



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: 1-28-2025

PROPOSED ALBERTA CROSSING SUBDIVISION, PRECINCT No. 4.

ENGINEER: R.E. GARCIA & ASSOC. DEVELOPER: ENRIQUE J. MALDONADO

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTHWEST CORNER OF ALBERTA ROAD AND ALAMO ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-27-2023 PROPERTY LIES WITHIN FLOOD ZONE "B" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO ALBERTA ROAD AND 20.0 FEET ONTO ALAMO ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 11-26-2024 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 12-16-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF HAS BEEN ESCROWED.

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 8" LOCATION: ALBERTA ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 11-26-2024 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

**SMALL CONSTRUCTION**

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

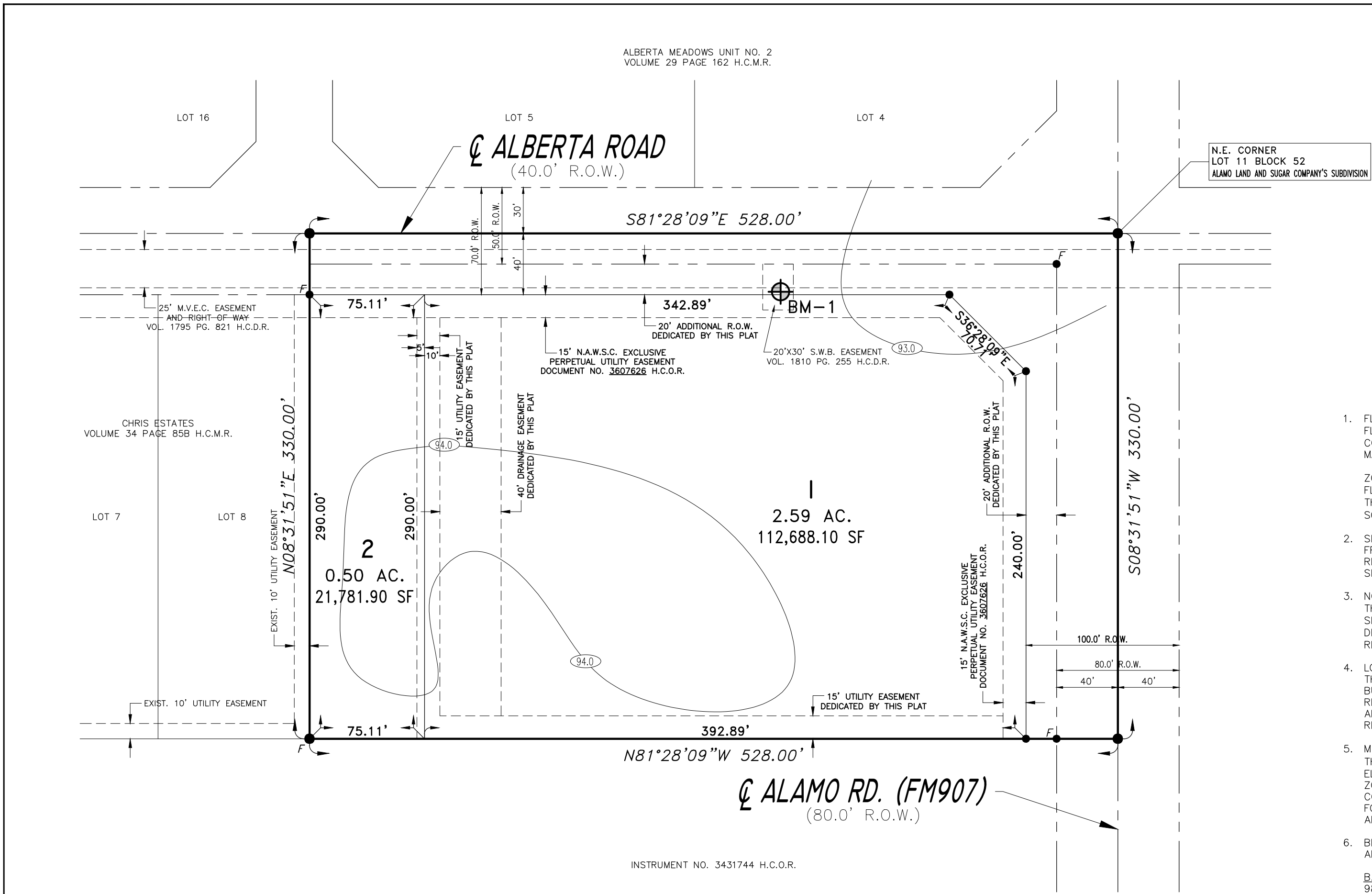
REQUEST FOR FINAL APPROVAL WITH:  **CASH DEPOSIT:** Amount: **\$1,500.00** For: (1 OSSF)

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: DECEMBER 12, 2023

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

**Final Approval** with financial guarantee.

*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*



**PLAT NOTES AND RESTRICTIONS**

- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "B"  
COMMUNITY PANEL NO. 480334 0425 C  
MAP REVISED: NOVEMBER 16, 1982  
  
ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
- SETBACKS:  
FRONT: 40.00 FEET  
REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER  
SIDE: 06.00 FEET OR EASEMENT, WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOT 2. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG THE ABUTTING RESIDENTIAL LOT AND TO DENY ACCESS ONTO LOT. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET 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 60 PENNY NAIL PROPERTY LINE OF ALBERTA CROSSING SUBDIVISION. ELEVATION 98.40 N.G.V.D. 83
- 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 **28,845 CUBIC FEET (0.08 ACRE-FEET)** OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING PROPERLY GRADED LANDSCAPED AREAS.
- 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 OCCUPANCY AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
  
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL 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 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 DRAIN FIELD SYSTEM.  
  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THE OWNER & SUBDIVIDER OF THE ALBERTA CROSSING SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRAINWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1-4.
- A 5' CONCRETE SIDEWALK WILL BE INSTALLED ALONG ALBERTA ROAD DURING THE BUILDING PERMIT STAGE.

**METES AND BOUNDS DESCRIPTION**

A 4.00 ACRE TRACT OF LAND BEING THE EAST 4.00 ACRES OF THE NORTH 10.00 ACRES OF LOT 11, BLOCK 52, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3431743, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE POINT OF CENTERLINE INTERSECTION OF ALBERTA ROAD AND ALAMO ROAD (FM 907) BEING THE NORTHEAST CORNER OF SAID LOT 11, BLOCK 52, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

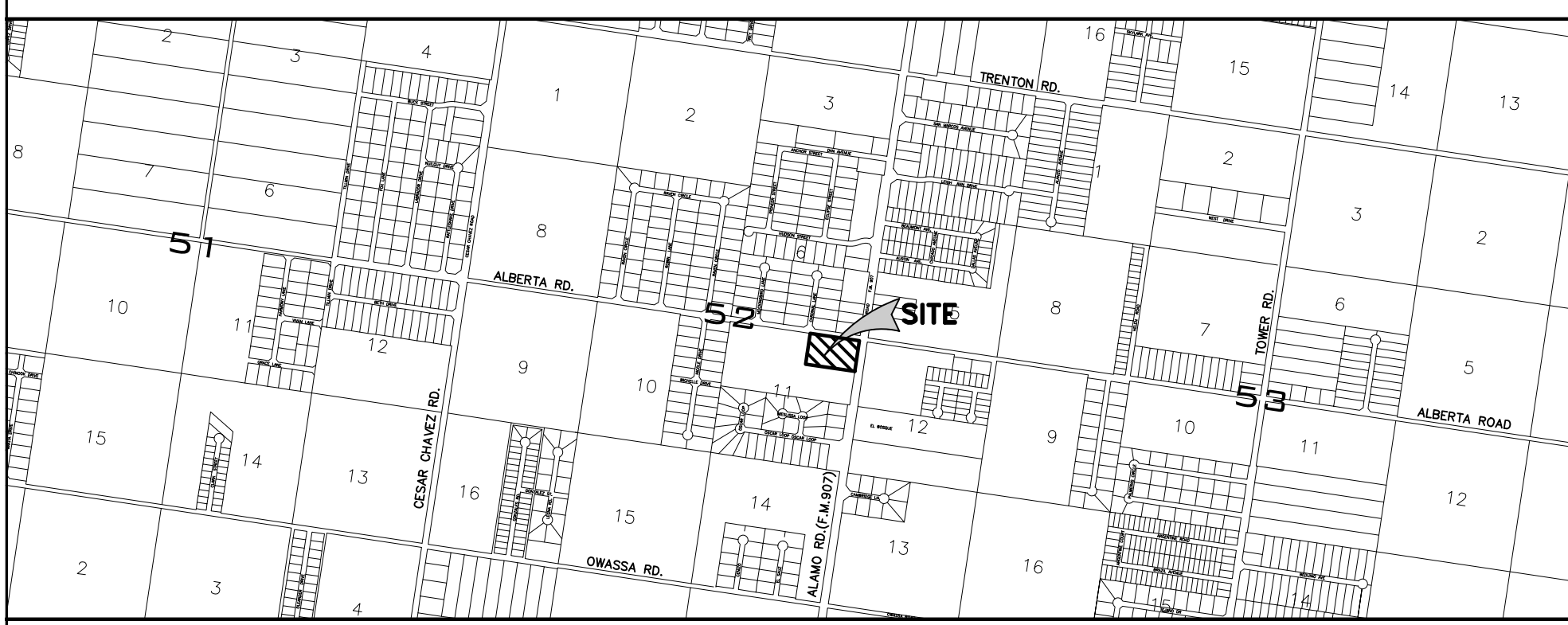
THENCE **S08°31'51"W 330.00 FEET** ALONG SAID CENTERLINE OF ALAMO ROAD (FM 907) ALSO BEING THE EAST LINE OF SAID LOT 11, BLOCK 52, TO A POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3431744, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N81°28'09"W** ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3431744, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE NORTH LINE OF SAID LOT 11, BLOCK 52, PASS AT 40.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE WEST RIGHT-OF-WAY LINE OF SAID ALAMO ROAD (FM 907) AS ESTABLISHED BY RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 852, PAGE 503, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF **528.00 FEET** TO A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTHEAST CORNER OF CHRIS ESTATES SUBDIVISION AS RECORDED IN VOLUME 34, PAGE 858, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N08°31'51"E** ALONG THE EAST LINE OF SAID CHRIS ESTATES SUBDIVISION AS RECORDED IN VOLUME 34, PAGE 858, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE EAST LINE OF SAID LOT 11, BLOCK 52, PASS AT 310.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID ALBERTA ROAD AND CONTINUING FOR A TOTAL DISTANCE OF **330.00 FEET** TO A POINT ON THE CENTERLINE OF SAID ALBERTA ROAD ALSO BEING THE NORTH LINE OF SAID LOT 11, BLOCK 52, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S81°28'09"E 528.00 FEET** ALONG SAID CENTERLINE OF ALBERTA ROAD ALSO BEING THE NORTH LINE OF SAID LOT 11, BLOCK 52, TO THE POINT OF BEGINNING AND CONTAINING 4.00 ACRES OF LAND, MORE OR LESS.

**LOCATION MAP**  
SCALE: 1" = 1000"



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:	
ALBERTA CROSSING SUBDIVISION IS LOCATED IN SOUTH CENTRAL HIDALGO COUNTY IN PRECINCT NO. 4 ON THE SOUTHWEST CORNER OF ALBERTA ROAD AND ALAMO ROAD (FM907). 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 (98,665). ALBERTA CROSSING SUBDIVISION IS WITHIN THE CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE§42.021	
INDEX OF SHEETS	
DESCRIPTION	
1	HEADING; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; SURVEYOR'S & ENGINEER'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; HIDALGO COUNTY APPROVAL; H.C.D.D. APPROVAL; H.C.I.D. NO. 2 APPROVAL; COUNTY ENVIRONMENTAL HEALTH DIVISION APPROVAL; CITY OF EDINBURG APPROVAL; N.A.W.S.C. CERTIFICATION; HIDALGO COUNTY CLERK'S CERTIFICATION; HIDALGO COUNTY JUDGE CERTIFICATION HEADINGS; INDEX; LOCATION MAP AND ETJ; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; PRINCIPAL CONTACTS; METES & BOUNDS; PLAT NOTES & RESTRICTIONS; PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION; REVISION NOTES
3	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

**PRINCIPAL CONTACTS:**

NAME:	ADDRESS:	CITY, STATE & ZIP:	PHONE #:
OWNER: ENRIQUE JAVIER MALDONADO	P.O. BOX 5178	MCALLEN, TX 78502	(956) 566-5482
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX 78539	(956) 381-1061
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX 78539	(956) 381-1061

**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 TRANSFERREES (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, A EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY 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 HEREBY CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREBY 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 HEREBY WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR 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 GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF 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 GRANTOR EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

ENRIQUE JAVIER MALDONADO DATE  
P.O. BOX 5178  
MCALLEN, TX 78502

THE STATE OF TEXAS  
COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL  
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ALBERTA CROSSING SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 2024.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE §232.028(b)  
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ALBERTA CROSSING SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 2024.

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

THE STATE OF TEXAS  
COUNTY OF HIDALGO  
I, JAIME ACEVEDO, ADMINISTRATOR / DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT KNOWN AS ALBERTA CROSSING SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHICH MAY BE APPROVED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR / PLANNING AND ZONING DEPARTMENT DIRECTOR DATE

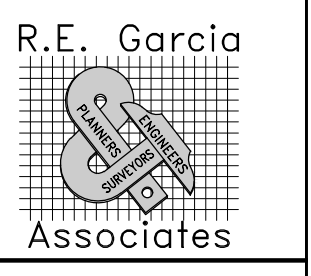
REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

**MINOR PLAT OF ALBERTA CROSSING SUBDIVISION**

A 4.00 ACRE TRACT OF LAND BEING THE EAST 4.00 ACRES OF THE NORTH 10.00 ACRES OF LOT 11, BLOCK 52, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3431743, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: MAY 15, 2023 SCALE IN FEET SCALE: 1" = 60'

PREPARED BY: R. E. GARCIA & ASSOCIATES  
ENGINEERS, SURVEYORS, PLANNERS  
JOB NO.: 2023-079  
DRAWN BY: D.E.S.



THE STATE OF TEXAS  
COUNTY OF HIDALGO  
OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION  
WE, THE UNDERSIGNED OWNERS OF THE 4.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ALBERTA CROSSING 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.

ENRIQUE JAVIER MALDONADO DATE  
P.O. BOX 5178  
MCALLEN, TX 78502

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 ENRIQUE JAVIER MALDONADO, 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 \_\_\_\_\_, 2024.

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 COMPANY 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

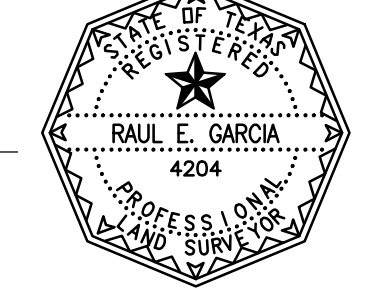
RAUL E. SESIN, P.E., C.F.M. DATE  
GENERAL MANAGER

STATE OF TEXAS  
COUNTY OF HIDALGO  
APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2  
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS-OF-WAY OR EASEMENTS.

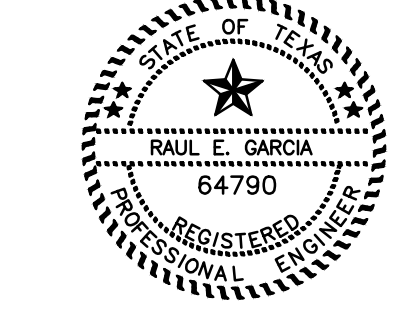
ATTEST: PRESIDENT SECRETARY

THE STATE OF TEXAS  
COUNTY OF HIDALGO  
I, RAUL GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

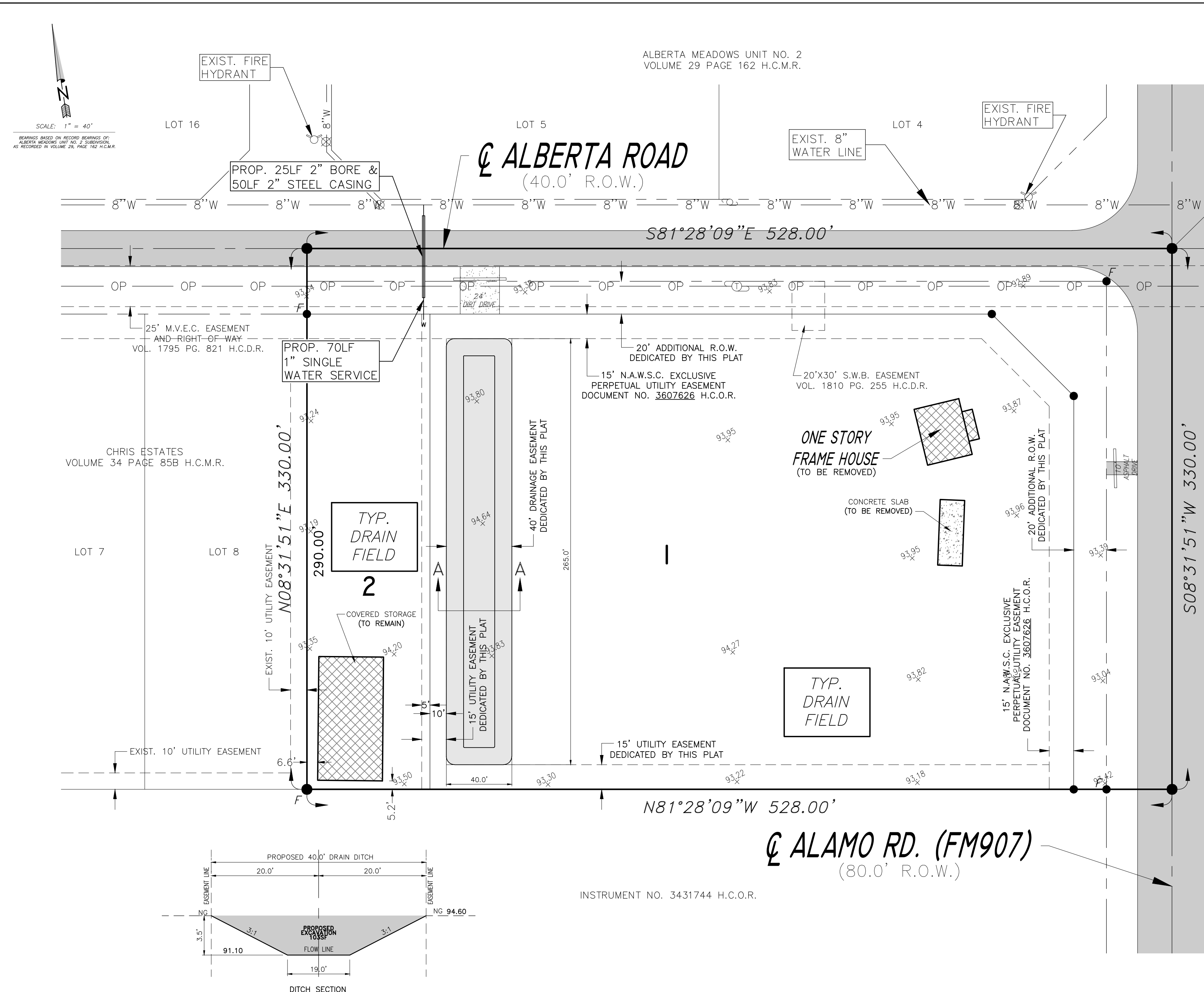


REGISTERED PROFESSIONAL LAND SURVEYOR #4204

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



REGISTERED PROFESSIONAL ENGINEER #64790



REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

## MINOR PLAT OF ALBERTA CROSSING SUBDIVISION

A 4.00 ACRE TRACT OF LAND BEING THE EAST 4.00 ACRES OF THE NORTH 10.00 ACRES OF LOT 11, BLOCK 52, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3431743, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: MAY 15, 2023

SCALE IN FEET  
0 30' 60' 90'

SCALE: 1" = 60'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
ENGINEER (P-5001) & SURVEYOR (10015300)  
116 NORTH 12TH AVE.  
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JOE NO.: 2023-079  
DRAWN BY: D.E.S.

R.E. Garcia  
Associates

**COST ESTIMATE**

WATER	\$3,390.00
OSSF	\$1,500.00
PAVING	\$0,000.00
DRAINAGE	\$0,000.00
TOTAL	\$4,890.00

**FINAL ENGINEERING REPORT FOR ALBERTA CROSSING SUBDIVISION**  
by Raul E. Garcia, P.E.  
FINAL WATER AND SEWER ENGINEERING REPORT

**WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:**  
ALBERTA CROSSING SUBDIVISION, WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION. 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 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF ALBERTA ROAD. THE WATER SYSTEM FOR ALBERTA CROSSING SUBDIVISION, CONSISTS OF 1 SINGLE 5/8" DIAMETER WATER SERVICE LINE THAT TAP INTO THE EXISTING 8" MAIN. THIS SINGLE 5/8" DIAMETER WATER SERVICE LINE THAT RUN SOUTH INTO THE LOT AND END IN A WATER METER.

WATER DISTRIBUTION FOR ALBERTA CROSSING SUBDIVISION CONSISTS OF 1 - 5/8" DIAMETER SINGLE SERVICE LINE, SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR THE LOT. THE SINGLE SERVICE AND THE METER BOX HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$3,690.00. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$1,050.00, 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 THIS PLAT.

**SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES**  
SEWAGE FROM ALBERTA CROSSING 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

**SOIL EVALUATION REPORT:**  
EACH LOT 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.

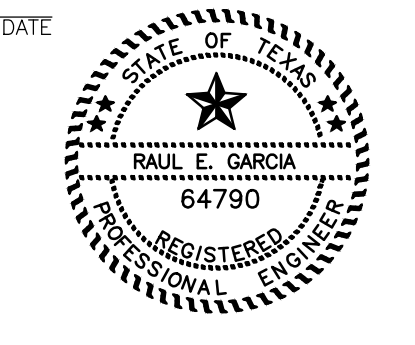
THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL 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 \$1,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON LOT 2. 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 ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE 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 \$4,740.00.  
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST A TOTAL OF \$1,500.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



**INFORME FINAL DE INGENIERIA ALBERTA CROSSING SUBDIVISION**  
BY RAUL E. GARCIA, P.E.  
AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO

**SUMINISTRO DE AGUA: DESCRIPCION, COSTO, Y FECHA OPERABILIDAD:**  
ALBERTA CROSSING SUBDIVISION, SERA PROPORCIONADA CON AGUA POTABLE POR LA CORPORACION DE SUMINISTRO DE AGUA DE NORTH ALAMO. EL SUBDIVISOR Y N.A.W.S.C. HAN CELEBRADO UN CONTRATO EN EL CUAL N.A.W.S.C. HA PROMETIDO PROPORCIONAR AGUA SUFICIENTE A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

N.A.W.S.C. TIENE UNA TUBERIA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO NORTE DEL DERECHO DE PASO DE ALBERTA ROAD. EL SISTEMA DE AGUA PARA LA SUBDIVISION ALBERTA CROSSING CONSTA DE UNA UNICA TUBERIA DE SERVICIO DE AGUA DE 5/8" DE DIAMETRO QUE SE CONECTA A LA TUBERIA PRINCIPAL EXISTENTE DE 8". ESTA UNICA TUBERIA DE SERVICIO DE AGUA DE 5/8" DE DIAMETRO CORRE HACIA EL SUR HACIA EL LOTE Y TERMINA EN UN MEDIDOR DE AGUA.

LA DISTRIBUCION DE AGUA PARA ALBERTA CROSSING SUBDIVISION CONSTA DE UNA LINEA DE SERVICIO UNICA DE 1 - 5/8" DE DIAMETRO, DICHSO SERVICIOS TERMINAN EN LAS CAJAS DE MEDIDORES DE AGUA DEL LOTE. EL SERVICIO UNICO Y LA CAJA DE MEDIDORES YA SE HAN INSTALADO, CON UN COSTO TOTAL DE \$3,690.00. ADEMAS, EL SUBDIVISOR HA PAGADO A N.A.W.S.C. LA SUMA DE \$1,050.00 COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUA A 30 AÑOS, CUYA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIFAS DE ADQUISICION DE DERECHOS Y TODAS LAS TARIFAS DE MEMBRESIA U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A N.A.W.S.C. A SOLICITUD DEL PROPIETARIO DEL LOTE. N.A.W.S.C. INSTALARA INMEDIATAMENTE 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 DISTRIBUCION ESTA EN FUNCIONAMIENTO A PARTIR DE LA FECHA DE REGISTRO DEL PLANO.

**DESCRIPCION DE LAS INSTALACIONES DE AGUAS RESIDUALES; FECHAS DE COSTE Y OPERABILIDAD:**  
LAS AGUAS RESIDUALES DE ALBERTA CROSSING SUBDIVISION, SERAN TRATADAS POR INSTALACIONES INDIVIDUALES DE AGUAS RESIDUALES EN EL SITIO ("OSSF") CONSISTENTES DE UN TANQUE SEPTICO DE DOBLE COMPARTIMIENTO DE DISEÑO ESTANDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL FIRMADO HA EVALUADO LA ADECUACION DEL SITIO DE LA 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. CADA LOTE TIENE UN AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REMPLAZOS.

**INFORME DE EVALUACION DE SUELOS:**  
CADA LOTE EN LA SUBDIVISION PROPUESTA TIENE UN TAMARO DE AL MENOS 1/2 ACRE. EL LIBRO DE INSPECCION DE SUELOS DEL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICO UN FRANJO ARCILLOSO ARENOSO PARA EL AREA. SE REALIZARON AL MENOS OCHO EXCAVACIONES DE SUELO EN EL SITIO EN LOS EXTREMOS OPUESTOS DEL AREA DE DISPOSICION PROPUESTA. (LAS PERFORACIONES ADICIONALES FUERON INNECESARIAS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DEL AREA LIMITE). EL SUELO ES UN FRANJO ARCILLOSO ARENOSO DE COLOR MARRON GRISACEO OSCURO QUE SE EXTIENDE HASTA 36" POR DEBAJO DEL FONDO DE CUALQUIER EXCAVACION PROPUESTA. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENA BIEN. EL SUELO ES DE CLASE III.

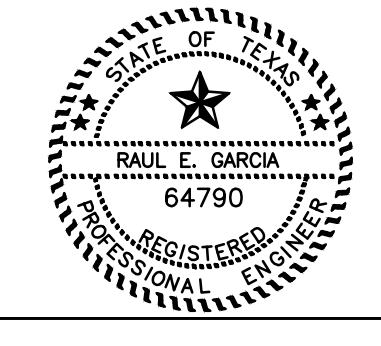
EL COSTO ESTIMADO PARA INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$1,500.00, INCLUYENDO LOS COSTOS DEL PERMISO Y LA LICENCIA REQUERIDOS. NO SE HA INSTALADO NINGUN SISTEMA SEPTICO AL MOMENTO DE LA SOLICITUD DE APROBACION DEL PLANO FINAL. CON LA PRESENTACION DE ESTE PLANO FINAL, EL SUBDIVISOR OFRECE GARANTIAS FINANCIERAS ADECUADAS DE CUMPLIMIENTO EN FORMA DE UN (CHEQUE DE CAJA O CHEQUE PERSONAL) QUE REPRESENTA UN "DEPOSITO EN EFECTIVO" QUE EL CONDADO DE HIDALGO MANTENDRA EN DEPOSITO EN CUENTA POR LA CANTIDAD DE \$1,500.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE TANQUE SEPTICO EN EL LOTE 2. EL SUBDIVISOR INCLUIRA EL COSTO DE UN SISTEMA DE TANQUE SEPTICO EN EL PRECIO DE VENTA DEL LOTE.

EN CUALQUIER MOMENTO DESPUES DE LA VENTA DEL LOTE, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA OSSF ESCRIBIENDO O LLAMANDO AL SUBDIVISOR. EL SUBDIVISOR SERA RESPONSABLE DE PRESENTAR ANTE EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA SOLICITUD DE PERMISO PARA INSTALAR UN SISTEMA OSSF. EL SISTEMA OSSF SE DEBERA INSTALAR EN EL LOTE ANTES DE QUE EL CONDADO EMITA UNA AUTORIZACION FINAL DE AGUA Y LUZ.

**INGENIERO DE CERTIFICACION:**  
CON MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO CUMPLEN CON LAS REGLAS MODELO ADOPTADAS EN VIRTUD DE LA SECCION 16.343 DEL CODIGO DE AGUA. CERTIFICO QUE LOS COSTOS ESTIMADOS PARA INSTALAR INSTALACIONES DE AGUA Y ALCANTARILLADO EN EL SITIO NO CONSTRUIDAS, MENCIONADAS ANTERIORMENTE, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA: ESTAS INSTALACIONES COMPLETAMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARAN UN TOTAL DE \$4,740.00.  
INSTALACIONES DE ALCANTARILLADO: SE ESTIMA QUE EL SISTEMA SEPTICO CUESTARA UN TOTAL DE \$1,500.00 PARA TODA LA SUBDIVISION.

FIRMA DEL INGENIERO \_\_\_\_\_ FECHA \_\_\_\_\_



**SUBDIVIDER CERTIFICATION**  
I, - 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, - JAVIER ENRIQUE MALDONADO, SUBDIVIDER OF ALBERTA CROSSING SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN, PAID AND ARE ON FILE FOR THE H.C.H.D.; 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.

JAVIER ENRIQUE MALDONADO \_\_\_\_\_ DATE \_\_\_\_\_  
P.O. BOX 5178  
MCALLEN, TX 78502

**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 **JAVIER ENRIQUE MALDONADO**, 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

**DRAINAGE STATEMENT FOR ALBERTA CROSSING SUBDIVISION**

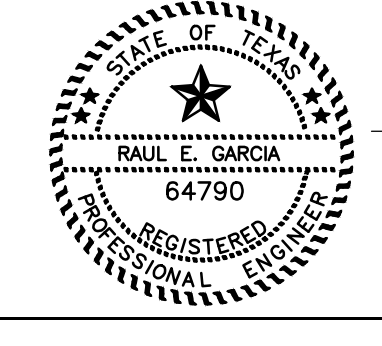
ALBERTA CROSSING SUBDIVISION CONSISTS OF A TWO LOT COMMERCIAL/RESIDENTIAL SUBDIVISION LOCATED ON 4.00 ACRE TRACT OF LAND BEING THE EAST 4.00 ACRES OF THE NORTH 10.00 ACRES OF LOT 11, BLOCK 52, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3431743, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. THE SUBJECT SITE LIES WITHIN THE CITY OF EDINBURG EXTRATERRITORIAL JURISDICTION. THE PROPERTY IS CURRENTLY VACANT WITHIN AN RESIDENTIAL/COMMERCIAL AREA ADJACENT TO RURAL COMMERCIAL/RESIDENTIAL AREAS WITH TYPICAL IMPERVIOUS CHARACTERISTICS. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "B" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0425 C DATED NOVEMBER 16, 1982. ZONE "B" IS DEFINED AS "AREAS OF 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 SOIL FOR THIS PROPERTY IS A HIDALGO SANDY CLAY LOAM (28) WHICH IS A DARK GRAYISH BROWN SANDY CLAY LOAM WHICH IS MODERATELY PEROVIOUS. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY.

CURRENTLY THE PROPERTY IS A VACANT AGRICULTURAL/RESIDENTIAL SITE WITHIN AN AGRICULTURAL/RESIDENTIAL AREA LOCATED AT THE SOUTHWEST CORNER OF THE ALAMO ROAD (FM 907) AND ALBERTA ROAD INTERSECTION WITHIN THE CITY OF EDINBURG ETJ. EXISTING RUNOFF IS DIRECTED IN AN NORTHEASTERLY DIRECTION TOWARDS ROAD DITCHES ON ALBERTA ROAD AND ALAMO ROAD (FM907). STORM FLOWS ARE COLLECTED INTO THE ALBERTA ROAD ROAD DITCHES. THE ROAD DITCHES ON ALBERTA ROAD FLOW WEST AND DISCHARGE INTO A CITY OF EDINBURG STORM SEWER VIA TWO INLETS JUST WEST OF THE SITE. THIS STORM SEWER FLOWS NORTH AND DISCHARGES INTO THE TRENTON DRAIN. THE TRENTON DRAIN IS OWNED AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. USING THE MODIFIED RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 2.01 CFS OF STORM RUNOFF FROM THE EXISTING SITE. WE HAVE ALSO USED THE MODIFIED RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 8.06 CFS OF RUNOFF DURING THE 50-YR RAINFALL EVENT.

IN ACCORDANCE WITH THE CITY OF EDINBURG AND HCCD NO. 1 POLICY, A TOTAL OF 26,088 CF OR 0.60 ACRE-FEET WILL NEED TO BE DETAINED ONSITE WITHIN LOT 1 FOR THE COMPLETE (LOTS 1 & 2) DEVELOPMENT OF THE SUBDIVISION. ON-SITE DETENTION AREAS WILL BE UTILIZED FOR DETENTION OF FUTURE RUNOFF. THESE DETENTION FACILITIES WILL BLEED INTO THE EXISTING ROADSIDE DITCHES ON ALBERTA ROAD. A SITE GRADING AND DETENTION PLAN WILL BE REQUIRED, REVIEWED AND APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND HCCD#1 AT THE BUILDING PERMIT STAGE OF THE DEVELOPMENT. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAINAGE POLICY A MINIMUM TOTAL DETENTION VOLUME OF 26,088 CF OR 0.60 ACRE-FEET OF STORM RUNOFF WILL BE DETAINED DURING THE FIFTY-YEAR EVENT WITH A MAXIMUM 10-YEAR STORM FLOW DISCHARGE RATE OF 2.01 CFS DURING SAID EVENT. 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 ZONES "B". AREAS OUTSIDE OF 500-YEAR FLOOD PLANE



REGISTERED PROFESSIONAL ENGINEER #64790