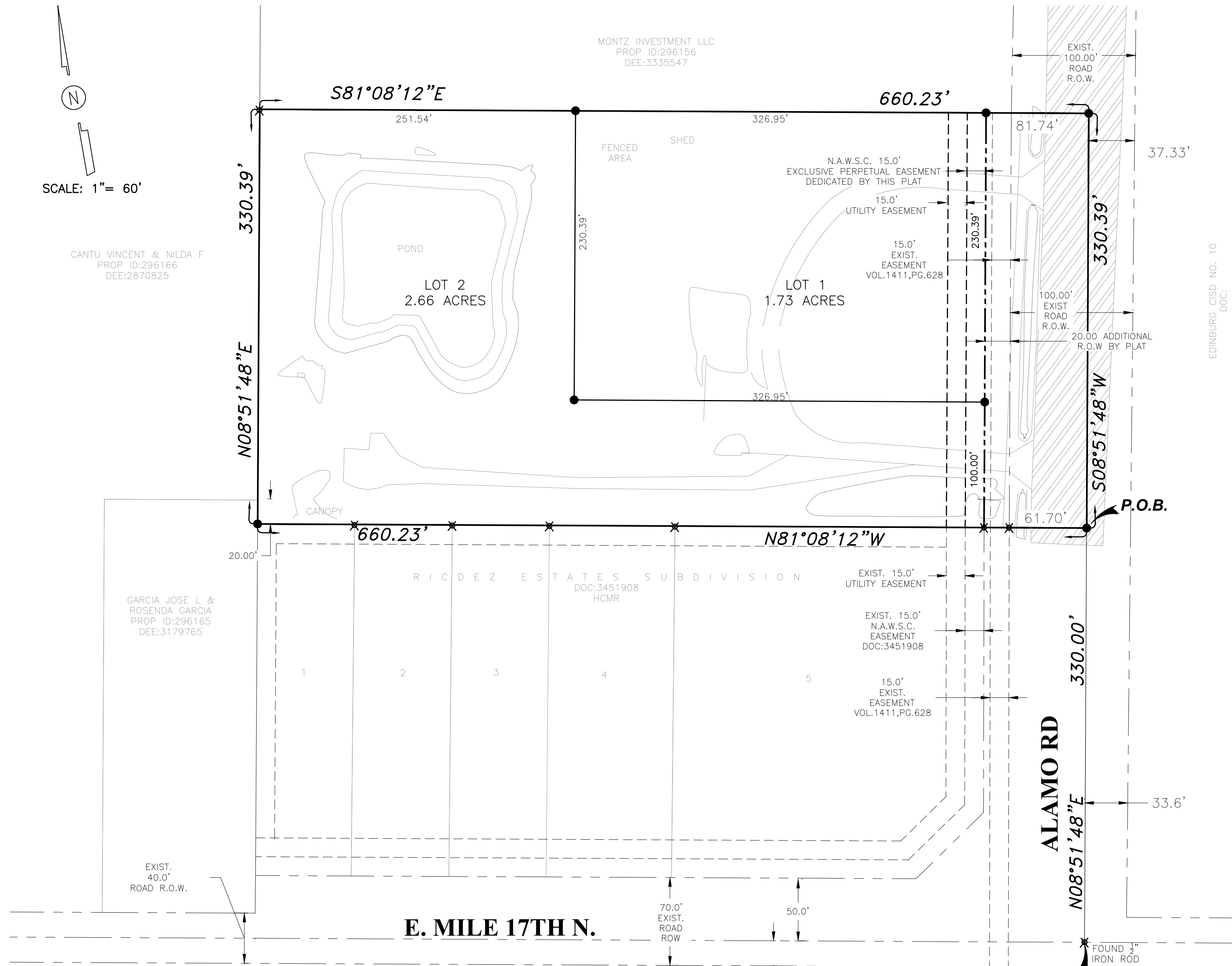
I, RESTITUTO A. ASCANO III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE PULIDO'S SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____



Preliminary

RESTITUTO A. ASCANO III, R.P.L.S. DATE _____
R.P.L.S. No. 6225

Name	Address	City & Zip	Phone
OWNER: JOSE ROBERTO PULIDO JR.	1709 N. ALAMO RD	EDINBURG, TEXAS 78541	(956) 457-5052
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 E. GRIFFIN PARKWAY	MISSION, TEXAS 78574	(956)403-9787
SURVEYOR: RESTITUTO A. ASCANO, III	2020 E. GRIFFIN PARKWAY	MISSION, TEXAS 78574	(956)403-9787



HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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



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

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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)

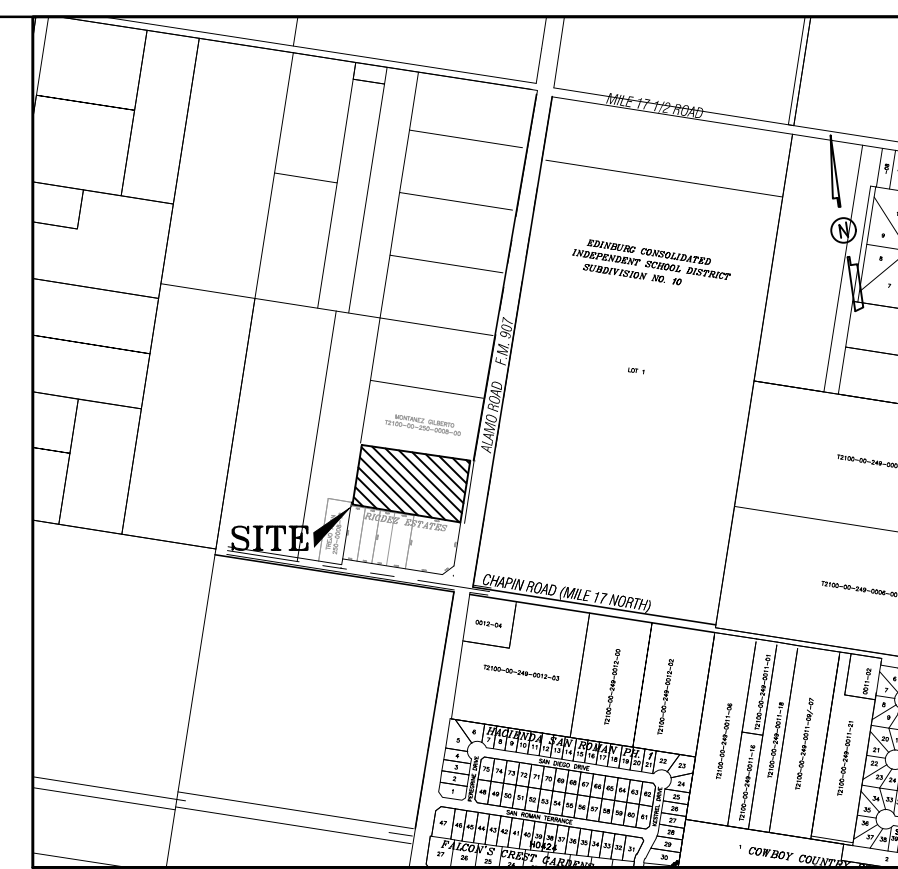
WE THE UNDERSIGNED CERTIFY that this plat of the PULIDO'S SUBDIVISION was reviewed and approved by the Hidalgo County Commissioners Court on _____

Hidalgo County Judge _____ date _____
ATTEST: Hidalgo County Clerk _____ date _____

LEGEND	
	1/2" IRON ROD FOUND
	1/2" IRON PIN SET
	600 NAIL FOUND

INDEX TO SHEETS OF TARS No.3 SUBDIVISION

SHEET 1:	HEADING; INDEX; LOCATION MAP AND ETI; PRINCIPAL CONTACTS; MAP; LOT, STREET, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; RIO WATER SUPPLY CORPORATION AND COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES
SHEET 2:	WATER AND ON-SITE SEWAGE FACILITIES DISTRIBUTION MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
SHEET 3:	DRAINAGE PLAN, DRAINAGE REPORT, AND MAP OF TOPOGRAPHY.



LOCATION MAP SCALE= 1":1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:
PULIDO'S SUBDIVISION IS LOCATED HIDALGO COUNTY TEXAS, ON THE WEST SIDE OF ALAMO STREET APPROXIMATELY 330 FT N OF MILE 17 ST (CHAPIN RD). THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,394) OWNER HAS PETITIONED THE CITY OF EDINBURG UNDER SEC 42.102(b) OF THE LOCAL GOVERNMENT CODE TO BE RELEASED FROM THE CITY ETI.

GENERAL NOTES:

- FLOOD ZONE STATEMENT:**
FLOOD ZONE DESIGNATION: ZONE "X"
ZONE "X" AREAS (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN, ACCORDING TO COMMUNITY-PANEL NO. 480334 0325 D, MAP REVISED: JUNE 6, 2000.
- MINIMUM FINISHES FLOOR ELEVATION SHALL E 18" ABOVE THE CENTER 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 FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- SETBACKS:**
FRONT: 50.00 FEET OR GREATER FOR EASEMENT
REAR: 15.00 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
SIDE CORNER: 6.00 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
- BENCHMARK NOTE:** THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
(PROVIDE BENCHMARK LOCATION AND DESCRIPTION HERE)
- DRAINAGE:** IN ACCORDANCE WITH HIDALGO COUNTY AND HIDALGO COUNTY DRAINAGE DISTRICT No. 1 DRAINAGE REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 12,452 CUBIC-FEET (0.29 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SHEET 3 OF THIS PLAT DESCRIBES HOW DETENTION WILL BE ACCOMPLISHED.)
- 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.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:** THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY DESIGNATED REPRESENTATIVE.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE HIDALGO COUNTY DESIGNATED REPRESENTATIVE AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORING OF SEPTIC TANK(S)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- JOSE ROBERTO PULIDO, JR., THE OWNER & SUBDIVIDER OF PULIDO'S SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBL5 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

WATER PLAN OF: PULIDO'S SUBDIVISION

A 5.0-ACRE TRACT OF LAND OUT OF LOT 8, SECTION 250, TEXAS MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 16, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY.

PRELIMINARY ENGINEERING REPORT FOR PULIDO SUBDIVISION

BY JOSE N. SALDIVAR, P.E.

WATER SUPPLY: DESCRIPTION AND COSTS

PULIDO SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY THE WATER COMPANY OF NORTH ALAMO WATER SUPPLY CO. (NAWSC), THE SUBDIVIDER AND COMPANY NAWSC SIGNED A CONTRACT BY WHICH, THE SUBDIVISION WILL RECEIVE SUFFICIENT WATER PROVISION FOR AT LEAST 30 YEARS AND NAWSC HAS PROVIDED SUFFICIENT DOCUMENTATION TO ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

NAWSC HAS AN EXISTING 4" DIAMETER LINE RUNNING ALONG THE WEST R.O.W. OF ALAMO ROAD.

WATER DISTRIBUTION FOR PULIDO'S SUBDIVISION CONSISTS OF AN EXISTING 3/4" SERVICE AND A PROPOSED 3/4" SERVICE TIED IN TO THE EXISTING 4" WATERLINE. THE COST OF THESE WATER LINES, SERVICES AND FIRE HYDRANT IS \$XXXXXXX PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID PAY NAWSC THE AMOUNT OF \$XXXXXXX WHICH COVERS THE \$XXXXXXX COST PER LOT STATED IN THE 30 YR 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 NAWSC UPON REQUEST BY THE LOT OWNER, NAWSC WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NAWSC AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS SUBDIVISION.

SEWAGE FACILITIES: Description and Costs.

ON-SITE SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES: SEWAGE FROM THE PULIDO'S SUBDIVISION IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A HIDALGO FINE SANDY LOAM, SANDY CLAY LOAM AND CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD TWO (2) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 1# AND 2# (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA.) THE SOIL IS A UNIFORM SANDY LOAM (CLASS 1) EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 3,000.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 6,000.00 THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON DATE.

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 COSTS TO INSTALL THE WATER DISTRIBUTION AND SANITARY SEWER SYSTEM, DISCUSSED ABOVE, ARE AS FOLLOWS: WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$XXXXXXX WHICH EQUIVALE A PER LOT. SEWAGE FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED WITH A COST OF \$XXXXXXX WHICH EQUIVALE A PER LOT.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW AND COMMENTS UNDER THE AUTHORITY OF JOSE N. SALDIVAR, P.E. 94076 ON 10/11/24. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.

REPORTE PRELIMINAR DE INGENIERIA PARA LA SUBDIVISION PULIDO SUBDIVISION

BY JOSE N. SALDIVAR, P.E.

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO N DE AGUA:

LA SUBDIVISION PULIDO HA RECIBIDO AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO WATER SUPPLY CO. (NAWSC). EL SUBDIVISOR Y LA COMPANIA NAWSC FIRMARON UN CONTRATO POR EL CUAL, EL SUBDIVISION RECIBIRÁ SUFFICIENTE SUMINISTRO DE AGUA DURANTE AL MENOS 30 AÑOS Y NAWSC HA PROPORCIONADO DOCUMENTACIÓN SUFICIENTE PARA ESTABLECER LA CANTIDAD Y CALIDAD A LARGO PLAZO DEL SUMINISTRO DE AGUA DISPONIBLE PARA ATENDER EL DESARROLLO PLENO DE ESTE SUBDIVISION.

NAWSC TIENE UNA LINEA EXISTENTE DE 4" DE DIAMETRO QUE CORRE A LO LARGO DE LA FILA OESTE DE LA ALAMO ROAD.

LA DISTRIBUCIÓN DE AGUA PARA LA SUBDIVISION DE PULIDO CONSTA DE UN SERVICIO EXISTENTE DE 3/4" Y UN SERVICIO PROPUUESTO DE 3/4" VINCULADO A LA LINEA DE AGUA EXISTENTE DE 4". EL COSTO DE ESTAS LINEAS DE AGUA, SERVICIOS Y BOBINAS CONTRA INCENDIOS ES DE \$XXXXXXX, O \$XXXXXXX POR LOTE ADEMÁS, EL SUBDIVISOR HA PAGADO A PAY NAWSC LA CANTIDAD DE \$XXXXXXX QUE CUBRE EL COSTO DE \$XXXXXXX POR LOTE ESTABLECIDO 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 TODA LA MEMBRESÍA O OTRAS TARIFAS ASOCIADAS CON LA CONEXIÓN DE LOTES INDIVIDUALES EN LA SUBDIVISION A NAWSC A SOLICITUD DEL PROPIETARIO DEL LOTE, NAWSC INSTALARÁ INMEDIATAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE, TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR NAWSC Y DICHO SISTEMA DE DISTRIBUCIÓN ES OPERABLE A PARTIR DE LA FECHA DE REGISTRO DEL PLANO.

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

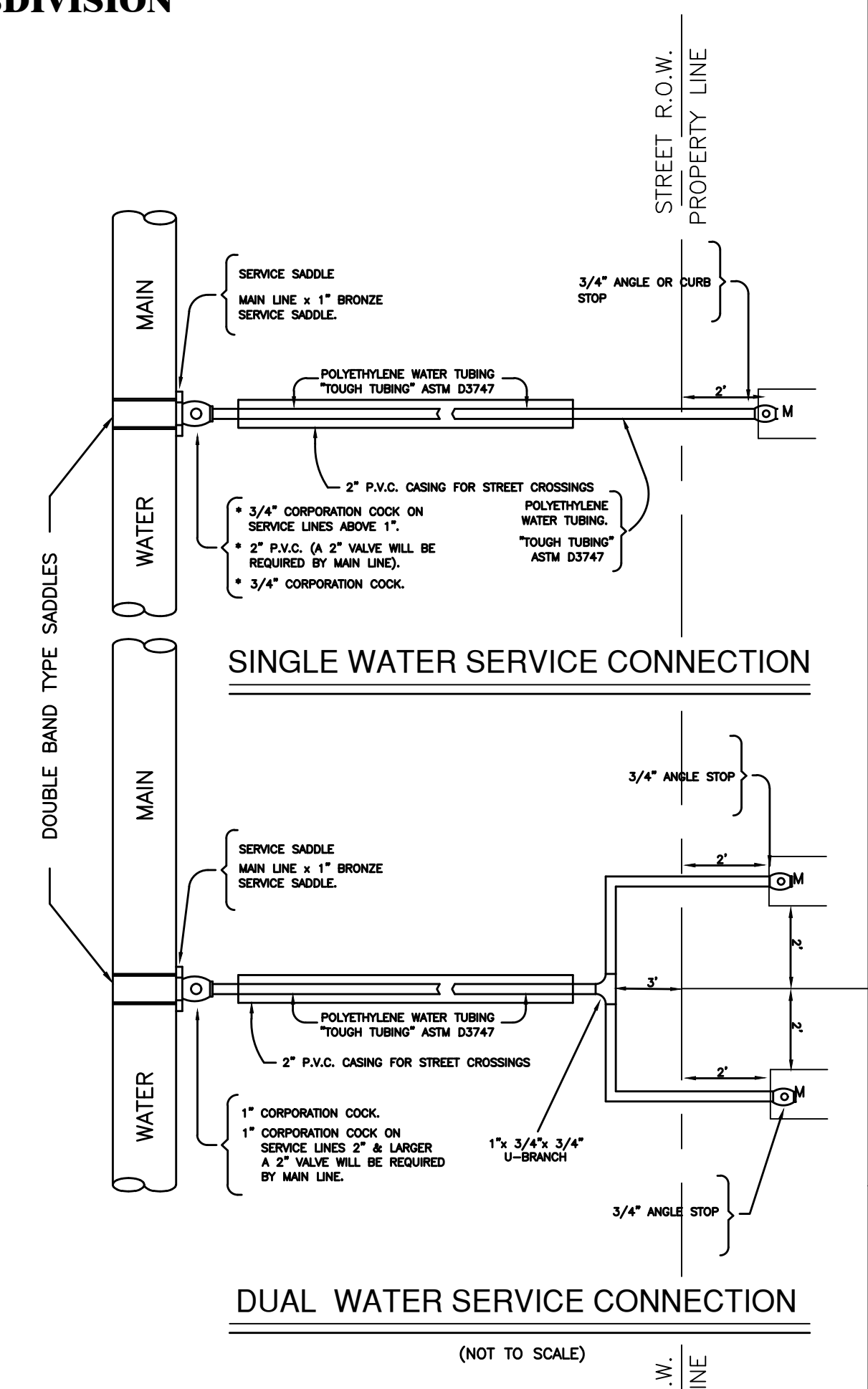
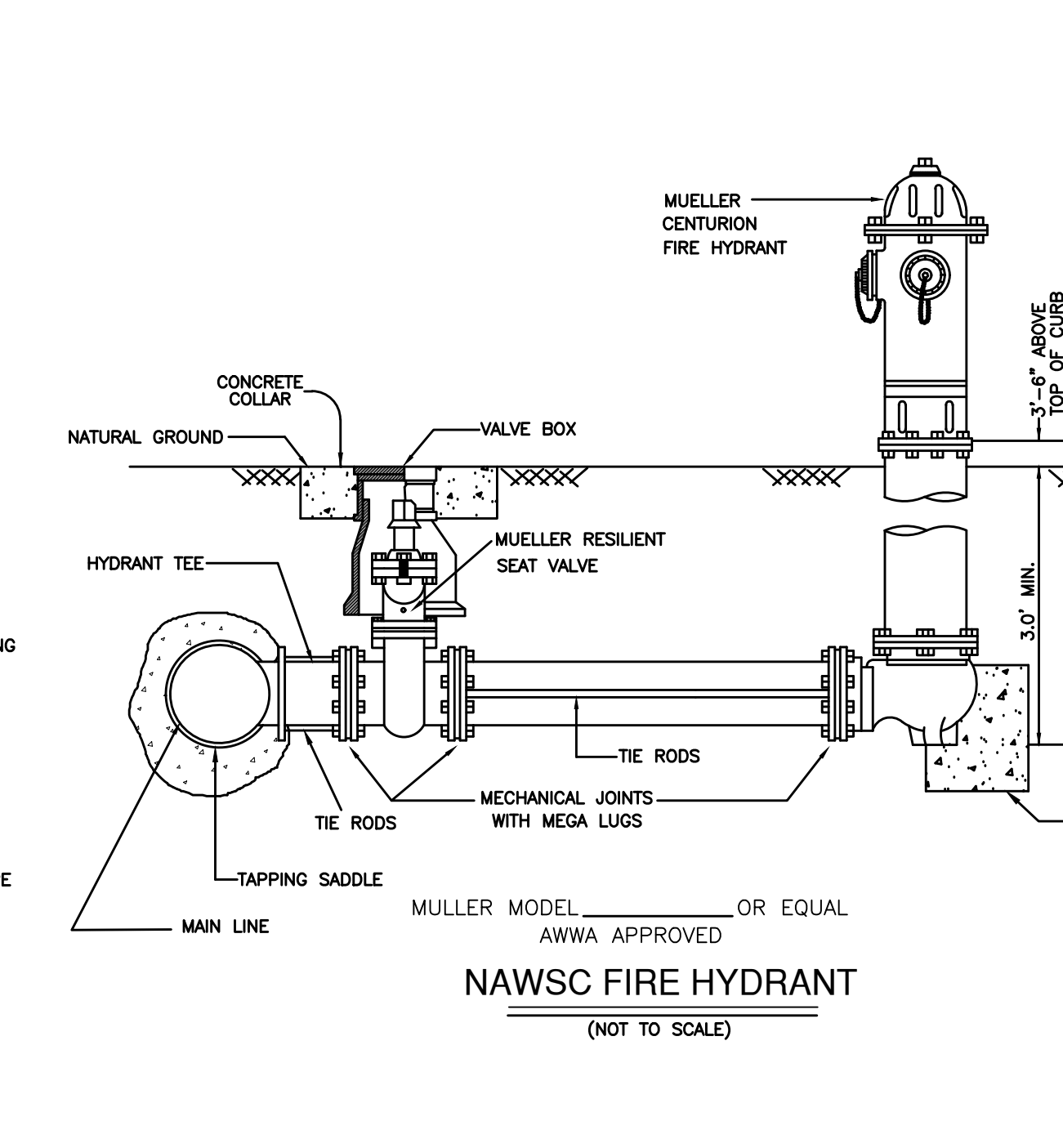
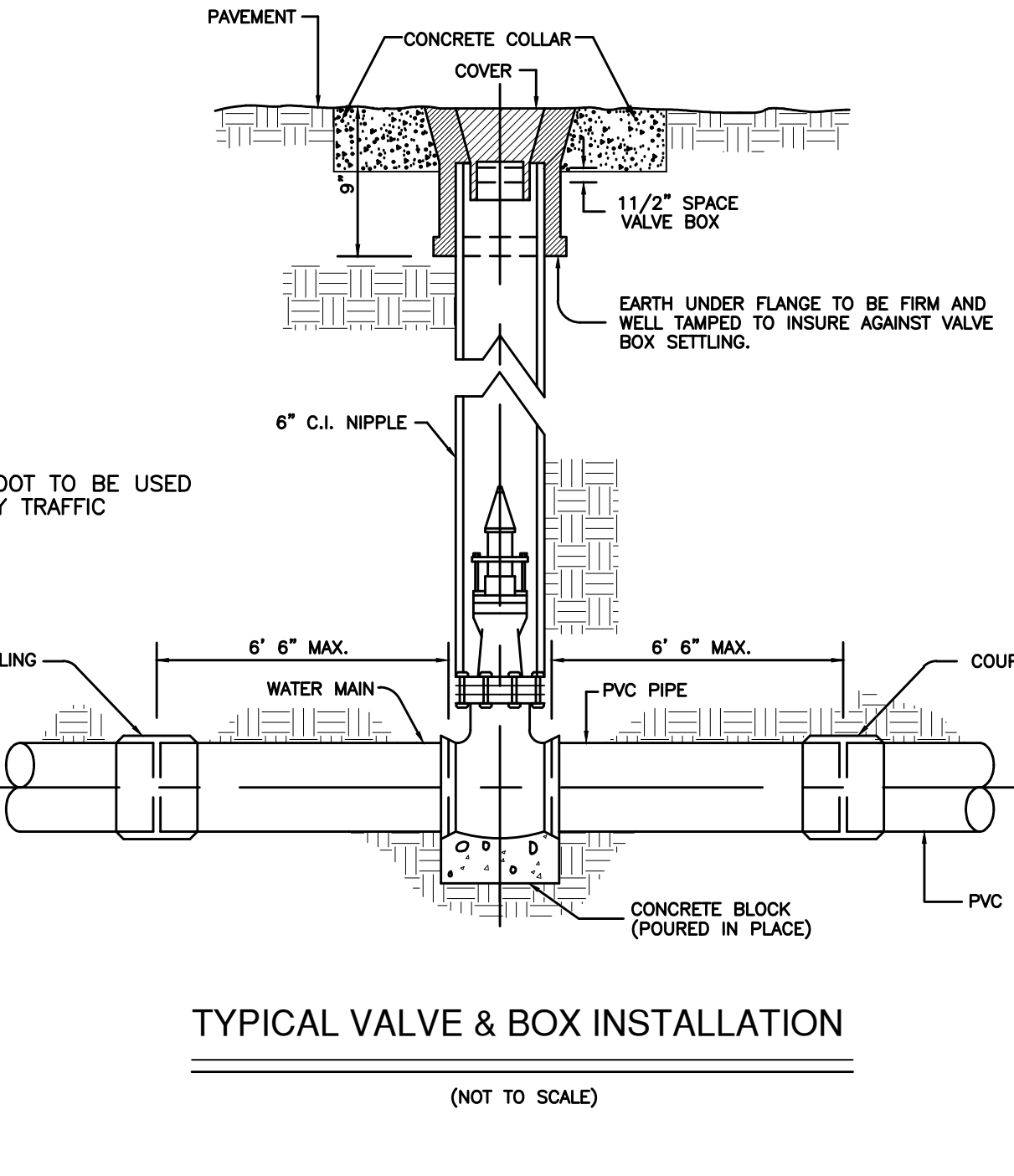
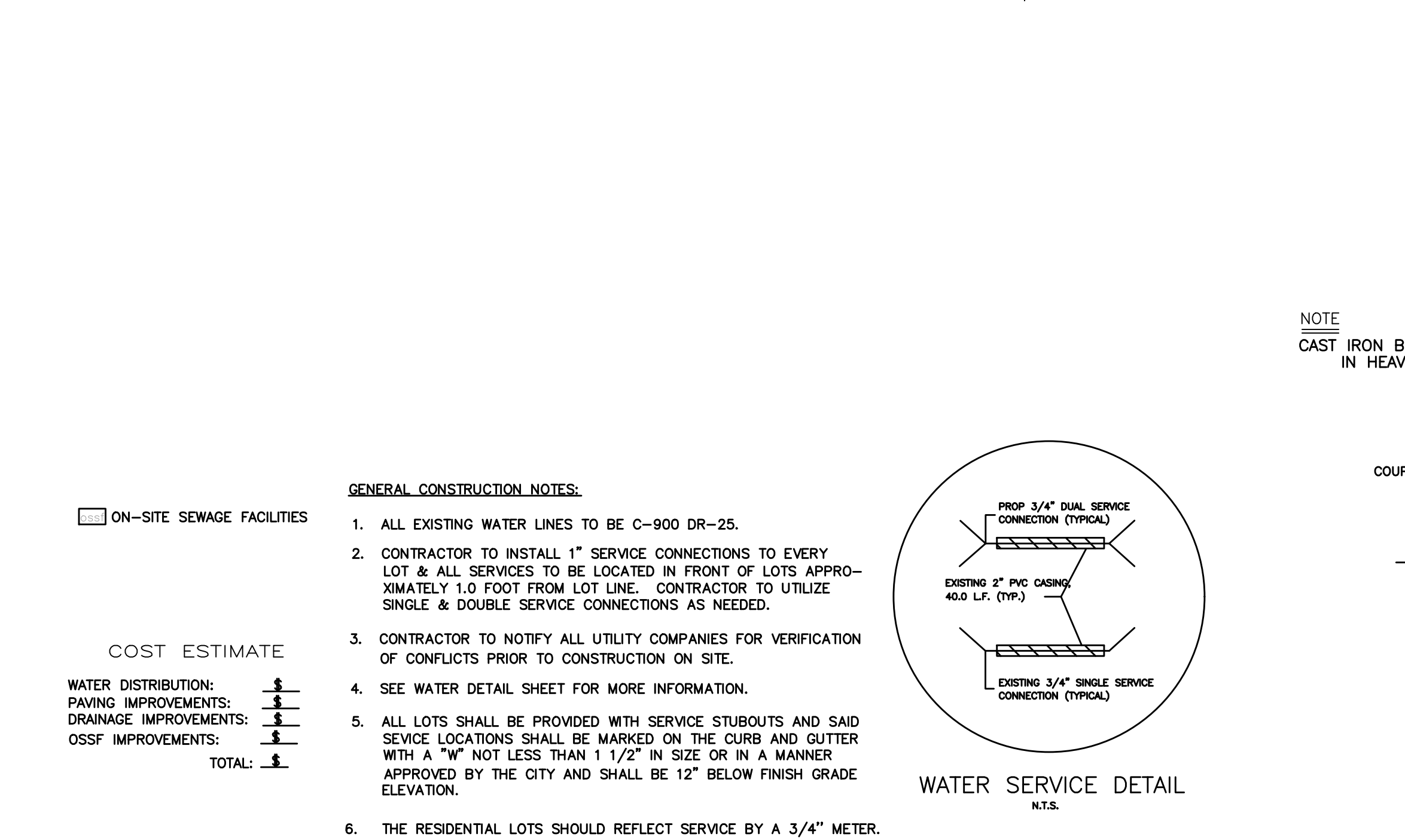
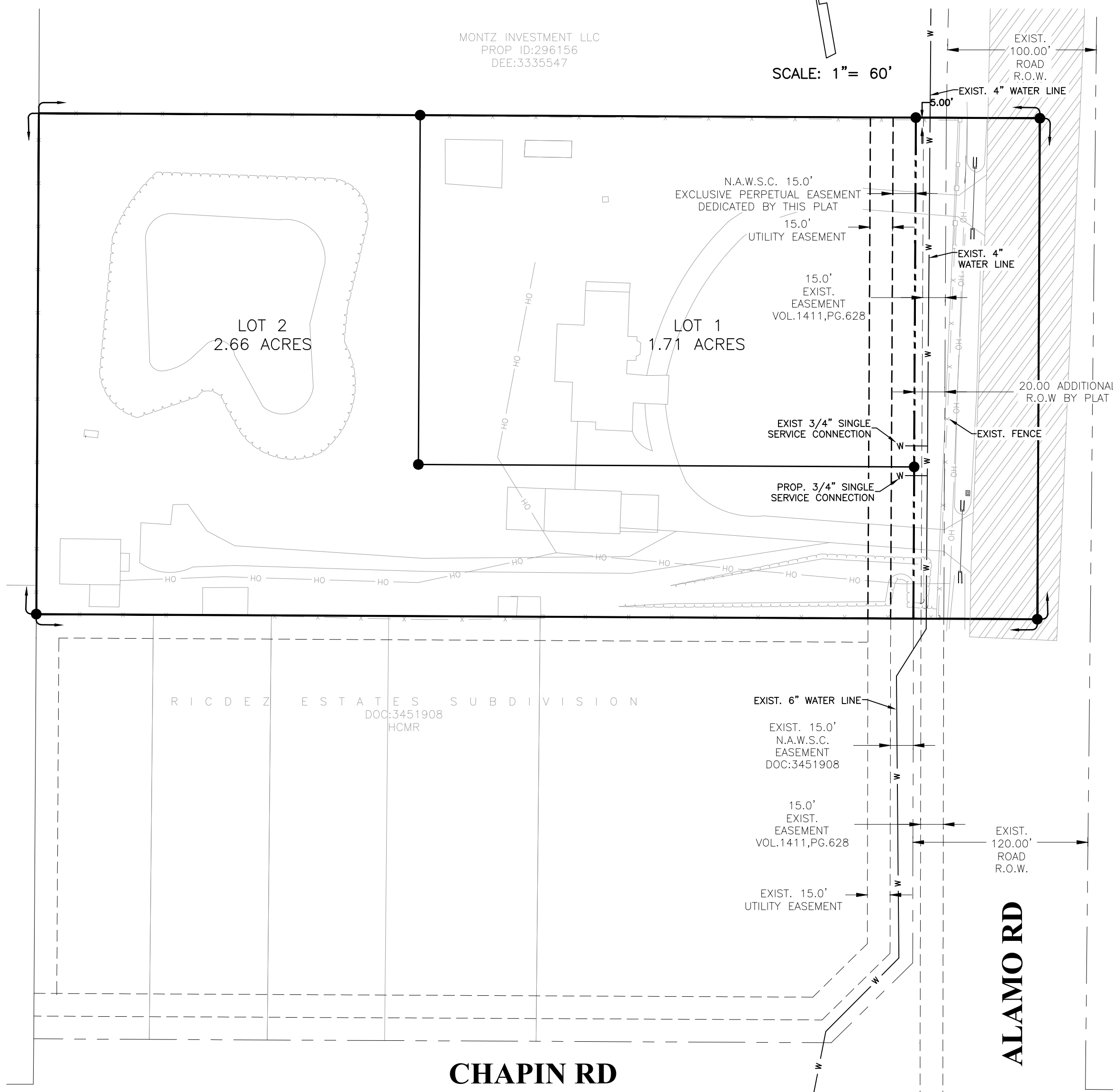
DESCRIPCIÓN, COSTO Y FECHAS DE OPERABILIDAD DE LAS INSTALACIONES DE ALCANTARILLADO EN EL SITIO: LAS AGUAS RESIDUALES DE LA SUBDIVISION DE PULIDO SON TRATADAS POR INSTALACIONES DE ALCANTARILLADO EN EL SITIO INDIVIDUALES ("OSSF") QUE CONSISTEN EN UN TANQUE SÉPTICO DE DISEÑO ESTÁNDAR DE DOBLE COMPARTIMENTO Y UN CAMPO DE DRENAJE EN CADA LOTE. EL EVALUADOR DEL SITIO (NÚMERO DE LICENCIA OS 12258) HA EVALUADO LA IDONEIDAD DEL SITIO DE LA SUBDIVISION PARA OSSF Y PRESENTÓ UN INFORME QUE CONCLUYE QUE EL SITIO ES ADECUADO PARA OSSF. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO REVISÓ Y APROBÓ EL INFORME. CADA LOTE TIENE UN AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

CADA LOTE EN LA SUBDIVISION EXISTENTE TIENE UN TAMAÑO DE AL MENOS 1/2 ACRE. EL LIBRO DE ESTUDIO DE SUELOS DEL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICO UN SUELO FRANCO ARENOSO FINO, FRANCO ARCILLOSO ARENOSO Y FRANCO ARCILLOSO DE HIDALGO PARA EL AREA. EL EVALUADOR DEL SITIO (NÚMERO DE LICENCIA OS 12258) REALIZÓ DOS (2) PERFORACIONES DE PRUEBA EN ZONAS OPUESTAS DE LA SUBDIVISION EN LOS CENTROS DE LOS LOTES 1# Y 2# (PERFORACIONES ADICIONALES FUERON INNECESARIAS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE ESTA AREA LIMITADA). EL SUELO ES UN MARRERO ARENOSO UNIFORME (CLASE 1) QUE SE EXTIENDE HASTA 36" POR DEBAJO DEL FONDO DE CUALQUIER EXCAVACION EXISTENTE. NO HAY INDICACIONES DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE LAS 24" DEL FONDO DE LAS EXCAVACIONES EXISTENTES. LA SUBDIVISION DRENA BIEN.

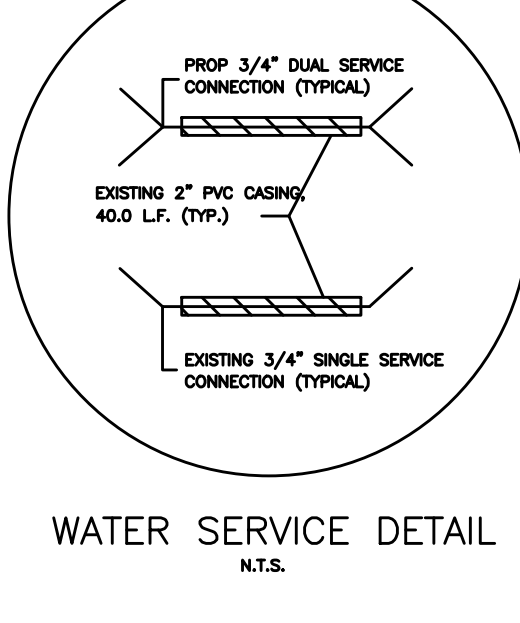
EL COSTO PARA INSTALAR UN SISTEMA SÉPTICO EN UN LOTE INDIVIDUAL ES DE \$3,000.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. TODOS LOS OSSFS SE HAN INSTALADO EN EL MOMENTO DE LA SOLICITUD DE APROBACION DEL PLANO FINAL CON UN COSTO TOTAL DE \$ 6,000.00 EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS LOS OSSF EN LA FECHA.

CON MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS EN VIRTUD DE LA SECCION 16.343 DEL CODIGO DE AGUA. CERTIFICO QUE LOS COSTOS PARA INSTALAR EL SISTEMA DE DISTRIBUCION DE AGUA Y ALCANTARILLADO SANITARIO, DISCUTIDO ANTERIORMENTE, SON LOS SIGUIENTES: INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARÁN UN TOTAL GENERAL DE \$XXXXXXX QUE EQUIVALE A PER LOTE. INSTALACIONES DE ALCANTARILLADO - ESTAS INSTALACIONES ESTÁN TOTALMENTE CONSTRUIDAS CON UN COSTO DE \$XXXXXXX QUE EQUIVALE A PER LOTE.

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- GENERAL CONSTRUCTION NOTES:**
- ALL EXISTING WATER LINES TO BE C-900 DR-25.
 - CONTRACTOR TO INSTALL 1" SERVICE CONNECTIONS TO EVERY LOT & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 1.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
 - CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
 - SEE WATER DETAIL SHEET FOR MORE INFORMATION.
 - ALL LOTS SHALL BE PROVIDED WITH SERVICE STUBOUTS AND SAID SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER WITH A "W" NOT LESS THAN 1 1/2" IN SIZE OR IN A MANNER APPROVED BY THE CITY AND SHALL BE 12" BELOW FINISH GRADE ELEVATION.
 - THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.



TYPICAL VALVE & BOX INSTALLATION
(NOT TO SCALE)

NAWSC FIRE HYDRANT
(NOT TO SCALE)

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 CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.- I (WE), _____ SUBDIVIDERS OF PULIDO'S SUBDIVISIONS HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

JOSE ROBERTO PULIDO, JR.,
1709 NORTH ALAMO RD,
EDINBURG, TEXAS 78541

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared OWNERS NAME proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this day of _____ 2024

NOTARY PUBLIC- STATE OF TEXAS

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PRELIMINARY

PULIDO'S SUBDIVISION
UTILITIES LAYOUT

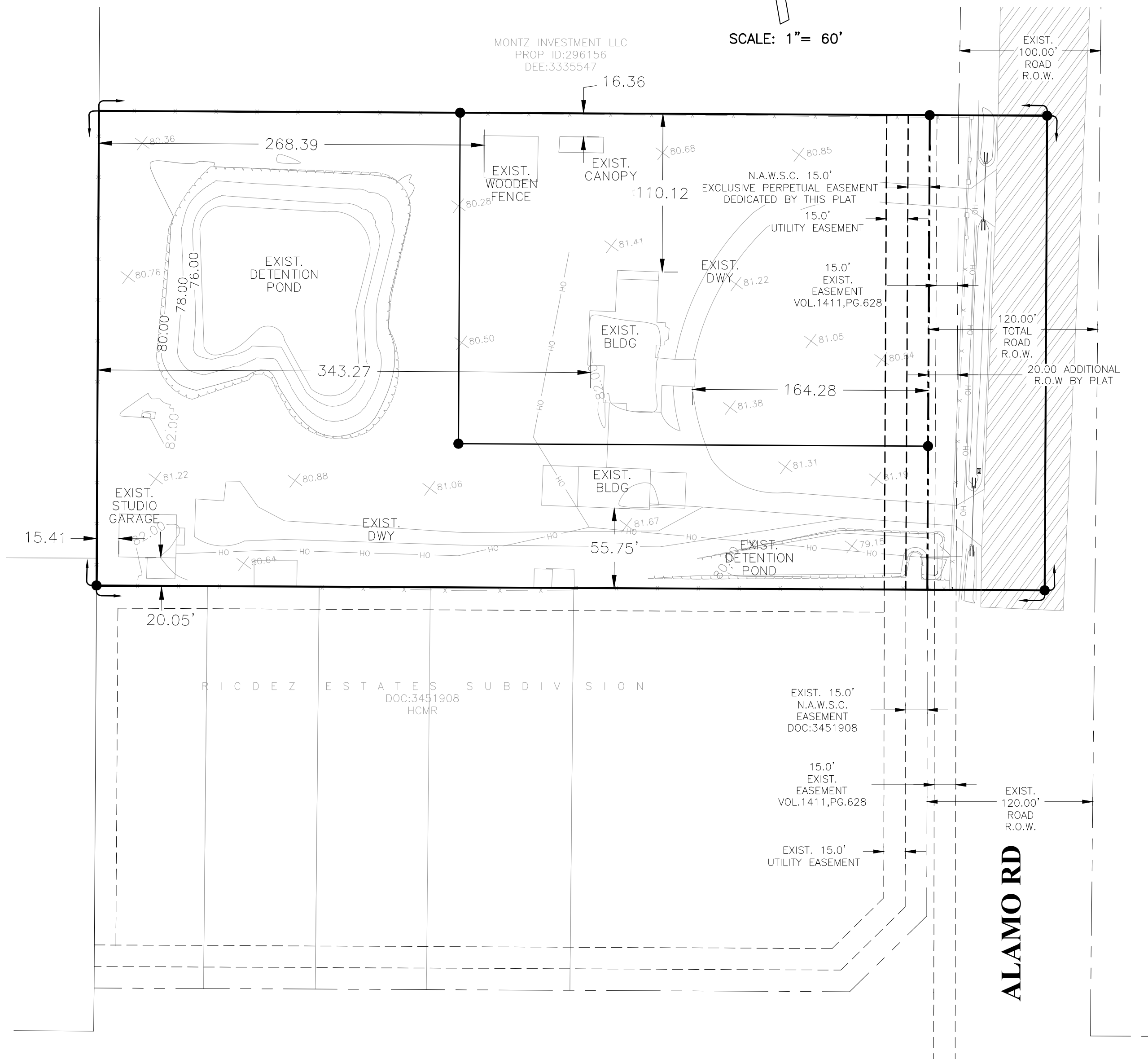
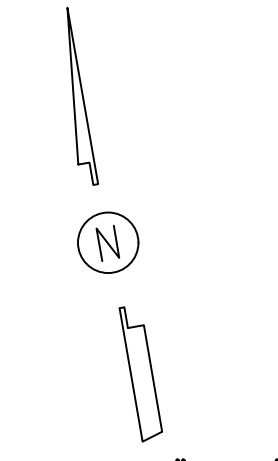
S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
1709 NORTH ALAMO RD, EDINBURG, TX 78541
956-405-9787
S2ENGINEERINGPLLC.COM

SHEET NO. 2
OF 3 SHEETS

DRAINAGE PLAN OF: PULIDO'S SUBDIVISION

A 5.0-ACRE TRACT OF LAND OUT OF LOT 8, SECTION 250, TEXAS MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 16, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY.

MAP OF STREETS AND DRAINAGE: MAPA DE CALLES Y DRENAJE PLUVIAL



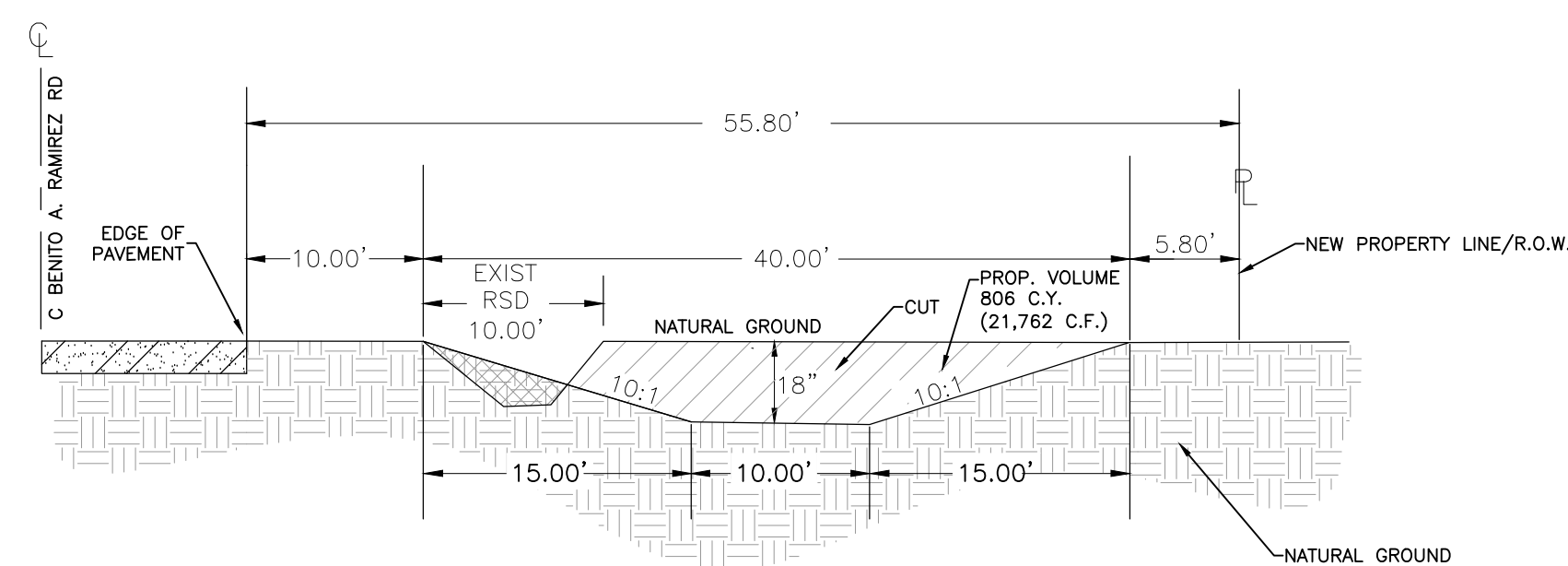
DRAINAGE STATEMENT FOR PULIDO SUBDIVISION

- I. PROJECT LOCATION
PULIDO SUBDIVISION IS A PROPOSED 2-LOT RESIDENTIAL SUBDIVISION IN HIDALGO COUNTY, LOCATED ON THE WEST SIDE OF ALAMO RD (FM 907) AND APPROXIMATELY 330 FEET NORTH OF THE INTERSECTION OF MILE 17 ROAD AND FM 907. THIS SUBDIVISION IS LOCATED IN HIDALGO COUNTY JURISDICTION ONLY, WITHIN PRECINCT 4. THE PROPERTY HAS BEEN REMOVED FROM THE ETJ BY PETITION, BEING A 5.0-ACRE TRACT OF LAND BEING THE NORTH FIVE (5) ACRES OF THE SOUTH TEN (10) ACRES OF THE EAST TWENTY (20) ACRES OF LOT EIGHT (8), IN SECTION TWO HUNDRED FIFTY (250) OF THE TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY OF LANDS IN HIDALGO COUNTY, TEXAS AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 901, PAGE 1012, MAP RECORDS, HIDALGO COUNTY, TEXAS.
- II. FLOOD PLAIN
THE PROPOSED SUBDIVISION IS IN ZONE "X" ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 480334 0350 C, MAP REVISED JUNE 6, 2000. AREA IS DEFINED AS AREA DETERMINED TO BE OUTSIDE 500-YR FLOODPLAIN.
- III. SOIL CONDITIONS
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE, THE SITE CONSISTS OF HIDALGO FINE SANDY LOAM (25) AND HIDALGO SANDY CLAY FOAM (28); BOTH BEING A HYDROLOGY GROUP B.
- IV. EXISTING CONDITIONS
THE EXISTING RUNOFF SHEET FLOWS OVERLAND TOWARDS THE EXISTING ROADSIDE DITCH ALONG THE WEST SIDE OF ALAMO ROAD. THERE IS CURRENTLY NO APPARENT DRAINAGE SYSTEM OTHER THAN NATURAL OVERLAND FLOW. BASED ON THE RATIONAL METHOD AND THE ATTACHED CALCULATIONS, AN EXISTING 10-YEAR STORM EVENT GENERATES 3.41 CFS OF RUNOFF. THE PROPOSED RUNOFF AFTER DEVELOPMENT IS 12.39 CFS FOR A 50-YEAR STORM EVENT. THE PROPOSED PROJECT WILL HAVE AN APPROXIMATE INCREASE OF 8.98 CFS OF STORM RUNOFF FOR A 50-YEAR STORM EVENT.
- V. PROPOSED CONDITIONS
IN ACCORDANCE WITH COUNTY OF HIDALGO'S DRAINAGE REQUIREMENTS, 12,452 CUBIC FEET (0.29 AC-FT) OF RUNOFF DETENTION WILL NEED TO BE DETAINED FOR A 50-YEAR STORM EVENT ON PULIDO SUBDIVISION. RUNOFF WILL BE DETAINED WITHIN THE EXISTING DETENTION POND LOCATED ALONG THE WEST SIDE OF THE PROPERTY AND REAR OF THE DEVELOPMENT. THE DETENTION POND HAS A TOTAL CAPACITY OF APPROXIMATELY 79,409 CUBIC FEET (1.82 AC-FT); PROVIDING SIGNIFICANT ADDITIONAL VOLUME THAN THE REQUIRED FOR THIS PROJECT.

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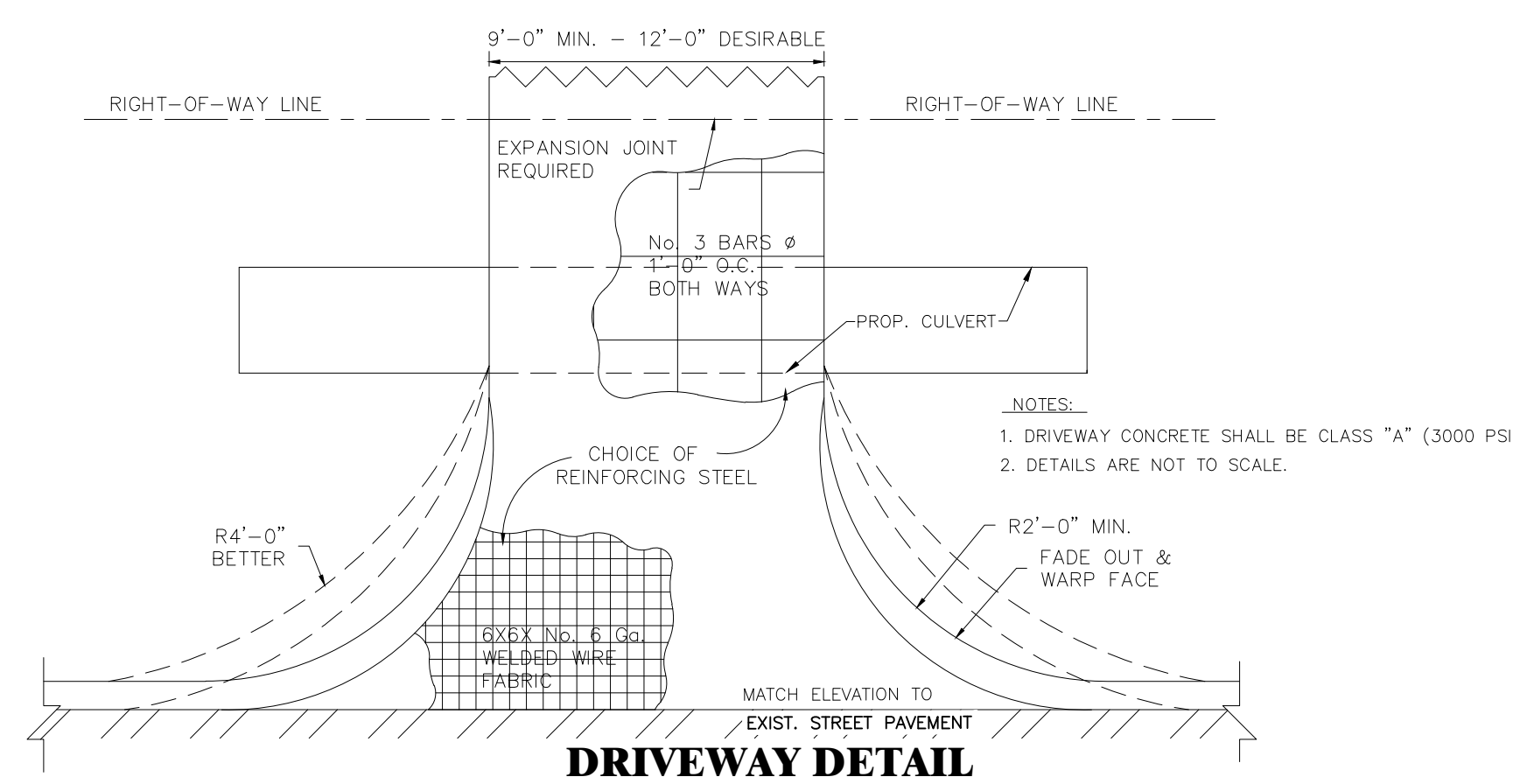
PRELIMINARY

JOSE N. SALDIVAR
LICENSED PROFESSIONAL ENGINEER No. 94076
S2 ENGINEERING GROUP, PLLC.
2020 E GRIFFIN PARKWAY ST
MISSION, TEXAS 78574
FR No. 8298



RECONSTRUCTION OF ROAD SIDE DITCH

NOT TO SCALE



DRIVEWAY DETAIL

NOT TO SCALE

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PRELIMINARY

PULIDO SUBDIVISION
DRAINAGE PLAN

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
2020 E GRIFFIN PKWY, MISSION, TX 78574
956-403-9787
S2ENGINEERINGPLLC.COM

SHEET NO. 3
OF 3 SHEETS