



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 ALTAMURA SUBDIVISION, PRECINCT No. 1.

ENGINEER JAVIER HINOJOSA ENGINEERING DEVELOPER: RD ALTAMURA, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 65 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 23

FILLING STATIONS: 10

LOCATION DESCRIPTION: SOUTHWEST CORNER OF MILE 12 NORTH ROAD AND MILE 5 WEST ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF WESLACO

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-11-2024 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO MILE 5 WEST ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-26-24 BY, PCT.1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 9-27-24 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 5 WEST ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-20-24 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

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

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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

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
ALTAMURA SUBDIVISION
(A PRIVATE SUBDIVISION)**

A TRACT OF LAND CONTAINING 41.06 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF FARM TRACTS 242 AND 249, THE WEST AND ADAMS TRACTS, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

OWNER'S CERTIFICATION, AND ATTESTATION

I, JASON E. GARZA, OF THE 41.06 ACRES OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS ALTAMURA SUBDIVISION, MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE CITY OF WESLACO, THE COUNTY OF HIDALGO AND THE STATE OF TEXAS. THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE COUNTY OR THE CITY OF WESLACO AS PUBLIC IMPROVEMENTS, AND THE STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREET SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE PERSONNEL, THE U.S. SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR DUTIES. THE USE OF THE STREETS, AND EASEMENTS HEREON SHOWN, IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO, NORTH ALAMO WATER SUPPLY CORPORATION AND THE COUNTY OF HIDALGO, AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

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

BY: JASON E. GARZA, DATE _____
OWNER: RD ALTAMURA, LLC.
ADDRESS: P.O. BOX 6105
MCALEN, TEXAS 78502

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON E. GARZA KNOWN TO ME AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THE _____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF ALTAMURA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT.

ON THIS THE _____ DAY _____, 20____ A.D.

HIDALGO COUNTY JUDGE DATE _____
ATTEST: HIDALGO COUNTY CLERK DATE _____

CITY OF WESLACO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §232.028(c)

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

MAYOR, CITY OF WESLACO ATTEST: CITY SECRETARY
DATE: _____ DATE: _____

THIS SUBDIVISION PLAT OF ALTAMURA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE HIDALGO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 20____ A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ALTAMURA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH.

DEPARTMENT ON _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

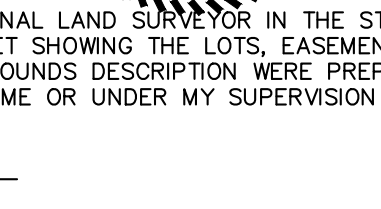
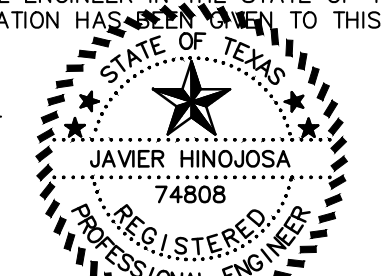
I, JAVIER HINOJOSA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JAVIER HINOJOSA, P.E. DATE _____
LICENSED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENTS AND STREETS OF ALTAMURA SUBDIVISION AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON JUNE 22, 2022.

CARLOS VASQUEZ, R.P.L.S. DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.Q. LAND SURVEYORS, LLC
517 BEAUMONT AVE.
MCALEN, TEXAS 78501
TEL. (956) 618-1551
TBPELS FIRM NO. 10119600
DATE SURVEYED: 06-22-2022



GENERAL PLAT NOTES & RESTRICTIONS (cont.):

21. LANDSCAPING IS REQUIRED BY CITY OF WESLACO ORDINANCE.
22. A FOUR FOOT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
23. A FIVE FOOT SIDEWALK IS REQUIRED ALONG THE WEST SIDE OF F.M. 88 UPON THE ISSUANCE OF A NOTICE TO PROCEED.
24. A SIX FOOT TALL CEDAR FENCE SHALL BE REQUIRED ALONG THE NORTH LOT LINES OF LOT 27 THROUGH 41 INCLUSIVE, FENCE TO BE CONSTRUCTED BY THE DEVELOPER DURING THE INFRASTRUCTURE STAGE OF THE SUBDIVISION.
25. CENTRAL POWER AND LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND RIGHT OF WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSE AT THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.
26. CONCRETE MONUMENTS TO BE SET AT SUBDIVISION CORNERS.
27. FIRE HYDRANTS INSTALLED WITHIN THE CORPORATIONS DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
28. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
29. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
30. A SIX FOOT BUFFER SHALL BE REQUIRED WHEN ADJOINING ANY COMMERCIAL LOT WHETHER EXISTING OR WHEN SUCH COMMERCIAL LOT IS EVIDENT THE LOT OWNER.
31. ALL PRIVATE STREETS, INCLUSIVE OF MEDIAN ISLANDS AND ANY SENTRY SHELTERS, PLUS ANY ACCOMPANYING STORM DRAINAGE, STREET LIGHTING, AND/OR SIDEWALKS, SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALSO, ALL PERIMETER WALLS AND FENCES SHALL BE UNDER THE OWNERSHIP AND THE EXCLUSIVE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSES OF ENCLOSED PRIVACY, SECURITY, AND REPAIR.
32. AFTER RECORDING OF THE PLAT'S CONDITIONS, COVENANTS, AND RESTRICTS (CCRs) TO THIS ASSURE MAINTENANCE OF COMMON AREAS AND MEDIAN ISLANDS, ETC., A BUILDING PERMIT APPLICATION MAY BE FILED WITH THE CITY OF WESLACO FOR ANY PROPOSED GATED ENTRY MECHANISMS WHEREAFTER IT SHALL BE REVIEWED FOR APPROVAL OR DISAPPROVAL BY THE CITY INCLUDING THE FIRE MARSHAL'S OFFICE. IN NO CASE SHALL GATE(S) BE INSTALLED WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.
33. THE OWNER(S)/DEVELOPER(S) SHALL SIGN AND RECORD AN INDEMNIFICATION AGREEMENT HOLDING HARMLESS THE CITY OF WESLACO AND INDEMNIFYING IT FROM ALL OBLIGATIONS TO MAINTAIN SAID STREETS AND FROM ANY LIABILITY ARISING OUT OF OR INCIDENT TO SUCH STREETS.
34. THE DEVELOPER SHALL SIGN AND RECORD A PRIVATE STREET AGREEMENT ON A FORM ESTABLISHED BY THE CITY OF WESLACO AFTER CONSULTATION WITH THE CITY ATTORNEY.

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: THIS PROPERTY IS LOCATED WITHIN ZONE "X" ON A FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 480334 0450 C, REVISED MAY 30, 2002. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA 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 PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
2. SETBACKS:
FRONT: 25.00 FEET
REAR: 20X OF LOT DEPTH, NOT TO EXCEED 25 FEET OR GREATER FOR EASEMENT.
SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER.
SIDE CORNER: 10.00 FEET, CORNER GARAGE SIDE: 18.00 FEET
CORNER GARAGE FRONT: 18.00 FEET
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50 FEET: 20.00 FEET.
3. 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. (NO OTHER LAND USE WILL BE PERMITTED). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
4. NO COMMERCIAL USE SHALL BE ALLOWED WITHIN THIS SUBDIVISION.
5. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB OR 18" ABOVE NATURAL GROUND OR ELEVATION 69.00, WHICHEVER IS GREATER. AN 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 LOT WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
B.M. #1 TOP OF STORM MANHOLE LOCATED APPROXIMATELY 48 FEET NORTH AND 45 FEET EAST OF THE INTERSECTION OF MILE 12 NORTH & F.M. 88. ELEVATION=67.16
B.M. #2 TOP OF MANHOLE ON CURB INLET LOCATED ALONG THE NORTH SIDE OF SONOMA STREET APPROXIMATELY 405 FEET EAST OF THE CENTERLINE OF CALISTOGA STREET.
B.M. #3 TOP OF MANHOLE ON CURB INLET LOCATED ALONG THE SOUTH SIDE OF NAPA STREET APPROXIMATELY 44 FEET WEST OF THE CENTERLINE OF CALISTOGA STREET.
7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 160,230 CUBIC FEET (3,680 AC.FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 4 FOR STORM SEWER IMPROVEMENTS).
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTING (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.
9. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
10. 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.
11. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH THE HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED OR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
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 AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
13. JASON E. GARZA, THE OWNER AND SUBDIVIDER OF ALTAMURA SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 3 OF THIS PLAT.
14. NO ACCESS WILL BE ALLOWED FROM MILE 5 WEST (F.M. 88) ON TO LOTS 22 THROUGH 27. NO ACCESS WILL BE ALLOWED FROM NAPA STREET FOR LOTS 24 AND 25. A 48 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 24 AND 25 TO PROVIDE INGRESS AND EGRESS TO LOTS 1 THROUGH 65 FROM F.M. 88. 1x0OT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY AND THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.
15. DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE OF THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY THE COUNTY.
16. THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE CITY OF WESLACO AND COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY CITY AND COUNTY FROM ANY AND ALLEGED CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, ACCOMPANYING STORM DRAINAGE, PRIVATE SIDEWALKS, AND PRIVATE STREET LIGHTING. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.
17. SET 1/2" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
18. STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO THE CITY OF WESLACO ORDINANCE BY THE DEVELOPER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
19. STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.
20. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FORM INTERSECTION AND IN COMPLIANCE WITH THE CITY OF WESLACO ACCESS MANAGEMENT ORDINANCE.

GENERAL NOTES CONTINUED ON NEXT COLUMN TO THE RIGHT

INDEX TO SHEETS FOR ALTAMURA SUBDIVISION	
SHEET 1	DATE, HEADING, LEGAL DESCRIPTION, E.T.J. AND LOCATION MAP, PRINCIPAL CONTACTS, INDEX, METES AND BOUNDS, GENERAL NOTES, OWNER CERTIFICATION AND ATTESTATION, NOTARY PUBLIC, COUNTY CERTIFICATE, CITY OF WESLACO CERTIFICATE, COUNTY HEALTH DEPARTMENT CERTIFICATE, ENGINEERS CERTIFICATE, SURVEYORS CERTIFICATE, HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE, HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 CERTIFICATE, AND COUNTY CLERK'S RECORDING CERTIFICATE.
SHEET 2	DATE, NORTH ARROW, MAIN SCALE, LEGEND OF ABBREVIATIONS, HEADING, LEGAL DESCRIPTION, LOCATION MAP, PLAT WITH LOTS, STREETS AND EASEMENTS, LOT LINE CURVE DATE AND LOT LINE TABLE.
SHEET 3	FINAL ENGINEERING REPORT INCLUDING DESCRIPTION OF THE WATER AND OSSF LAYOUTS, THE ENGINEER'S CERTIFICATION AND THE SUBDIVIDERS CERTIFICATE AND STATEMENT. (ENGLISH AND SPANISH VERSIONS).
SHEET 4	DRAINAGE REPORT INCLUDING THE DESCRIPTION OF DRAINAGE, TOPOGRAPHIC MAP, THE ENGINEER'S DRAINAGE CERTIFICATION AND CONSTRUCTION DETAILS.



FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE # /FAX#
OWNER: RD ALTAMURA, LLC	P.O. BOX 6105	MCALEN, TX 78502	956-451-6390
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALEN, TX 78504	668-1588/994-8102
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	MCALEN, TX 78501	618-1551/618-1547

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

ALTAMURA SUBDIVISION IS LOCATED IN WEST CENTRAL PORTION OF HIDALGO COUNTY PRECINCT NO. 1 APPROXIMATELY 170 FEET SOUTH OF MILE 12 NORTH ALONG THE WEST SIDE OF F.M. 88. THE NEAREST MUNICIPALITY IS THE CITY OF WESLACO, WITH A POPULATION OF 41,103 AS PER THE 2020 CENSUS. ACCORDING TO THE OFFICIAL MAP OF THE CITY OF WESLACO THE PROPERTY LIES APPROXIMATELY 1.0 MILES NORTH OF THE CITY LIMITS (AND IS INSIDE THE 2 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 212.001.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 41.06 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF FARM TRACTS 242 AND 249, THE WEST AND ADAMS TRACTS, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 41.06 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTHEAST CORNER OF SAID FARM TRACT 249, WITHIN THE INTERSECTION OF MILE 5 WEST ROAD (F.M. 88) AND MILE 12 NORTH ROAD, THENCE S 01°25'0" E ALONG THE EAST LINE OF SAID FARM TRACT 249 AND WITHIN THE RIGHT OF WAY OF MILE 5 WEST ROAD (F.M. 88), A DISTANCE OF 170.00 FEET A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "RIO DELTA SURVEYING" FOR THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 01° 12' 59" E, CONTINUING ALONG THE EAST LINE OF SAID FARM TRACT 249, WITHIN SAID MILE 5 WEST ROAD (F.M. 88) A DISTANCE OF 813.00 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE S 88° 47' 01" W, AT DISTANCE OF 50.00 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET ON THE WEST RIGHT-OF-WAY LINE OF SAID MILE 5 WEST ROAD (F.M. 88) AS RECORDED IN VOLUME 917, PAGE 284, H.C.D.R. AND THE EAST LINE OF A 15.0 FOOT EASEMENT TO NORTH ALAMO WATER SUPPLY CORP. (NAWS), RECORDED IN VOLUME 2399, PAGE 551, H.C.D.R., AT DISTANCE OF 65.00 FEET PASS THE WEST LINE OF SAID NAWS EASEMENT, AT A DISTANCE OF 1,320.00 FEET PASS THE COMMON LINE OF SAID FARM TRACTS 249 AND 242, AND CONTINUING A TOTAL DISTANCE OF 2,200.00 FEET A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 01° 12' 59" W, AT A DISTANCE OF 461.00 FEET PASS A 1/2" IRON ROD FOUND ON THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO CRESNODO RAMIREZ AND GWENDOLYN FAT RAMIREZ, RECORDED IN DOCUMENT NO. 425048, H.C.D.R. AND CONTINUING ALONG THE EAST LINE OF SAID MARTINEZ TRACT A DISTANCE OF 683.00 FEET PASS A 1/2" IRON ROD FOUND ON THE EASTERN MOST NORTHEAST CORNER OF SAID MARTINEZ TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO JOHNNY TAMEZ AND ELIZABETH TAMEZ, RECORDED IN DOCUMENT NUMBER 3276915, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND CONTINUING ALONG THE EAST LINE OF SAID MARTINEZ TRACT AT A DISTANCE OF 813.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "RIO DELTA SURVEYING" SET ON THE SOUTH RIGHT-OF-WAY LINE OF A 170 FOOT HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 RIGHT-OF-WAY FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 88° 47' 01" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HIDALGO COUNTY DRAINAGE DISTRICT NO.1 RIGHT-OF-WAY, AT DISTANCE OF 880.00 FEET PASS THE COMMON NORTH CORNER OF SAID FARM TRACTS 242 AND 249 AND CONTINUING ALONG THE SOUTH LINE OF SAID DRAINAGE DISTRICT RIGHT-OF-WAY, AT 2,150.00 FEET THE WEST RIGHT-OF-WAY LINE OF SAID MILE 5 WEST (F.M. 88), IN ALL A TOTAL DISTANCE OF 2,200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 41.06 ACRES OF LAND, MORE OR LESS.

NORTH ALAMO WATER SUPPLY CORPORATION RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (HEREIN 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, (HEREIN 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 LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF 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 HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTERLINE 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 RELOCATED THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATERLINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE 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 HEREIN, 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 HAS EXECUTED THIS EASEMENT THE _____ DAY OF _____, 20____.

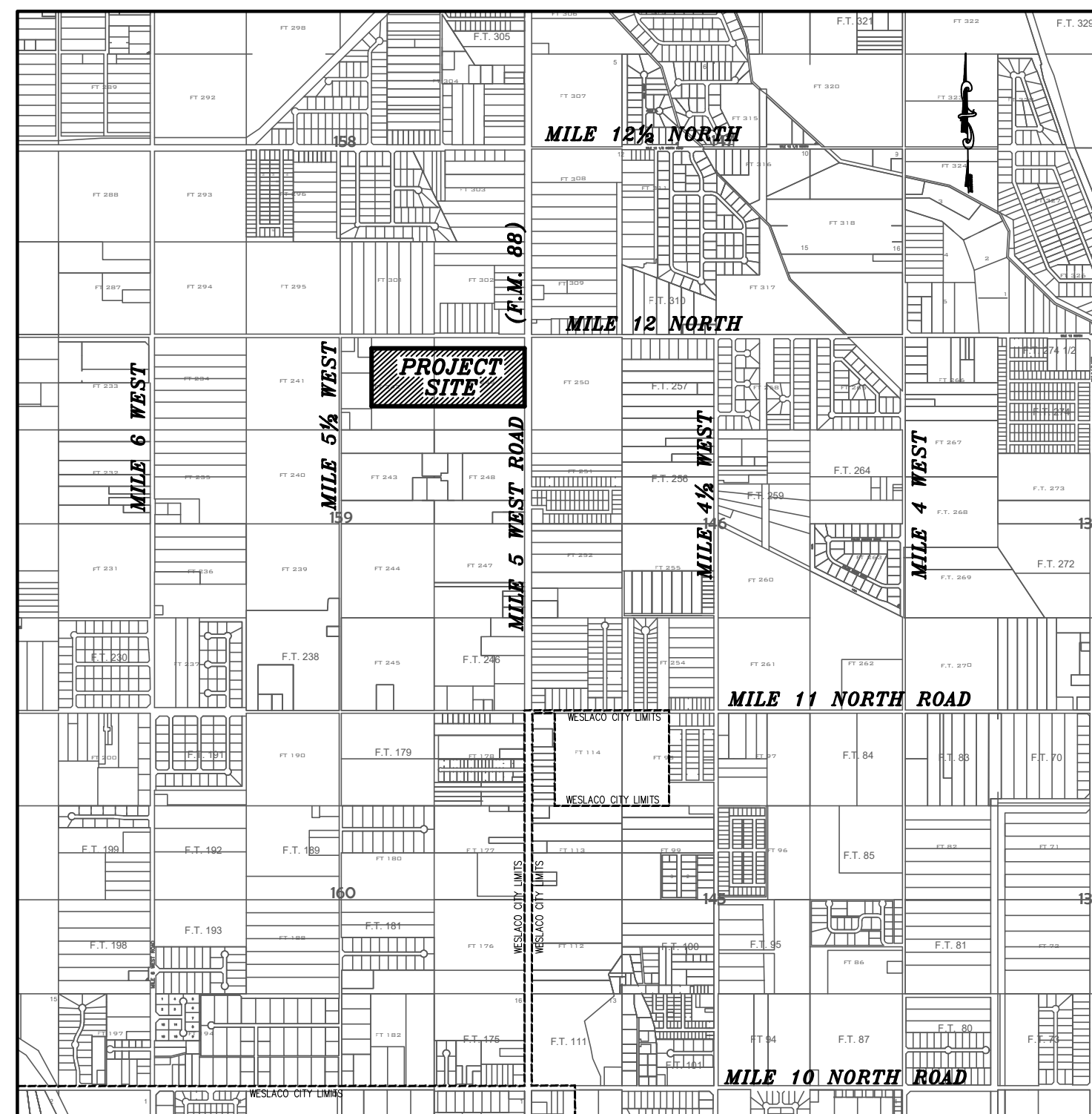
PRINTED NAME: JASON E. GARZA, DEVELOPER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED JASON E. GARZA, 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 CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES _____



LOCATION MAP
SCALE: 1" = 2000'

UPDATED: OCTOBER 10, 2024
DATE OF PREPARATION: AUGUST 28, 2024

DRAWN BY: G. TEEGARDIN

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE MCALEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM NUMBER F-1295

NAME	ADDRESS	CITY & ZIP	PHONE # /FAX#
OWNER: RD ALTAMURA, LLC	P.O. BOX 6105	MCALEN, TX 78502	956-451-6390
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALEN, TX 78504	668-1588/994-8102
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	MCALEN, TX 78501	618-1551/618-1547

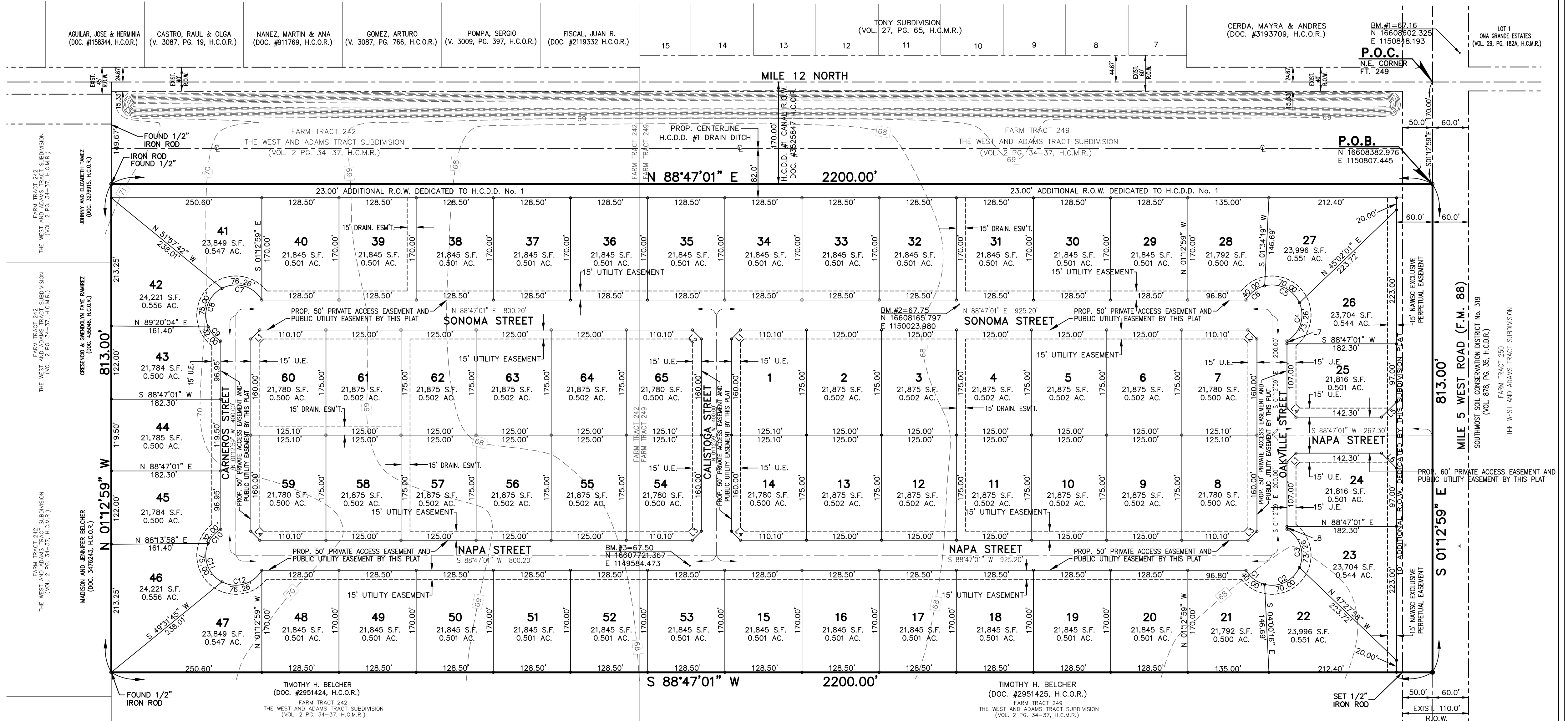
REVISIONS

NO.	DESCRIPTION

SHEET NO. 1 OF 4

SCALE: 1" = 100'
BASIS OF BEARING AS PER
TEXAS STATE PLANE
COORDINATE SYSTEM
NAD 83
SOUTH ZONE (GRID)

LEGEND OF ABBREVIATIONS:
 C = CENTERLINE
 IRON ROD FOUND
 IRON ROD SET
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R.O.W. = RIGHT OF WAY
 H.C.M.R. = HIDALGO COUNTY MAP RECORDS
 H.C.D.R. = HIDALGO COUNTY DEED RECORDS
 H.C.D.D.#1 = HIDALGO COUNTY DRAINAGE DISTRICT No. 1
 H.C.D.D.#9 = HIDALGO AND CAMERON COUNTIES DRAINAGE DISTRICT No. 9
 U.E. = UTILITY EASEMENT
 DRAIN ESM.T. = DRAINAGE EASEMENT
 M.B.S.L. = MINIMUM BUILDING SETBACK LINE

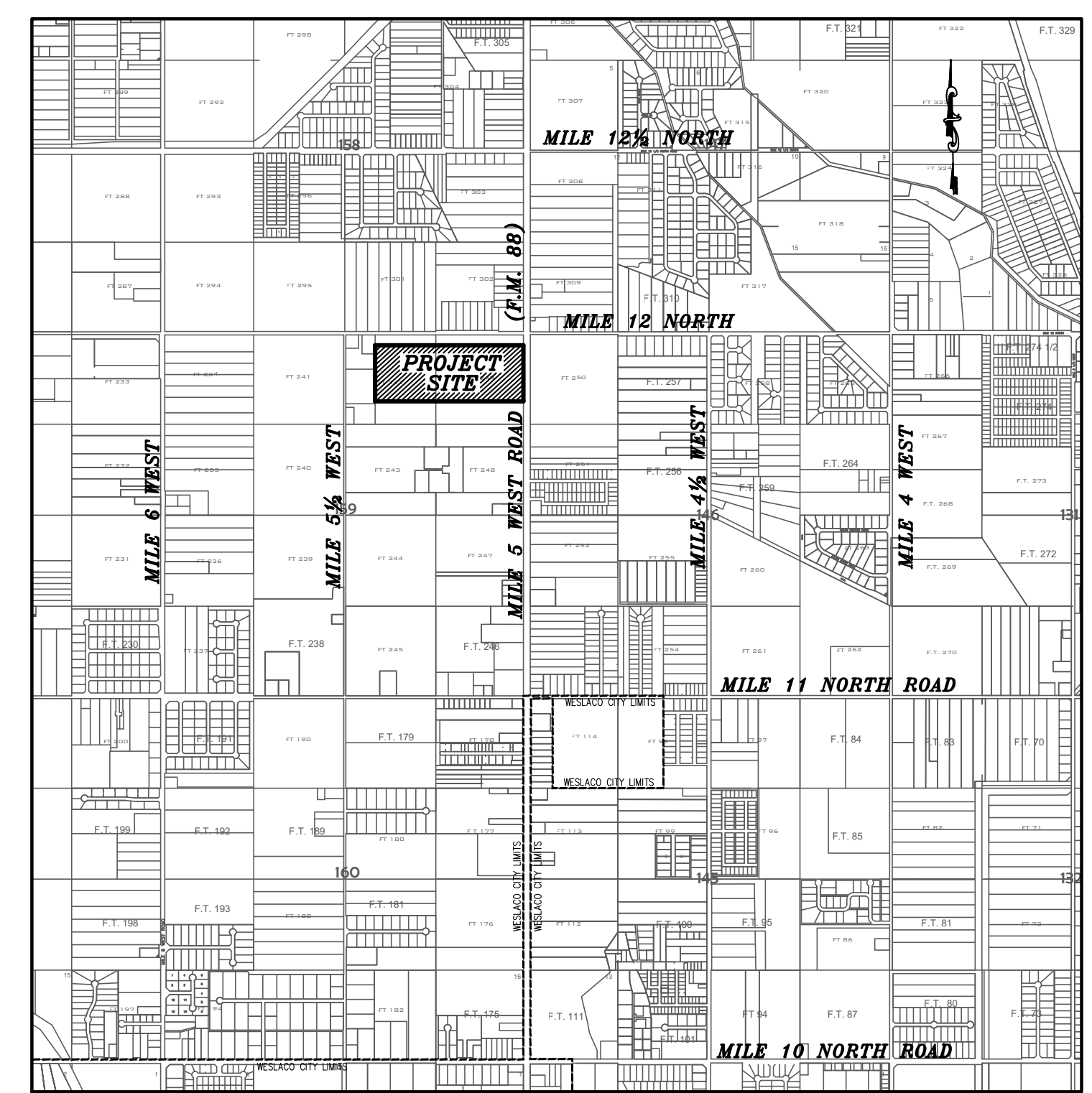


LOT LINE - CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
*C1	45°50'12"	50.00'	21.14'	40.00'	S54°08'05"E	38.94'
*C2	80°12'51"	50.00'	42.11'	70.00'	N62°50'24"E	64.42'
*C3	83°56'57"	50.00'	44.98'	73.26'	N19°14'30"W	66.88'
*C4	83°56'57"	50.00'	44.98'	73.26'	N16°48'33"E	66.88'
*C5	80°12'51"	50.00'	42.11'	70.00'	N65°18'21"W	64.42'
*C6	45°50'12"	50.00'	21.14'	40.00'	S51°42'07"W	38.94'
*C7	87°23'13"	50.00'	47.77'	76.26'	N74°54'35"W	69.08'
*C8	85°56'37"	50.00'	46.58'	75.00'	S18°25'30"W	68.16'
*C9	36°40'10"	50.00'	16.57'	32.00'	S42°52'54"E	31.46'
*C10	36°40'10"	50.00'	16.57'	32.00'	S40°26'56"W	31.46'
*C11	85°56'37"	50.00'	46.58'	75.00'	S20°51'28"E	68.16'
*C12	87°23'13"	50.00'	47.77'	76.26'	N72°28'37"E	69.08'

LOT LINE - LINE TABLE

LINE	BEARING	DISTANCE
*L1	N 43°47'01" E	21.21'
*L2	S 46°12'59" E	21.21'
*L3	S 43°47'01" W	21.21'
*L4	N 46°12'59" W	21.21'
*L5	S 43°47'01" W	33.36'
*L6	S 46°12'59" E	33.36'
*L7	S 08°01'12" E	4.70'
*L8	N 08°01'12" W	4.70'



LOCATION MAP
SCALE: 1" = 2000'

UPDATED: OCTOBER 10, 2024
DATE OF PREPARATION: AUGUST 28, 2024
DRAWN BY: G. TEEGARDIN

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM NUMBER F-1295

FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

SUBDIVISION PLAT OF
ALTAMURA SUBDIVISION
(A PRIVATE SUBDIVISION)

SHEET NO. 2 OF 4

REVISIONS

NO.	DESCRIPTION

COST ESTIMATE:	
STREET PAVING	\$ 1,023,682.50
WATER SUPPLY SYSTEM:	\$ 555,314.00
SEPTIC TANK SYSTEM:	\$ 97,500.00
DRAINAGE:	\$ 432,902.50

SUBDIVIDER CERTIFICATION:

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (B) 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:

I, JASON E. GARZA, SUBDIVIDER OF ALTAMURA SUBDIVISION, HEREBY CERTIFY THAT SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

BY: JASON E. GARZA, DATE _____
 OWNER: RD ALTAMURA, LLC.
 ADDRESS: P.O. BOX 6105
 MCALLEN, TEXAS 78596

**STATE OF TEXAS
 COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON E. GARZA KNOWN TO ME AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND HE HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____

THE _____ DAY OF _____ 20____ A.D.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

**FINAL ENGINEERING REPORT FOR ALTAMURA SUBDIVISION
 BY: JAVIER HINOJOSA, P.E.
 WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE**

ALTAMURA SUBDIVISION IS PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION. THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORPORATION HAVE ENTERED INTO A CONTRACT IN WHICH NORTH ALAMO WATER SUPPLY CORPORATION HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST THIRTY YEARS AND NORTH ALAMO WATER SUPPLY CORPORATION HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG-TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. NORTH ALAMO WATER SUPPLY CORPORATION HAS AN EXISTING 8" DIAMETER WATER LINE LOCATED ALONG THE WEST SIDE OF F.M. 88, 791 FEET OF EXISTING 8" WATER LINE WILL BE RELOCATED INTO A 15' NAWSC EXCLUSIVE PERPETUAL EASEMENT WITHIN THE SUBDIVISION ALONG F.M. 88. 8" NAWSC WATER LINES WILL BE EXTENDED INTO THE SUBDIVISION WITHIN THE NORTH RIGHT OF WAY OF NAPA STREET, WITHIN THE WEST RIGHT OF WAY LINE OF OAKVILLE STREET, WITHIN THE EAST RIGHT OF WAY LINE OF CALISTOGA STREET AND CORNERS STREET AND WITHIN THE SOUTH RIGHT OF WAY LINE OF SONOMA STREET FOR A TOTAL OF 4,624 FEET OF 8" WATER LINE. EACH LOT IS PROVIDED WITH A 1" INCH WATER SERVICE CONNECTING TO THE EXISTING 8" WATER LINE. A TOTAL OF 65 1" SINGLE SERVICE LINES CONNECTIONS HAVE BEEN INSTALLED. IN ADDITION, THE SUBDIVIDER HAS INSTALLED TWELVE FIRE HYDRANTS WITHIN THE SUBDIVISION. THE COST FOR INSTALLATION OF THE WATER IMPROVEMENTS IS A TOTAL OF \$555,314.00. THE SUBDIVIDER HAS IN ADDITION PAID TO THE NORTH ALAMO WATER SUPPLY CORPORATION THE SUM OF \$67,650.00 WHICH COVERS THE COST PER LOT FOR THE WATER METALLATION COSTS, ALL TAX FEES, WATER RIGHTS AND MEMBERSHIP FEES). UPON REQUEST BY THE OWNER OF A LOT, NORTH ALAMO WATER SUPPLY CORPORATION WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NORTH ALAMO WATER SUPPLY CORPORATION AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

SEWAGE FROM ALTAMURA 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 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 ENVIRONMENTAL HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR REPLACEMENT DRAIN FIELD.

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATES A SANDY LOAM SOIL FOR THE AREA. A TOTAL OF 2 SOIL BORING WERE PERFORMED FOR THIS SUBDIVISION. THE SOIL IS UNIFORM SANDY 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 BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00 INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR THE 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 \$97,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC SYSTEM IN THE SALES PRICE OF EACH 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.

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 ESTIMATED COSTS TO INSTALL THE WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED UPON FINAL PLAT APPROVAL, EXCEPT FOR INSTALLATION OF WATER METERS. AT A COST OF \$ 547,204.00, THE SUBDIVIDER HAS ALSO PAID A TOTAL OF \$ 67,650.00 NORTH ALAMO WATER SUPPLY CORP. TO COVER THE COSTS OF INSTALLATION OF METERS, WATER RIGHTS, MEMBERSHIPS AND ALL TAP FEES.

SEWAGE FACILITIES - SEPTIC SYSTEMS HAVE BEEN CONSTRUCTED UPON FINAL PLAT APPROVAL BY MEANS OF SEPTIC TANKS AND DRAIN FIELDS AT A COST OF \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL COST OF \$97,500.00 FOR THE SUBDIVISION.

JAVIER HINOJOSA, P.E., #74808 DATE _____

**REPORT DE INGENIERIA DE ALTAMURA SUBDIVISION
 BY: JAVIER HINOJOSA P.E.**

ABASTECIMIENTO DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

LA SUBDIVISION DE ALTAMURA FASE I SERA ABASTECIDA CON AGUA POTABLE POR LA COMPANIA DE ALAMO WATER SUPPLY CORPORATION. EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE ALAMO WATER SUPPLY CORPORATION HAN FIRMADO UN CONTRATO EN EL CUAL LA COMPANIA DE ALAMO WATER SUPPLY CORPORATION SE HA COMPROMETIDO A PROPORCIONAR AGUA SUFICIENTE A ESTA SUBDIVISION POR LO MENOS HASTA TREINTA AÑOS Y TAMBIEN LA COMPANIA DE ALAMO WATER SUPPLY CORPORATION TENDRA QUE PROPORCIONAR LA DOCUMENTACION PARA ABASTECER SUFICIENTEMENTE LA SUBDIVISION. DENTRO DE LA SUBDIVISION POR EL CAMINO F.M. 88 EXTENDERAN UNA LINEA DE 8" DENTRO DEL R.O.W. DE LA CALLE NAPA Y TAMBIEN AL OESTE DEL R.O.W. DE LA CALLE OAKVILLE, DENTRO DEL OESTE R.O.W. DE LA CALLE CALISTOGA Y DE LA CALLE CARNEROS DENTRO DEL SUR DEL R.O.W. DE LA CALLE SONOMA. SERA UN TOTAL DE 4,624 PIES DE LINEALES DE AGUA POTABLE DE 8" DE DIAMETRO ESTA SUBDIVISION SE CONECTARA A LA LINEA DE AGUA EXISTENTE DE 8" CADA LOTE TENDRA UN SERVICIO DE AGUA DE 1" PARA CONECTARSE A LA LINEA DE AGUA EXISTENTE DE 8". SERAN INSTALADAS UN TOTAL DE 65 SERVICIO DE 1" SENICLOSOS Y EL DUEÑO TENDRA QUE INSTALAR 12 HIDRANTES EN ESTA SUBDIVISION. EL COSTO PARA LA INSTALACION DE LAS MEJORAS DEL AGUA ES UN TOTAL DE \$555,314.00. EL DUEÑO TENDRA QUE PAGAR A LA COMPANIA DE AGUA, EL ABASTECIMIENTO. LA SUMA DE \$67,650.00 QUE CUBRE EL COSTO POR CADA LOTE PARA EL MEDIDOR DE AGUA (INCLUYENDO COSTOS DE INSTALACION, TODOS LOS HONORARIOS DE TAP, DERECHOS DE AGUA Y CUOTAS DE MEMBRESIA), A PETICION DEL PROPIETARIO, NORTH ALAMO WATER SUPPLY CORPORATION, INMEDIATAMENTE INSTALARA SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. LAS INSTALACIONES DEL AGUA HAN SIDO APROBADAS Y ACEPTADAS POR NORTH ALAMO WATER SUPPLY. DICHO SISTEMA DE DISTRIBUCION INICIARA A PARTIR DE LA FECHA QUE SEA REGISTRADO EL PLAT.

DRENAJE SANITARIO: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

EL DRENAJE DE ALTAMURA SUBDIVISION CONSISTE DE UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO RESPONSABLE DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE POR LO MENOS 1/2 ACRE SE HICIERON 2 EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TIPO FINO-ARCILLOSO ARENOSO) Y SE EXTIENDE 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS ABAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE EN PERFECTAS CONDICIONES.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR ES \$ 1,500.00, INCLUYENDO EL COSTO DEL PERMISO Y LICENCIA. EN EL MOMENTO DE LA APLICACION PARA FINALIZAR EL PLAT, NO SE HA INSTALADO NINGUNA FOSA SEPTICA. CON DICHA APLICACION, EL SUBDIVIDER PROVEERA BUENAS GARANTIAS ECONOMICAS SUFICIENTES EN FORMA DE (CHEQUE DE CAJERO O CHEQUE PERSONAL) REPRESENTANDO UN DEPÓSITO EN EFECTIVO QUE ESTARA EN POSESION DEL CONDADO DE HIDALGO POR LA CANTIDAD DE \$97,500.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA SEPTICO EN CADA LOTE. EL SUBDIVIDER INCLUIRA EL COSTO DEL SISTEMA SEPTICO EN LA VENTA DE CADA LOTE.

EN CUALQUIER MOMENTO DESPUES DE LA VENTA DEL TERRENO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DEL SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO. EL PROPIETARIO ES EL RESPONSABLE DE METER LA APLICACION PARA EL PERMISO DE INSTALACION DEL SISTEMA SEPTICO CON EL DEPARTAMENTO DE SANIDAD DEL CONDADO DE HIDALGO. EL SISTEMA SEPTICO DEVERA SER INSTALADO ANTES DE QUE EL CONDADO OTORGE EL PERMISO FINAL PARA LA LUZ Y AGUA.

CERTIFICACION:

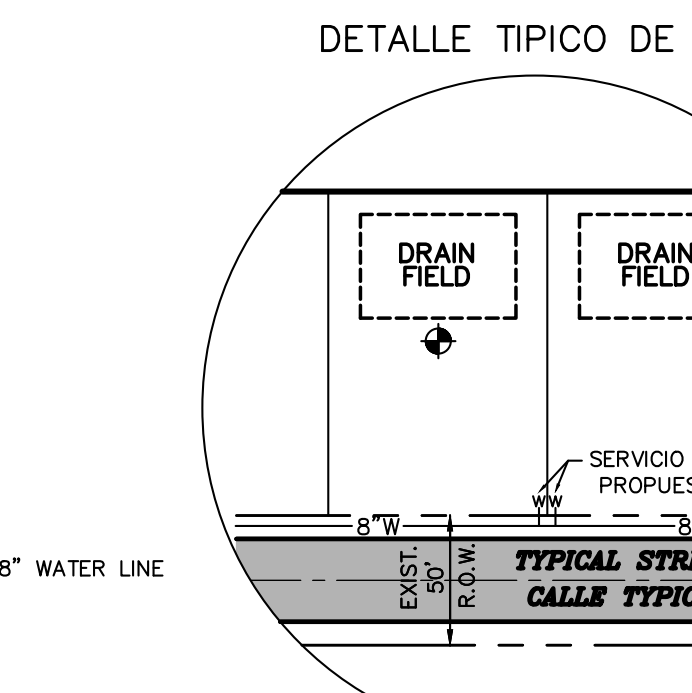
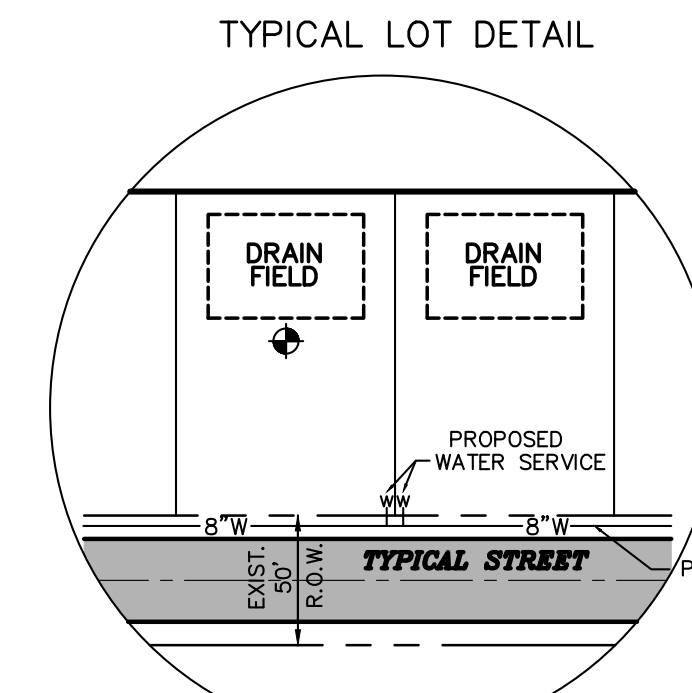
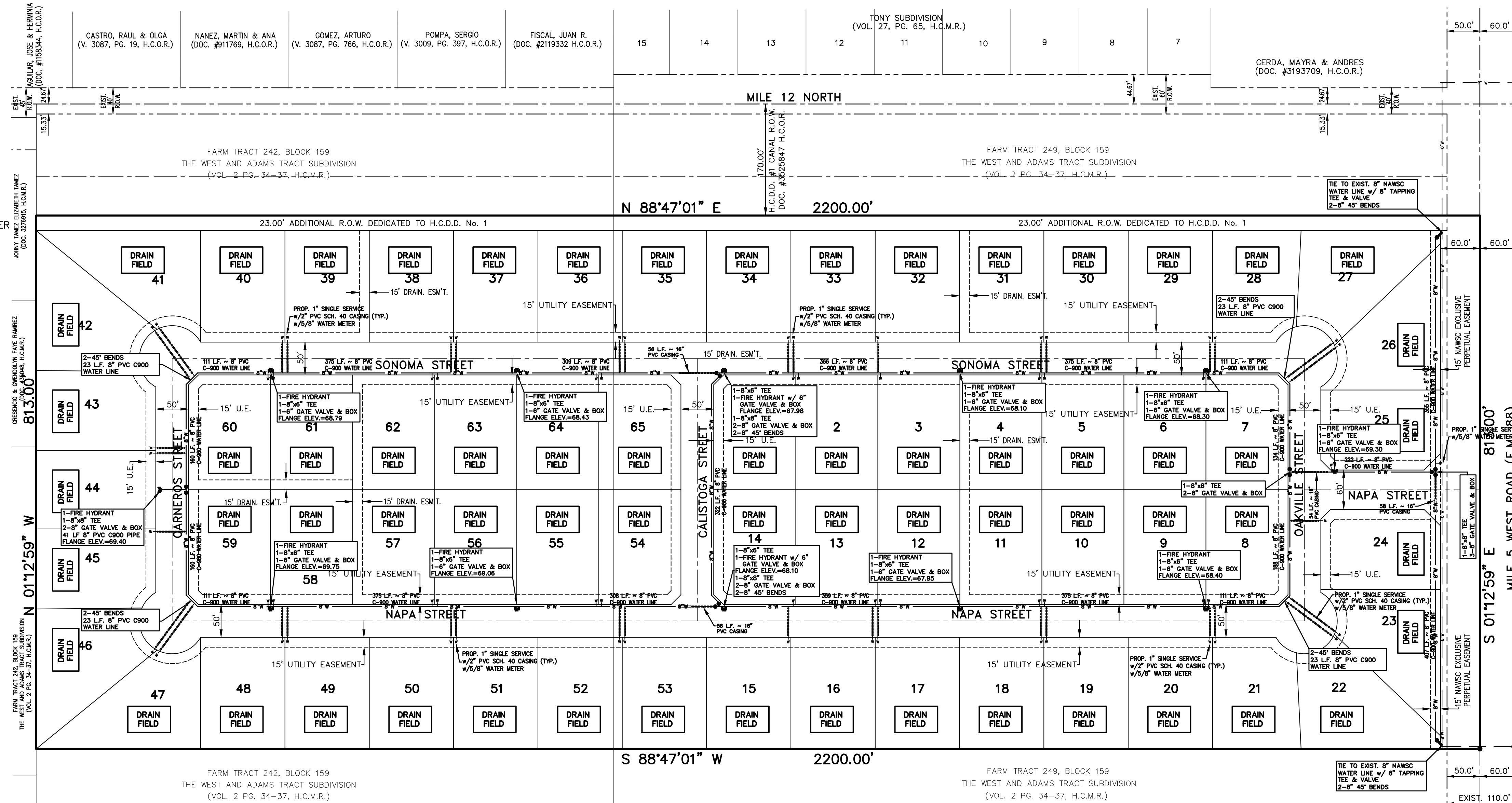
CON MI FIRMA CERTIFICO QUE LOS SERVICIOS DE AGUA Y DRENAJE SANITARIO DESCRITOS ANTERIORMENTE, CUMPLAN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343 DEL CODIGO DE AGUA.

CERTIFICO QUE LOS COSTOS ESTIMADOS DE INSTALACION DE LOS SERVICIOS DE AGUA Y DRENAJE SANITARIO (OSSF), DISCUSIADOS ANTERIORMENTE SON DE LA SIGUIENTE MANERA:

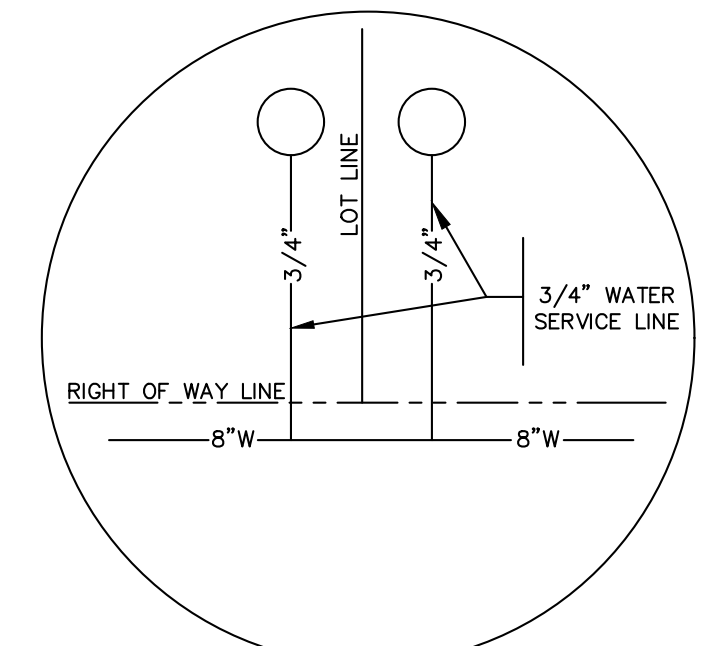
AGUA - EL SISTEMA ESTARA TOTALMENTE CONSTRUIDO DESPUES DE LA APROBACION DEL PLANO FINAL, EXCEPTO LA INSTALACION DE MEDIDORES DE AGUA CON UN COSTO DE \$ 547,204.00. LA PERSONA ENCARGADA O DUEÑO DE LA SUBDIVISION DEBERA PAGAR UN TOTAL DE \$ 67,650.00 A NORTH ALAMO WATER SUPPLY CORP. PARA CUBRIR LOS GASTOS DE INSTALACION DE MEDIDORES DE AGUA, POR LOS DERECHOS DE AGUA Y COSTOS DE INSTALACION.

DRENAJE SANITARIO - EL SISTEMA SEPTICO HA SIDO CONSTRUIDO AL TIEMPO DE LA APROBACION FINAL CONSISTIENDO EN TANQUES SEPTICOS Y DESAGUES A UN COSTO DE \$ 1,500.00 POR LOTE (TODD INCLUIDO), CON UN TOTAL DE \$ 97,500.00 POR LA SUBDIVISION.

JAVIER HINOJOSA, P.E., #74808 DATE _____

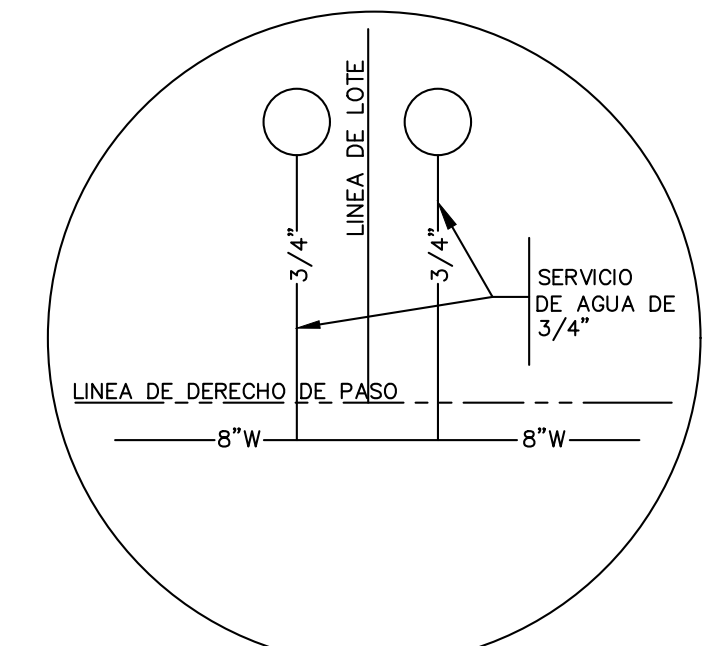


TYPICAL DETAIL OF SERVICE LINES AND WATER METER BOXES



LEGEND diagram showing a circle with a dot representing the approximate location of soil borings as performed by the soils evaluator.

DETALLE TIPICO DE LINEAS DE SERVICIO Y MEDIDOR DE AGUA



LEGEND diagram showing a circle with a dot representing the approximate location of soil borings as performed by the soils evaluator.

REVISIONS	

**ALTAMURA SUBDIVISION
 WATER DISTRIBUTION MAP AND SEWER LAYOUT
 MAPA DE DISTRIBUCION DE AGUA Y DRENAJE**

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 TBPELS FIRM NUMBER F-1295

FILE FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK

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

SHEET NO. 3 OF 4

COST ESTIMATE:	
STREET PAVING	\$ 1,023,682.50
WATER SUPPLY SYSTEM:	\$ 555,314.00
SEPTIC TANK SYSTEM:	\$ 97,500.00
DRAINAGE:	\$ 432,902.50

**DRAINAGE REPORT
ALTAMURA SUBDIVISION**

INTRODUCTION
ALTAMURA SUBDIVISION IS A 41.06-ACRE TRACT OF LAND OUT OF FARM TRACTS 242 AND 249, THE WEST AND ADAMS TRACT SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 34-37, HIDALGO COUNTY MAP RECORDS. THIS SUBDIVISION IS LOCATED 170 FEET SOUTH OF THE NORTHEAST CORNER OF MILE 12 NORTH AND MILE 5 WEST (F.M. 88) AND IS WITHIN THE E.T.J. OF WESLACO, TEXAS.

FLOOD PLAIN
ALTAMURA SUBDIVISION IS LOCATED IN ZONE "X" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450C, MAP REVISED MAY 30, 2002 TO REFLECT LOMR. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN." THE MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT OR ELEVATION 69.00, WHICHEVER IS HIGHER.

SOIL CONDITIONS
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE; THE SOILS IN THIS SUBDIVISION ARE FOUND TO BE HIDALGO FINE SANDY LOAM (25) AND HIDALGO SANDY CLAY LOAM (28). SOILS GROUP 25 AND 28 ARE IN HYDROLOGIC GROUP "B" AND ARE MODERATELY PEROUS WITH A RELATIVELY LOW PLASTICITY INDEX.

PRE-DEVELOPED CONDITIONS
THE CURRENT LAND USE FOR THIS PROPERTY HAS BEEN USED FOR AGRICULTURAL PURPOSES AND HAS AN EXISTING RUNOFF IN A NORTHEASTERLY DIRECTION. BASED ON AN EXISTING 10-YEAR STORM, A TOTAL STORM RUNOFF OF 27.00 CUBIC FEET PER SECOND IS BEING GENERATED BY THIS SUBDIVISION.

PROPOSED CONDITIONS
ALTAMURA SUBDIVISION IS A PROPOSED 65 LOT, SINGLE-FAMILY SUBDIVISION. DRAINAGE SHALL BE ACCOMPLISHED WITHIN THIS DEVELOPMENT WITH THE PLACEMENT OF CURB INLETS TO INTERCEPT DRAINAGE RUNOFF GENERATED BY THIS SUBDIVISION. PIPE SIZES SHALL RANGE FROM A 24" TO 36" THROUGHOUT THE SUBDIVISION AND DISCHARGE INTO A H.C.D.D. #1 DRAINAGE DITCH ALONG THE SOUTH SIDE OF MILE 12 IN TWO LOCATIONS. THE FIRST DISCHARGE SHALL DRAIN INTO THE DITCH WITH A 36" PIPE AND THE SECOND DISCHARGE SHALL DRAIN WITH A 30" PIPE. ALTAMURA SUBDIVISION WILL INCREASE RUNOFF TO A MAXIMUM OF 116.41 CUBIC FEET PER SECOND BASED ON THE 50-YEAR STORM FREQUENCY FOR AN INCREASE Q OF 89.41 CUBIC FEET PER SECOND. REQUIRED DETENTION FOR THIS SUBDIVISION IS 160,290 CUBIC FEET (3.68 AC.FT.).

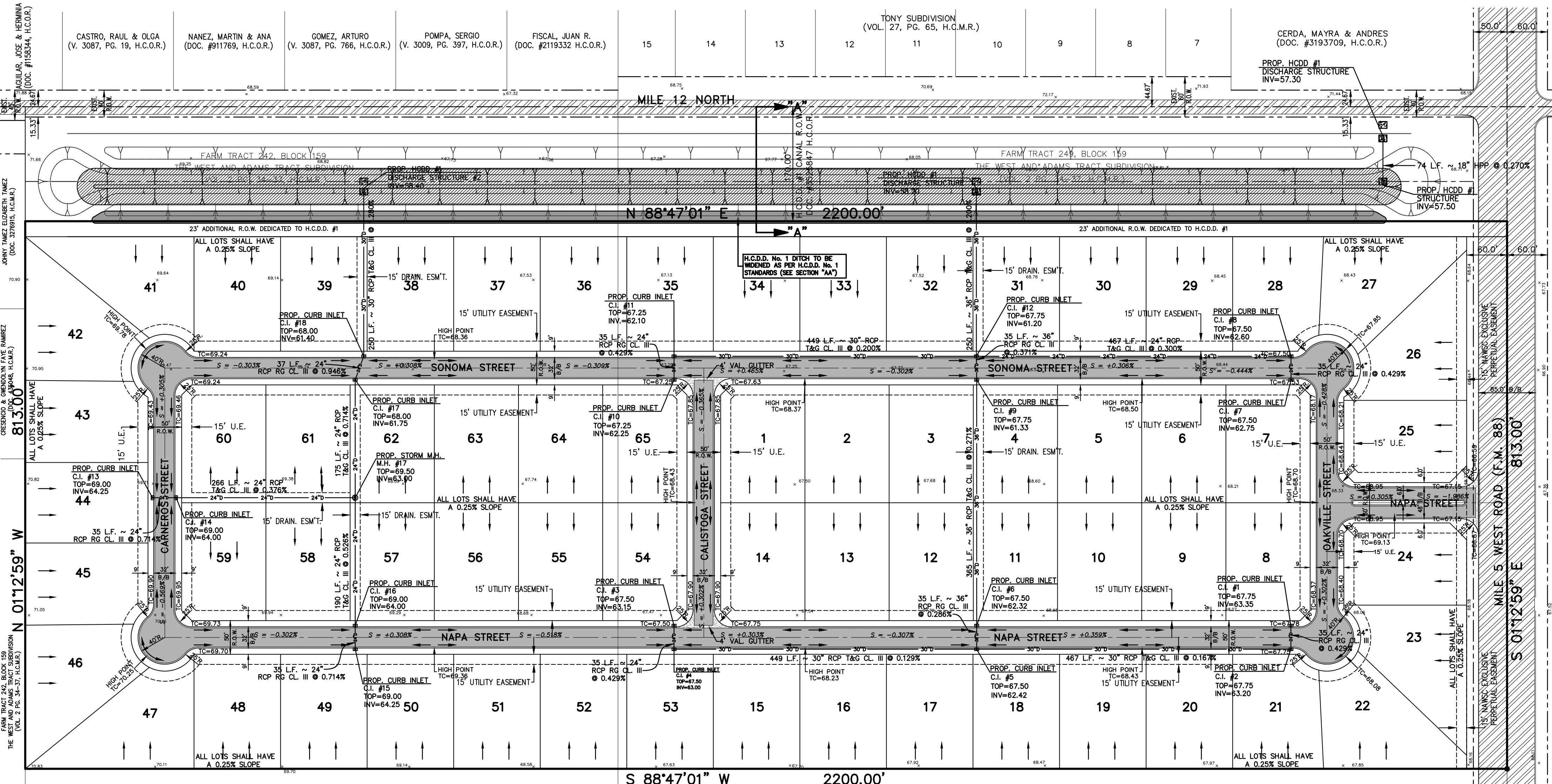
H.C.D.D.#1 PURCHASED THE NECESSARY PROPERTY FROM THE DEVELOPER FOR AN IMPROVED DRAINAGE DITCH AS PART OF THE 2018 BOND ISSUE. IN ADDITION, THE DEVELOPER SHALL DEDICATE AN ADDITIONAL 23 FEET TO THE DRAINAGE DISTRICT FOR THE FURTHER EXPANSION OF THE DITCH. IT IS UNCLEAR AT THIS TIME WHEN THE DRAINAGE DITCH WILL BE FULLY EXCAVATED. IN THE INTERIM, THE DEVELOPER WILL EXCAVATE A TEMPORARY DITCH WITH A 5 FOOT BOTTOM WHILE MATCHING THE PROPOSED SOUTH EDGE OF THE FUTURE DITCH ACROSS THE WIDTH OF ALTAMURA SUBDIVISION. IN DOING SO, THE DEVELOPER WILL EXCAVATE 579,478 CUBIC FEET (13.303 AC.FT.) OF TEMPORARY DITCH THAT SHALL ALSO SERVE AS TEMPORARY DETENTION FOR ALTAMURA SUBDIVISION. THE TEMPORARY DITCH SHALL DISCHARGE INTO THE EXISTING H.C.D.D. #1 DITCH ADJACENT TO THE SOUTH SIDE OF MILE 12 WITH AN 18" PIPE. ONCE THE H.C.D.D.#1 DRAINAGE DITCH IS FULLY WIDENED, THE DITCH SHALL BE OVER-EXCAVATED BY ELEVEN FEET ABOVE THE BENCHMARK MAINTENANCE ROAD AS ORIGINALLY PLANNED TO FULFILL THE DETENTION REQUIREMENTS OF ALTAMURA SUBDIVISION. THIS OVER-EXCAVATION WILL NET AN INCREASE IN CAPACITY OF 175,797 CUBIC FEET (4.04 AC.FT.) THUS MEETING THE NECESSARY DETENTION REQUIREMENTS. H.C.D.D.#1 DISCHARGE STRUCTURES SHALL BE INSTALLED AS REQUIRED BY THE DRAINAGE DISTRICTS PERMITS. CHOKES ON THE DISCHARGE PIPE WILL NOT BE REQUIRED BECAUSE THE DETENTION AREA IS PART OF THE DRAINAGE DITCH.

CERTIFICATION:

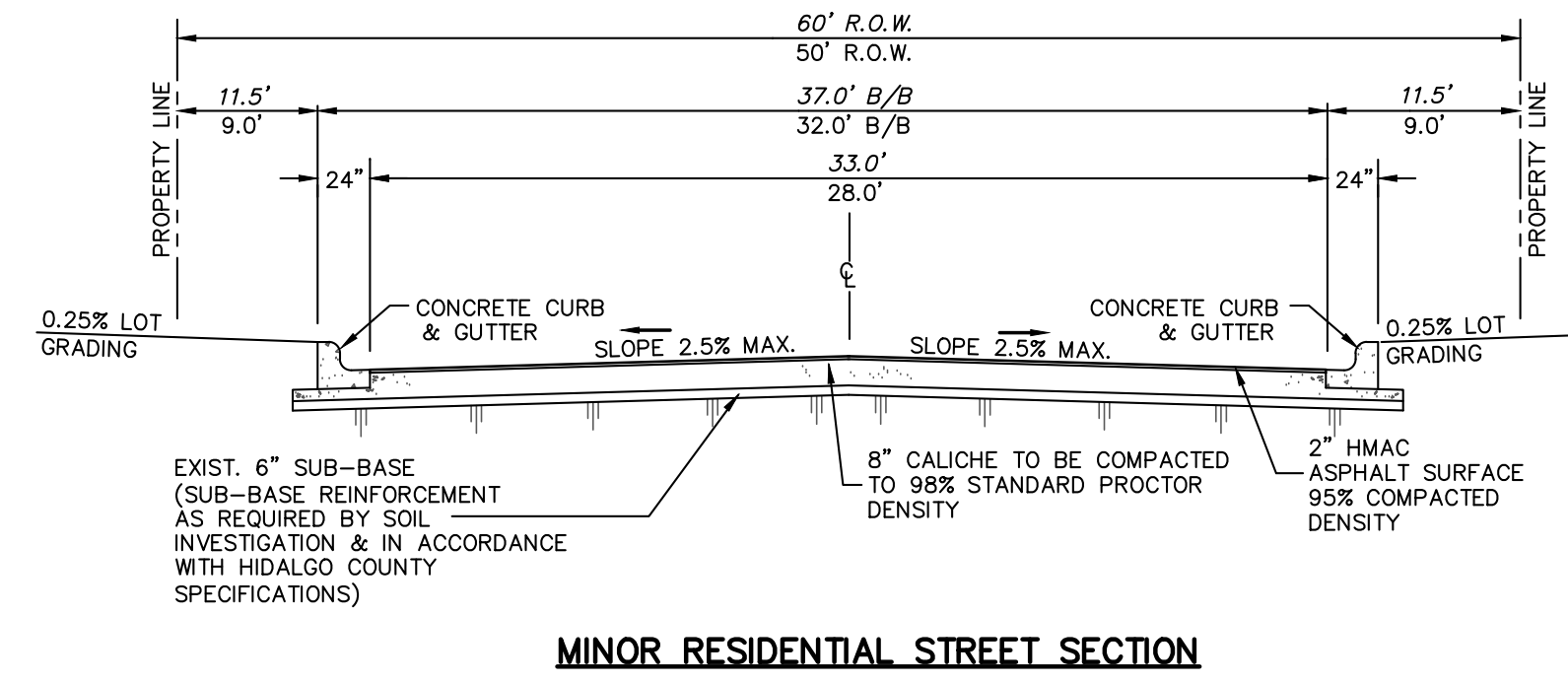
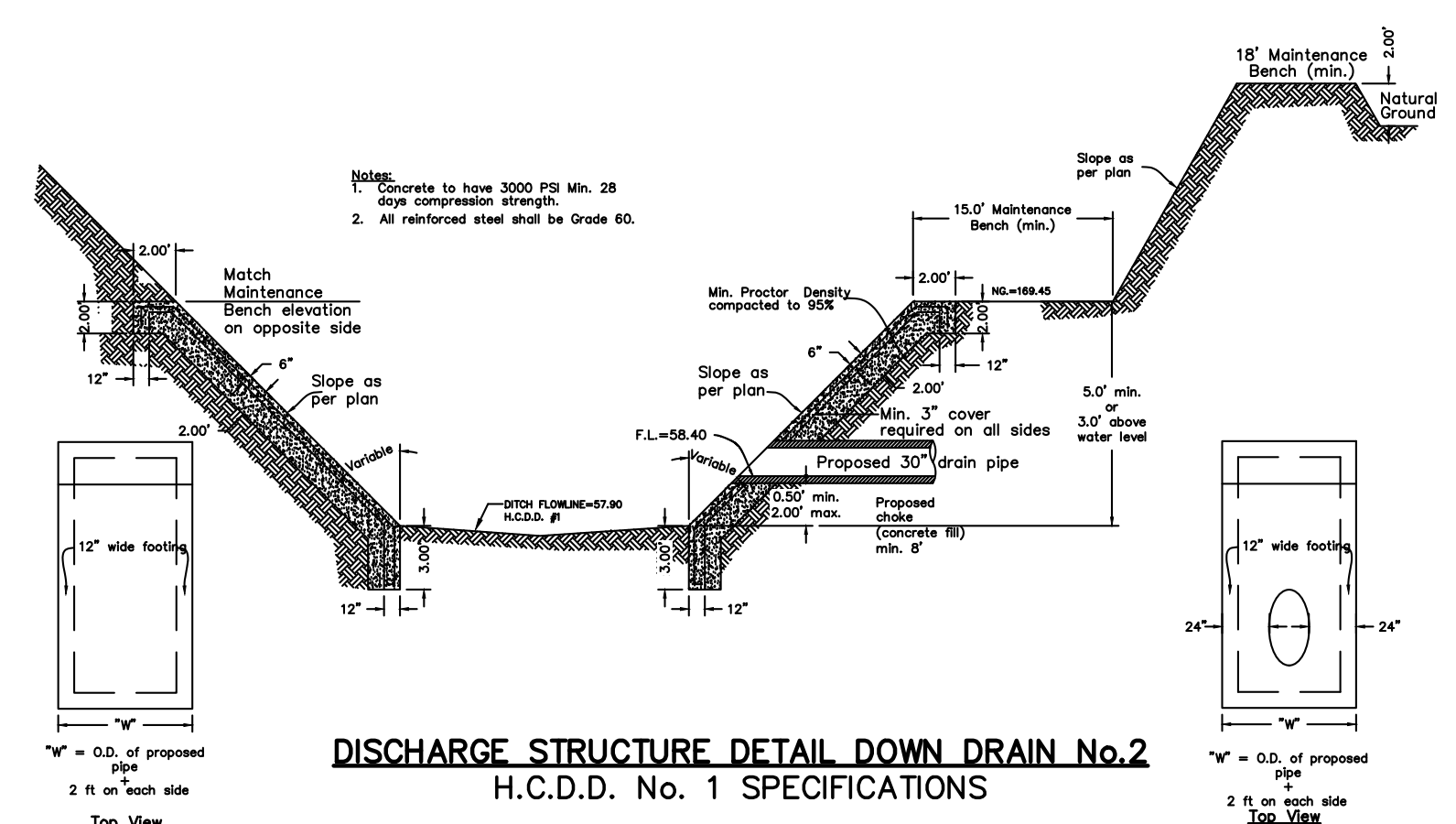
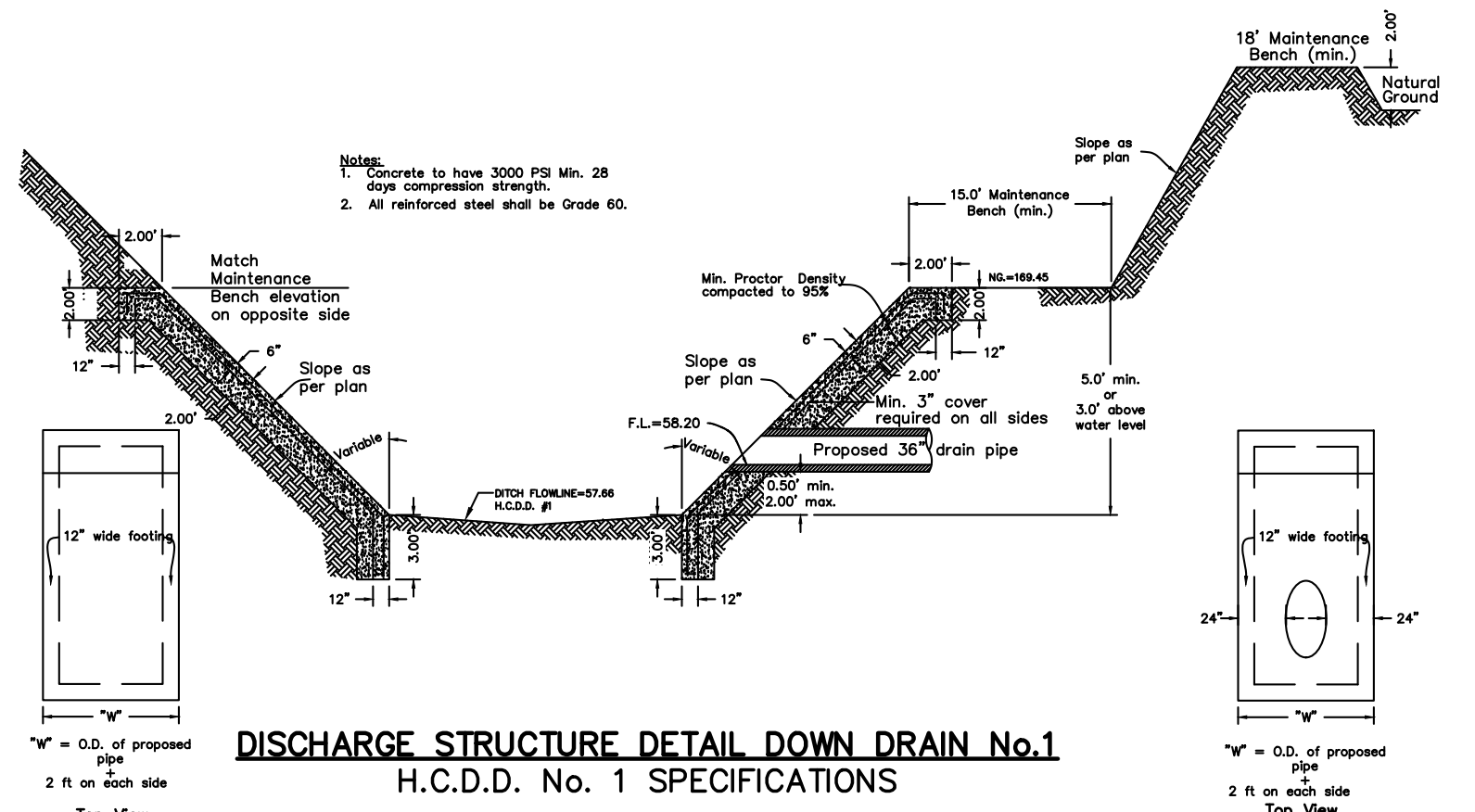
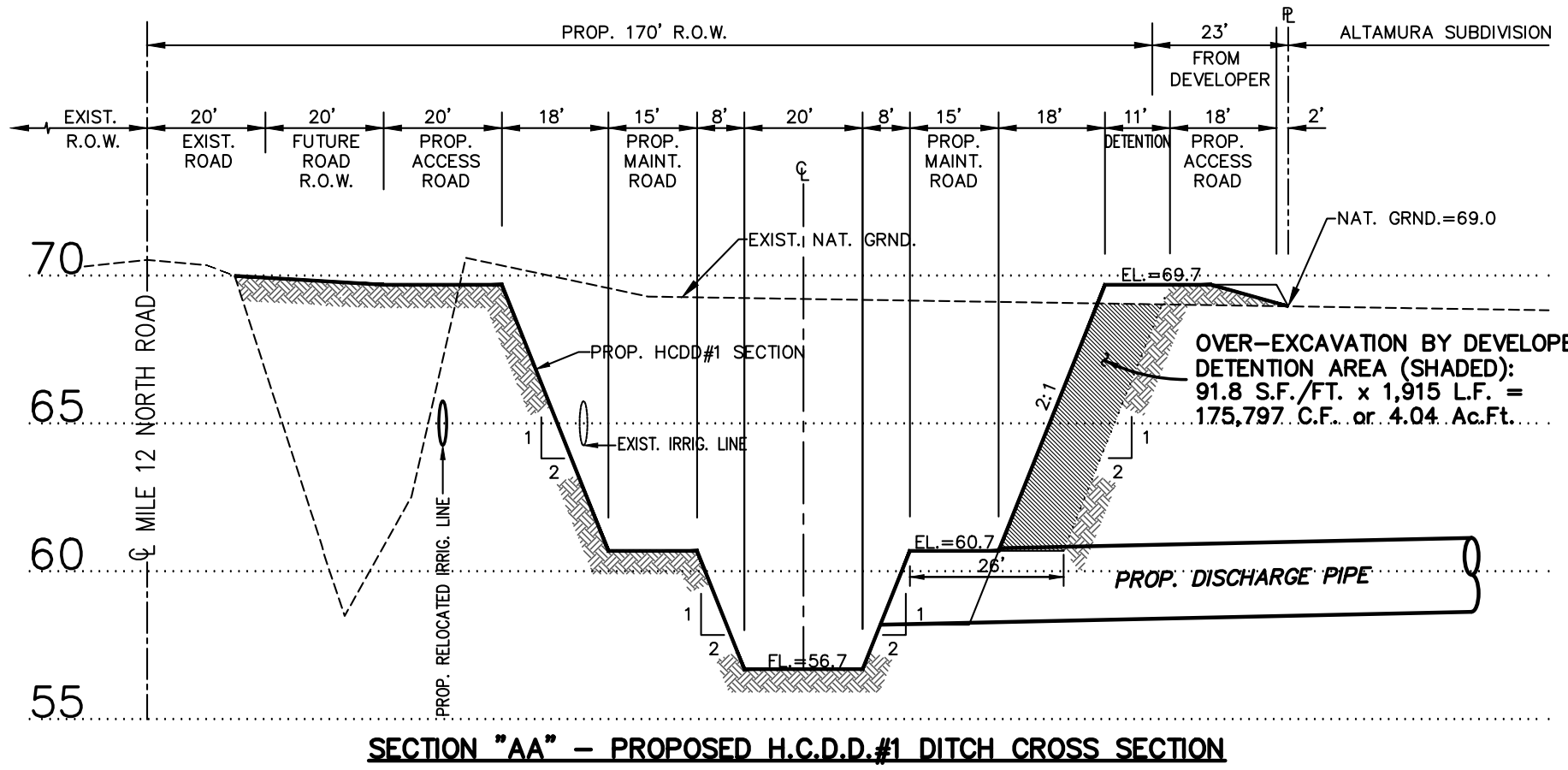
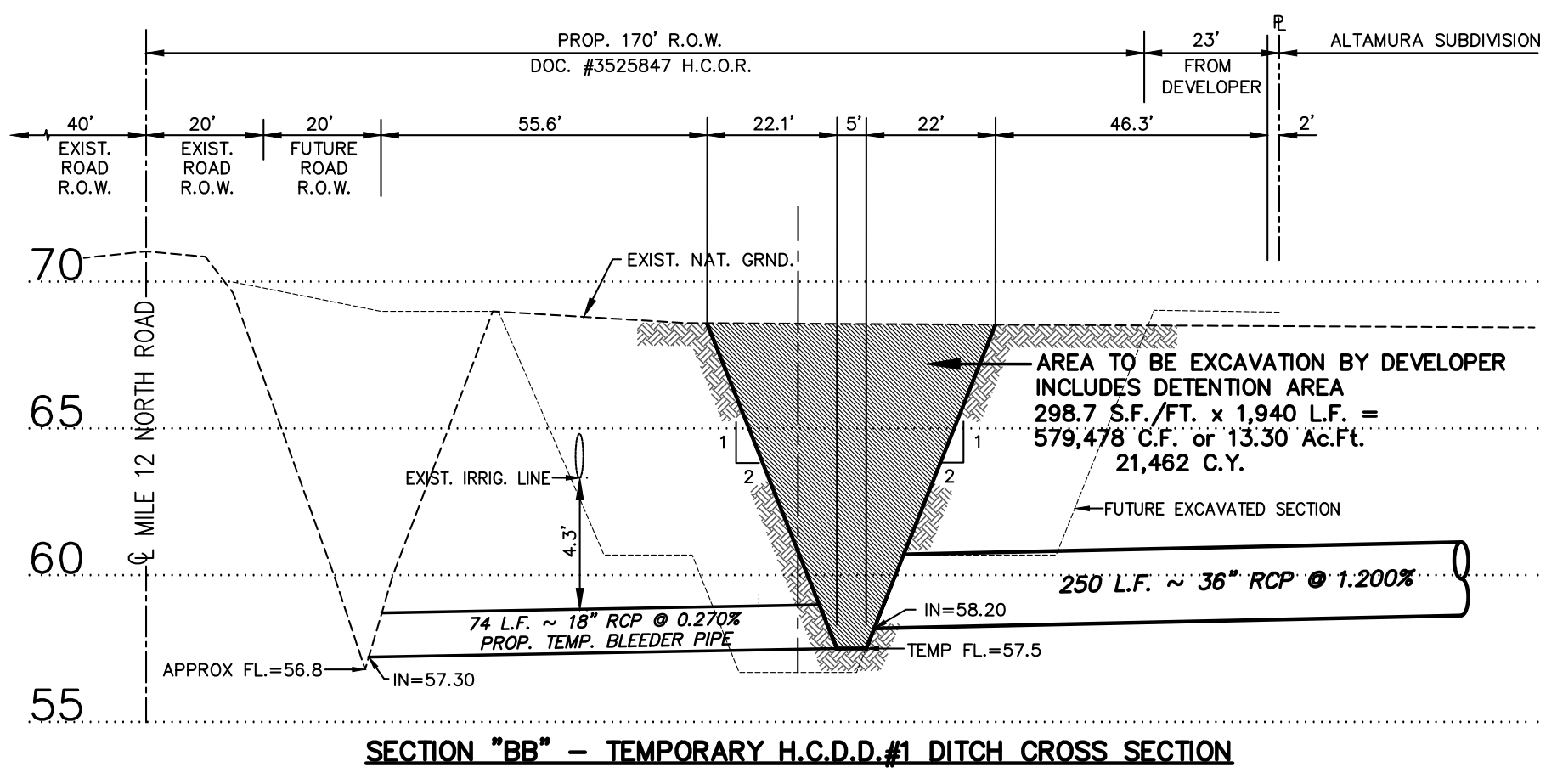
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN ZONE "X" ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0450 C, REVISED MAY 30, 2000 TO REFLECT L.O.M.R.

JAVIER HINOJOSA, P.E. #74808 _____ DATE _____

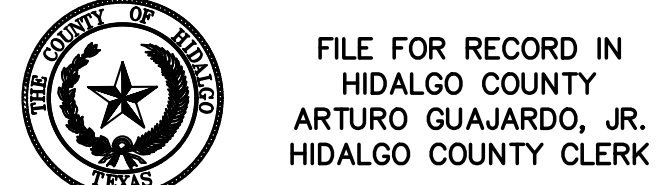
SCALE: 1" = 100'
BASIS OF BEARING AS PER TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 SOUTH ZONE (GRID)



NOTE:
ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.



**ALTAMURA SUBDIVISION
MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAFIA Y DESAGUE**



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REVISIONS	