



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: 4-01-2025

PROPOSED SALIDA DEL SOL ESTATES PHASE IX, PRECINCT No. 3.

ENGINEER: S2 ENGINEERING DEVELOPER: 3F DEVELOPERS LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: ON EL POLVORIN DRIVE APPROXIMATELY 1/2 MILE SOUTH OF MILE 7 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-07-2025 PROPERTY LIES WITHIN FLOOD ZONE "X" AND "A" AS PER FEMA.

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

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: AGUA SUD

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.*

SALIDA DEL SOL ESTATES PHASE IX

A 2.02 ACRES TRACT OF LAND OUT SHARE NO. 4 SHUNIOR'S SUBDIVISION OF PORCIONES 73, 74, AND 75, HIDALGO COUNTY, TEXAS AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS OF HIDALGO COUNTY, TEXAS, ALSO BEING TWO TRACTS OF LAND BEING 0.65 ACRES CONVEYED TO 3F DEVELOPERS, LLC, AS PER WARRANTY DEED RECORDED IN DOCUMENT 2943802, AND 1.37 ACRES CONVEYED TO 3F DEVELOPERS, LLC, AS PER WARRANTY DEED RECORDED IN DOCUMENT 2887324 HIDAGO COUNTY OFFICIAL RECORDS, TEXAS.

METES AND BOUNDS

A 2.02 ACRES TRACT OF LAND OUT SHARE NO. 4 SHUNIOR'S SUBDIVISION OF PORCIONES 73, 74, AND 75, HIDALGO COUNTY, TEXAS AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS OF HIDALGO COUNTY, TEXAS, ALSO BEING TWO TRACTS OF LAND BEING 0.65 ACRES CONVEYED TO 3F DEVELOPERS, LLC, AS PER WARRANTY DEED RECORDED IN DOCUMENT 2943802, AND 1.37 ACRES CONVEYED TO 3F DEVELOPERS, LLC, AS PER WARRANTY DEED RECORDED IN DOCUMENT 2887324 HIDAGO COUNTY OFFICIAL RECORDS, TEXAS. SAID 2.02 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "4856" AT THE NORTHEAST CORNER OF LOT 16, SALIDA DEL SOL ESTATES PHASE 7, AS PER MAP OR PLAT RECORDED IN DOCUMENT 3013260, HIDALGO COUNTY MAP RECORDS, TEXAS, CONVEYED TO CHOUTO JOSE DE JESUS H AND ALONDRA MATAMOROS AS PER WARRANTY DEED RECORDED IN DOCUMENT 3035727, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, THENCE, SOUTH 09°15' WEST ALONG THE WEST RIGHT-OF-WAY LINE OF EL POLVORIN DRIVE, A DISTANCE OF 68.44 FEET TO A FOUND IRON ROD WITH PLASTIC CAP STAMPED "4856" ON THE SOUTHEAST CORNER OF SAID LOT 16, FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 80°58'05" EAST, ALONG THE SOUTH LINE OF SALIDA DEL SOL ESTATES PHASE 4 SUBDIVISION, AS PER MAP OR PLAT RECORDED IN DOCUMENT 3013260, HIDALGO COUNTY MAP RECORDS, TEXAS, A DISTANCE OF 60.00 FEET TO A SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "S2 10194796" FOR AN INTERNAL CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 09°15'55" EAST ALONG THE EAST LINE OF A 50 FOOT RIGHT-OF-WAY FOR EL POLVORIN DR, A DISTANCE OF 91.57 FEET TO A FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "4856" FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 80°58'05" EAST, ALONG THE SOUTH LINE OF LOT 17, OF SAID SALIDA DEL SOL ESTATES PHASE 7, CONVEYED TO ARDONDO MARE E AND AURELIO D AS PER WARRANTY DEED RECORDED IN DOCUMENT 3048404, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, A DISTANCE OF 370.05 TO A SET 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "S2 10194796", FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 09°15'20" WEST, ALONG EASTERMOST WEST LINE OF A 83.07 ACRE TRACT OF LAND CONVEYED TO DANIEC LAND & CATTLE CO INC AND SHUMAX LLC AS PER SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT 2323273, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, A DISTANCE OF 150.00 FEET TO A FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "4856", FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 80°58'05" WEST, ALONG THE NORTH LINE OF SAID 83.07 ACRE TRACT OF LAND CONVEYED TO DANIEC LAND AND CATTLE CO IN AND SHUMAX LLC, A DISTANCE OF 369.94 FEET TO A SET 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "S2 10194796", FOR AN INTERNAL CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 09°15'55" WEST PARALLEL TO THE EAST LINE OF SAID 0.85 ACRES TRACT CONVEYED TO 3F DEVELOPERS, LLC, A DISTANCE OF 22.00 FEET TO A SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "S2 10194796", FOR AN EXTERIOR CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 80°58'05" WEST, ALONG THE NORTH LINE OF A 83.07 ACRE TRACT OF LAND CONVEYED TO DANIEC LAND AND CATTLE CO IN AND SHUMAX LLC, A DISTANCE OF 50.00 FEET PASSING A SET 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "S2 10194796", FOR THE SOUTHWEST CORNER OF SAID 0.85 ACRES TRACT OF LAND CONVEYED TO 3F DEVELOPERS, LLC, SAID BEING THE SOUTHWEST CORNER OF SAID 1.37 ACRES TRACT OF LAND CONVEYED TO 3F DEVELOPERS, LLC, CONTAINING A TOTAL DISTANCE OF 403.84 FEET TO A FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "4856" FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 10°16'33" EAST, ALONG THE EAST LINE OF A 981.56 ACRE TRACT OF LAND CONVEYED TO MHW OPERATIONS LTD AS PER SPECIAL WARRANTY DEED RECORDED IN DOCUMENT 2777170, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, A DISTANCE OF 80.45 FEET TO A FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "4856", FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 80°58'05" EAST, ALONG THE SOUTH LINE OF SAID LOT 16, SALIDA DEL SOL ESTATES PHASE 7, A DISTANCE OF 352.15, TO THE POINT OF BEGINNING, CONTAINING 2.02 ACRE, MORE OR LESS.

Name	Address	City & Zip	Phone
OWNER: 3F DEVELOPERS LLC	5114 N. INSPIRATION RD	MISSION, TEXAS 78572	(956)933-7192
ENGINEER: JOSE N. SALDVAR P.E., C.F.M.	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403-9787
SURVEYOR: OSCAR HERNANDEZ, R.P.L.S.	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)357-2185

GENERAL NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C" (NO SHADING) AREAS OF MINIMAL FLOODING.
ZONE "A" AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.

COMMUNITY-PANEL NO. 480334 0275 B, MAP REVISED: JANUARY 2, 1981.

THE AREAS WITHIN THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0275 B EFFECTIVE DATE: JANUARY, 1981 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

FLOOD ZONE "A" WILL GO UNDER FEMA PROCESS LOMR-F CASE No. _____ BFE: 225.2

2. SETBACKS:
FRONT: 25.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
INTERIOR SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE 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 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.

5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3,350 CUBIC-FEET OR 0.08 ACRE-FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED AT THE DETENTION POND LOCATED AT THE NORTH SIDE OF THE SUBDIVISION. (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS).

6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

7. PROPOSED STRUCTURES ON THE LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.

8. ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.

9. 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 3.14.

10. BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. 1 ELEV. 224.40 A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1 N.A.V.D. 88 DATUM.

11. 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 THIS SUBDIVISION.

12. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 AS PER 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.

13. 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.

14.- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH 1020 AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. 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 HAS 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 OCCUPANCY OF A LOT.

F. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

15. 3F DEVELOPERS, LLC, THE OWNER & SUBDIVIDER OF SALIDA DEL SOL ESTATES PHASE IX, 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.

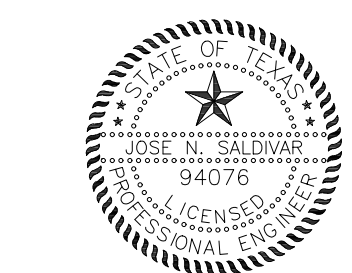
AGUA SPECIAL UTILITY SUPPLY DISTRICT CERTIFICATE

I, JOSE E. SANEZ, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE SALIDA DEL SOL ESTATES PHASE IX SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF CONVENIENCE AND NECESSITY BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

JOSE E. SANEZ
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT.

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.



STATE OF TEXAS
COUNTY OF HIDALGO

I, RESITUTO I. ASCANIO III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE SALIDA DEL SOL ESTATES PHASE IX WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____ DATE _____



STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, MARIO FLORES, OWNER OF 3F DEVELOPERS, LLC, AS OWNER(S) OF THE 2.02 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SALIDA DEL SOL ESTATES PHASE IX, HEREBY SUBVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 (a)(5) OF THE SUBDIVISION ORDINANCE, THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF 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.

3F DEVELOPERS, LLC
5114 N INSPIRATION RD.
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ PROVIDED TO ME THROUGH HER 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, DE-CLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED BY HER HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC - STATE OF TEXAS

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SALIDA DEL SOL ESTATES PHASE IX WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE _____

Hidalgo County Judge _____ DATE _____

ATTEST: Hidalgo County Clerk _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SALIDA DEL SOL ESTATES PHASE IX WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

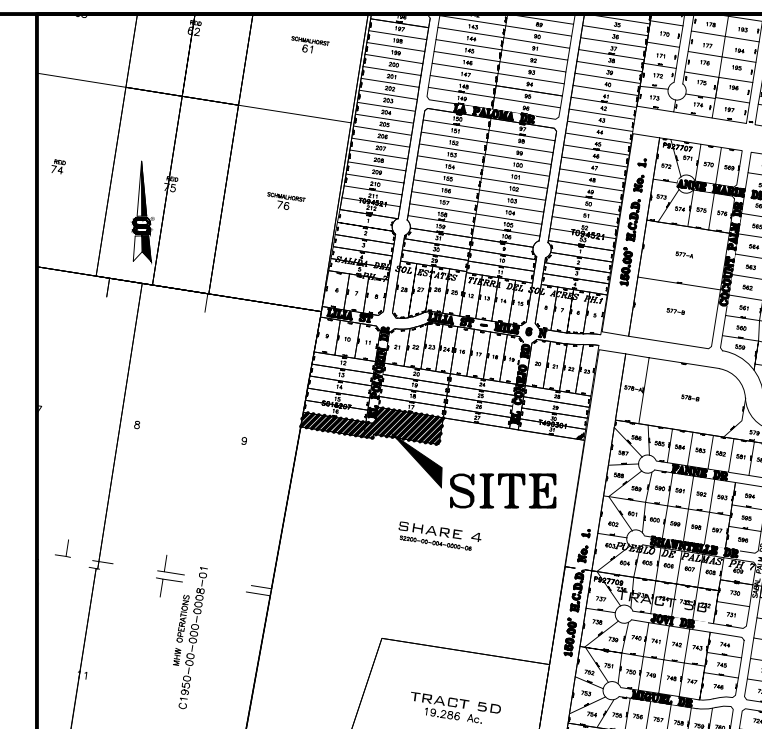
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION _____ DATE _____

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. 49.21(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.
GENERAL MANAGER



LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:
SALIDA DEL SOL ESTATES PHASE IX IS LOCATED NORTH HIDALGO COUNTY TEXAS, AT THE END OF EL POLVORIN DR AND APPROXIMATELY 5,100 FT SOUTH OF MILE 7 RD. PRECINCT NO. 5. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF LA JOYA (POPULATION 4,863 - 2023 CENSUS). THIS SUBDIVISION JURISDICTION SHOULD BE HIDALGO COUNTY, TEXAS ONLY UNDER LOCAL GOVERNMENT CODE 42.02.

LEGEND	
⊗	1/2" IRON PIN W/ CAP FOUND
⊙	1/2" IRON PIN FOUND
⊠	1/2" IRON PIN W/ CAP SET
○	1/2" IRON PIN SET

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S09°01'55"W	68.44'
L2	N80°58'05"W	50.00'
L3	N09°01'55"E	91.57'
L4	S09°01'55"W	22.00'
L5	S80°58'05"W	50.00'
L6	N10°16'33"E	80.45'

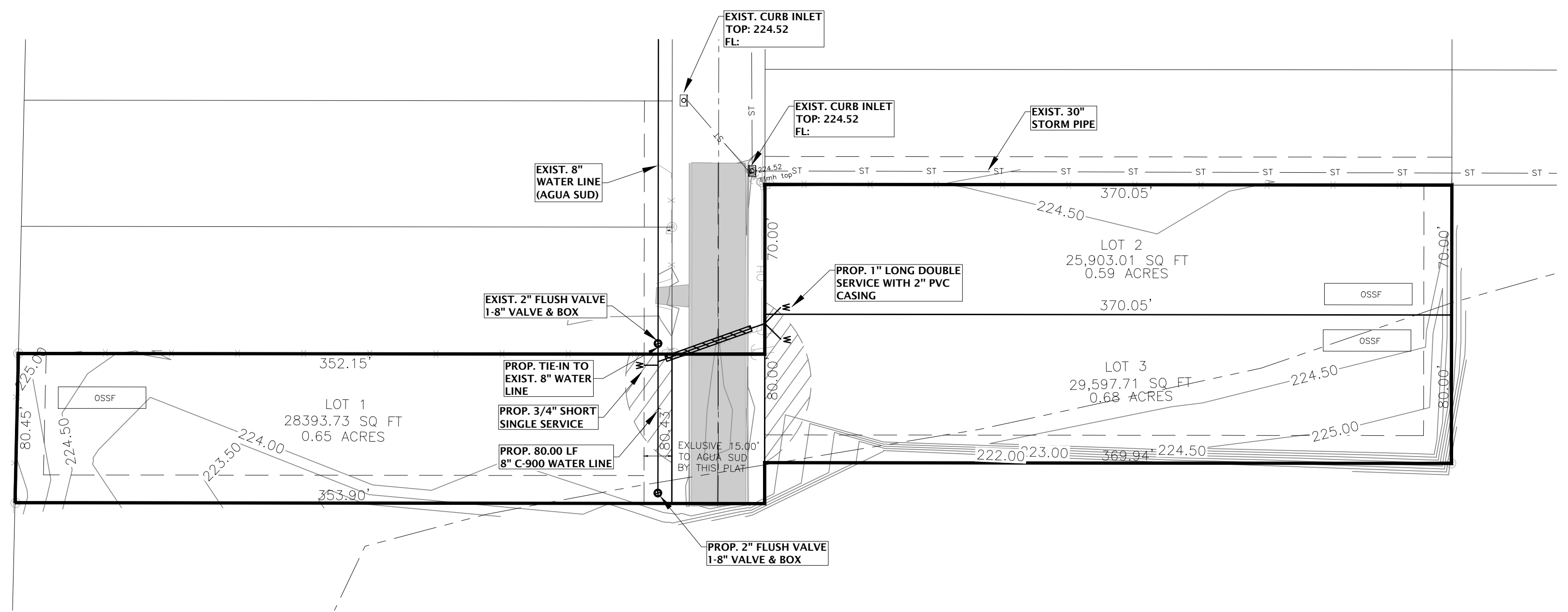




PRELIMINARY

SALIDA DEL SOL ESTATES PHASE IX SUBDIVISION WATER SYSTEM, OSSF, PAVING & DRAINAGE LAYOUT

SCALE 1:50



FINAL ENGINEERING REPORT FOR SALIDA DEL SOL ESTATES PHASE IX SUBDIVISION:
BY JOSE N. SALDIVAR, P.E.

WATER SUPPLY: Description and Costs.

WATER SUPPLY: SALIDA DEL SOL ESTATES PHASE IX SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY THE WATER COMPANY OF AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND COMPANY AGUA SUD SIGNED A CONTRACT BY WHICH, THE SUBDIVISION WILL RECEIVE SUFFICIENT WATER PROVISION FOR AT LEAST 30 YEARS AND AGUA SUD 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.

AGUA SUD HAS AN EXISTING 8" DIAMETER LINE RUNNING ALONG THE WEST R.O.W. OF EL POLVORIN RD. THE WATER SYSTEM FOR SALIDA DEL SOL ESTATES PHASE IX SUBDIVISION CONSISTS OF CONNECTING TO THE EXISTING 8" LINE ON THE WEST SIDE OF EL POLVORIN DR WITH AN 8" LINE TO THE SOUTH DIRECTION INTO SUBDIVISION AS SHOWN IN PLAN. EACH LOT WILL BE CONNECTED TO THE PROPOSED 8" WATER LINE, ONE (1) DOUBLE SERVICE OF 1" OF DIAMETER AND ONE (1) SINGLE SERVICE OF 3/4" OF DIAMETER, ARE COMING OUT OF THIS LINE. SAID SERVICES TERMINATE AT THE WATER METERS OF EACH LOT. THE 8" DIAMETER LINE, THE WATER SERVICE LINES, AND THE WATER METER BOXES HAS BEEN INSTALLED AT A TOTAL COST OF \$_____ OR \$_____ PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID PAY AGUA SUD THE AMOUNT OF \$_____ WHICH COVERS THE \$_____ COST PER LOT STATED IN THE 30 YR WATER SERVICE AGREEMENT WHICH SIM 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, AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SUD AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES
SEWAGE FROM SALIDA DEL SOL ESTATES PHASE IX SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. A CERTIFIED LICENCED SANITARIAN (LICENSE NO. 0037263) 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 PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. A TOTAL OF 2 BORES WERE DONE ON LOT 1, AND 2 ACCORDING TO THE SOIL EVALUATION THE SOIL CAME OUT AS SANDY LOAM (TEXTURE CLASS II) ON ALL THE BORES TESTED 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 COST OF THE INSTALLATION OF THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT WAS \$ 1,500 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. THREE (3) SEPTIC TANKS WILL BE INSTALLED AT A TOTAL COST OF \$ 4,500.00 ALL SEPTIC TANKS WERE INSTALLED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT AT THE TIME OF RECORDING THIS SUBDIVISION.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND 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 \$_____ WHICH EQUALS TO \$_____ PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$_____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$_____ FOR THE ENTIRE SUBDIVISION.



This seal appearing on this document was authorized by Jose N. Saldivar P.E. No. 94076 on the above designated date.

PRELIMINARY
JOSE N. SALDIVAR, P.E. No. 94076

SALIDA DEL SOL ESTATES PHASE IX SUBDIVISION
POR: JOSE N. SALDIVAR, P.E.

PROVISION DE AGUA: DESCRIPCION Y GASTOS.

SALIDA DEL SOL ESTATES PHASE IX HA SIDO PROVEIDA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL SUBDIVIDOR Y LA COMPAÑIA DE AGUA SUD FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA PROVISION DE AGUA SUFFICIENTE POR LOS PROXIMOS 30 AÑOS Y LA COMPAÑIA DE AGUA SUD PRESENTO SUFFICIENTE DOCUMENTACION PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ABASTECIDA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

AGUA SUD TIENE UNA LINEA DE 8" DE DIAMETRO EXISTENTE, CORRIENDO POR EL LADO OESTE DE LA CALLE EL POLVORIN DR. EL SISTEMA DE AGUA PARA LA SUBDIVISION SALIDA DEL SOL ESTATES PHASE IX SUBDIVISION CONSISTE DE CONECTARSE A LA LINEA EXISTENTE AL OESTE DE LA CALLE EL POLVORIN CON UNA LINEA DE 8" EN DIRECCION SUR HACIA LA SUBDIVISION. DE LA LINEA DE 8" DE DIAMETRO SE DESPRENDE UN (1) SERVICIO DOBLE DE 1" DE UN (1) SERVICIO INDIVIDUAL DE 3/4" QUE VA HACIA LOS MEDIDORES DE CADA LOTE. LAS LINEAS DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIOS DE AGUA, Y LAS CAJAS DE LOS MEDIDORES SE INSTALARAN A UN COSTO TOTAL DE US \$_____ DE LOS CUALES SE CUBRIRON US \$_____ POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGO ADICIONALMENTE A AGUA SUD LA CANTIDAD DE US \$_____ O US \$_____ POR LOTE DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE QUE CUBRE EL MEDIDOR DE AGUA, (INCLUYENDO COSTOS DE LA INSTALACION DE CADA MEDIDOR, TARIFFAS DE CONEXION Y MEMBRERIAS), CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA AGUA SUD INSTALARA EL MEDIDOR SIN COSTO ALGUNO AL DUEÑO. EL SISTEMA DE AGUA ESTA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SE REGISTRADA EN EL CONDADO DE HIDALGO.

DESCRIPCION DE LAS INSTALACIONES DE ALCANTARILLADO: COSTO Y FECHAS DE OPERACION
LAS AGUAS RESIDUALES DE LA SUBDIVISION SALIDA DEL SOL ESTATE PH IX SERAN TRATADAS POR INSTALACIONES INDIVIDUALES DE ALCANTARILLADO EN EL SITO (OSSF) QUE CONSISTEN DE UN TANQUE SEPTICO DE DOBLE COMPARTIMIENTO DE DISEÑO ESTANDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. UN EXPERTO EN SISTEMAS SANITARIOS CON LICENCIA CERTIFICADA (LICENCIA N° 0037263) HA EVALUADO LA IDONEIDAD DEL SITO DE SUBDIVISION PARA OSSF Y PRESENTO UN INFORME CONCLUYENDO QUE EL SITO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE CUENTA CON AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

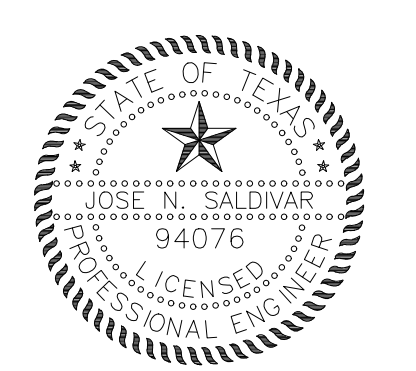
CADA LOTE EN LA SUBDIVISION TIENE AL MENOS 1/2 ACRE DE TAMAÑO. SE REALIZARON UN TOTAL DE 2 PERFORACIONES EN LOS LOTES 1 Y 2. SEGUN LA EVALUACION DEL SUELO, EL SUELO SALIO COMO FERRUGINOSO (TEXTURA CLASE II) EN TODAS LAS PERFORACIONES PROBADAS SE EXTENDIO HASTA 36" DEBAJO DE LA PARTE INFERIOR DE CUALQUIER 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 COSTO DE LA INSTALACION DEL SISTEMA SEPTICO EN UN LOTE INDIVIDUAL FUE DE \$1,500, INCLUYENDO EL COSTO DEL PERMISO Y LA LICENCIA REQUERIDOS. SE INSTALARON TRES (3) TANQUES SEPTICOS CON UN COSTO TOTAL DE \$4,500.00 TODAS LAS FOSAS SEPTICAS FUERON INSTALADAS Y APROBADAS POR EL HIDALGO COUNTY HEALTH DEPARTMENT AL MOMENTO DE REGISTRAR ESTA COLONIA.

CERTIFICACION

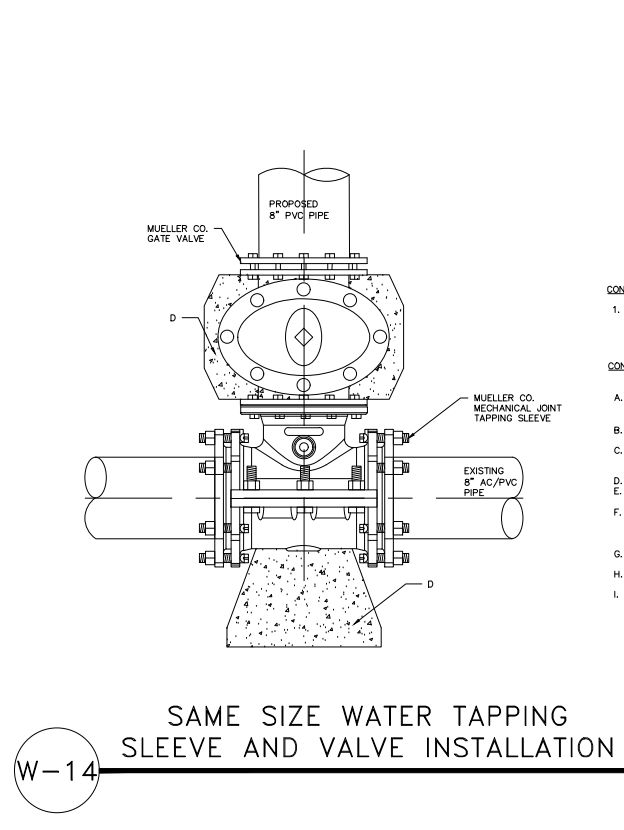
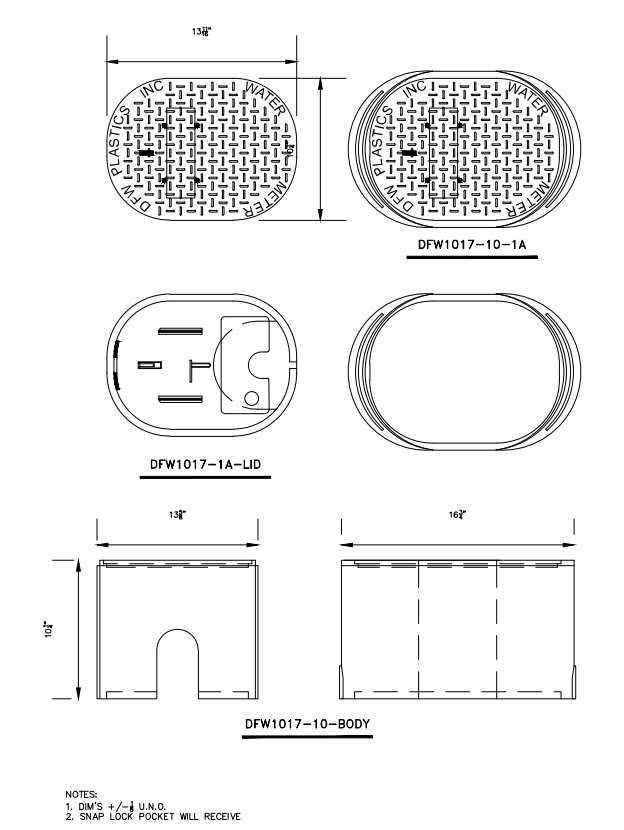
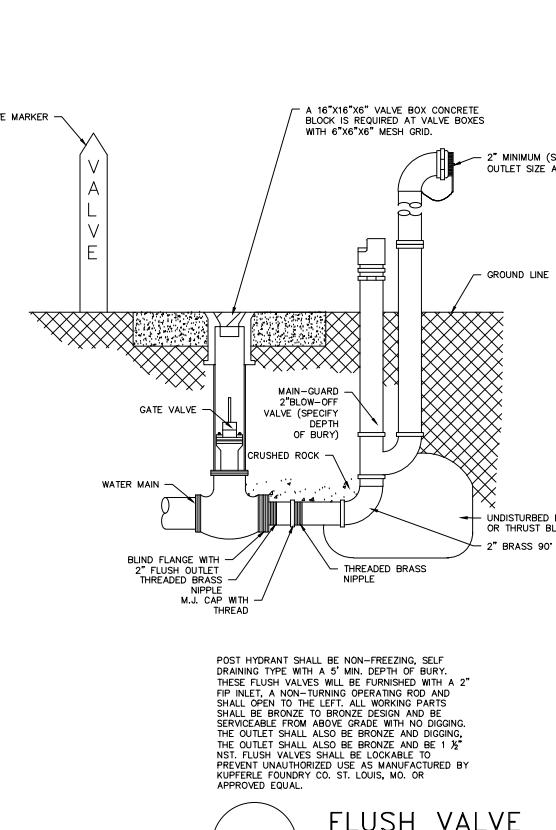
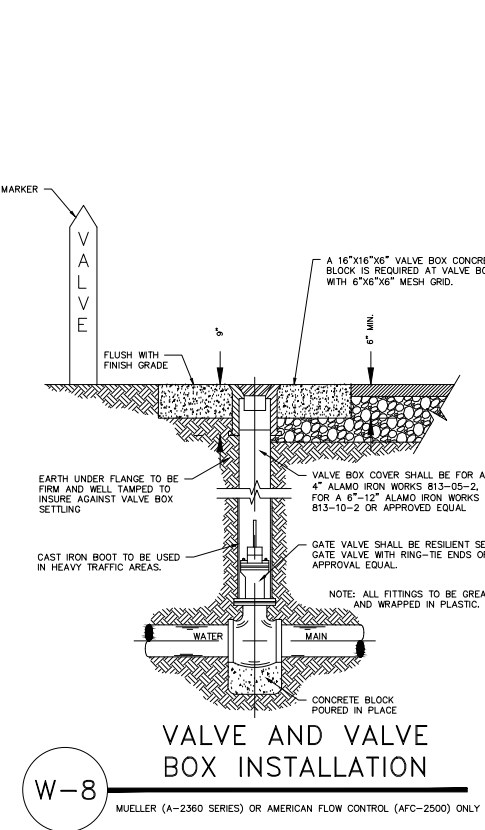
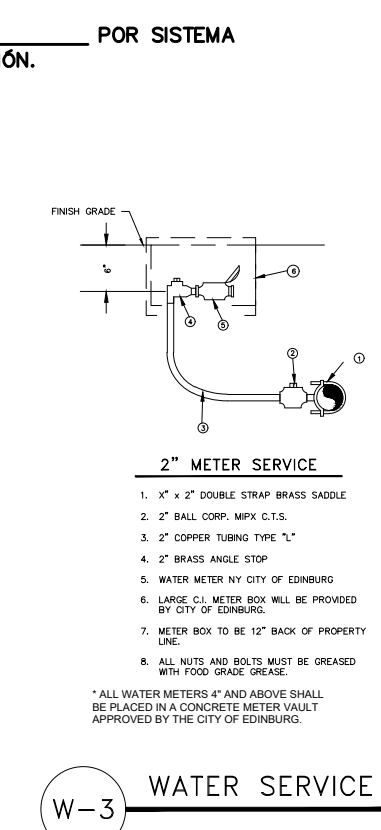
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS NORMAS MODELO (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIMOS MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$_____ O \$_____ POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$_____ POR SISTEMA A UN COSTO TOTAL DE \$_____ TODA LA SUBDIVISION.



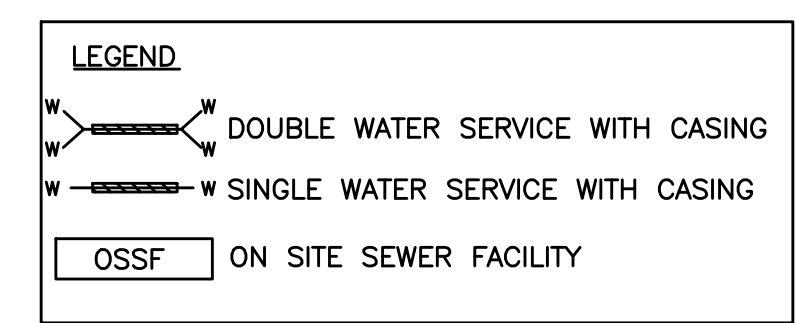
This seal appearing on this document was authorized by Jose N. Saldivar P.E. No. 94076 on the above designated date.

PRELIMINARY
JOSE N. SALDIVAR, P.E. No. 94076



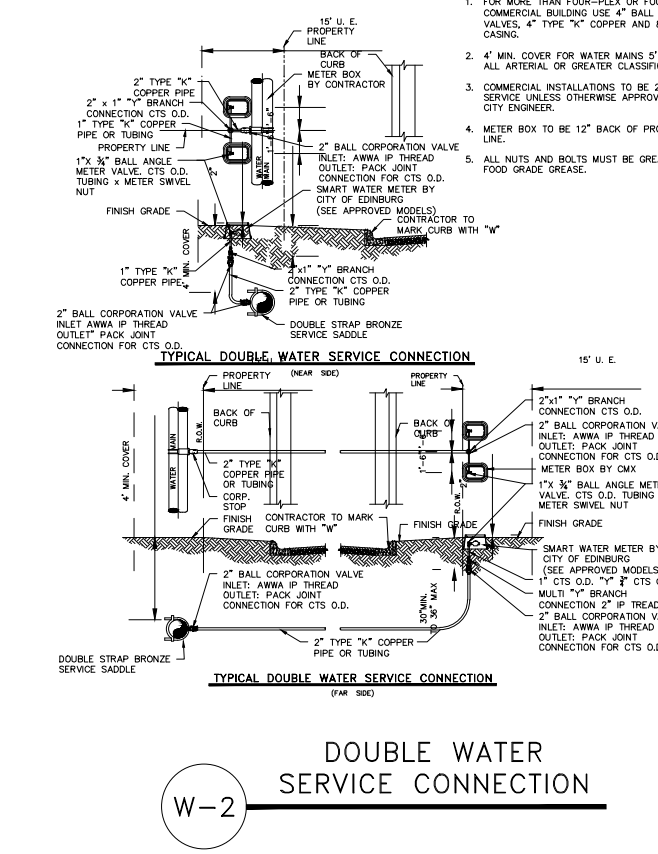
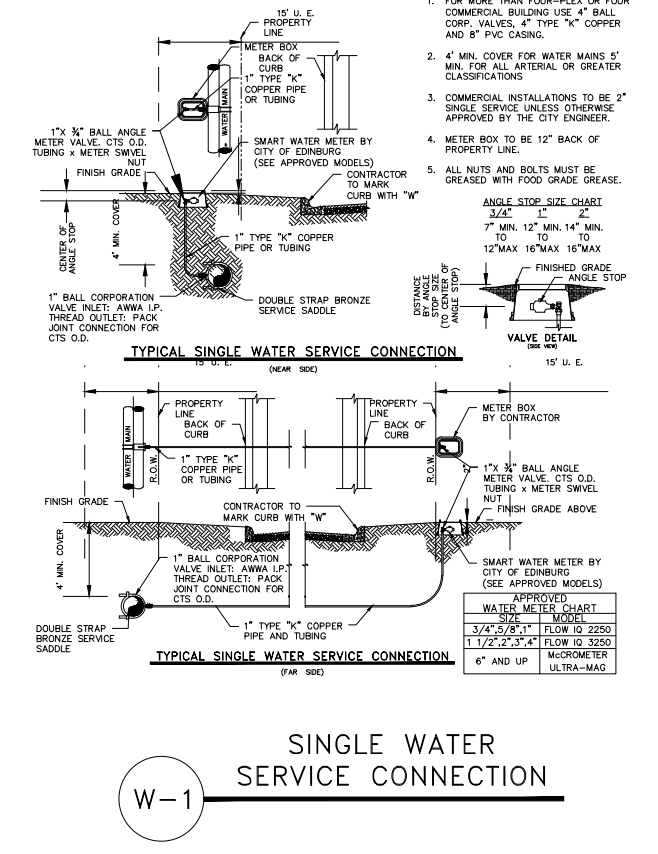
GENERAL CONSTRUCTION NOTES:

- ALL PROPOSED WATER LINES TO BE C-900 DR-25.
- CONTRACTOR TO INSTALL 3/4" SERVICE CONNECTIONS TO EVERY LOT BRANCHING ALL SERVICES/METERS TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 2.0 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.
- ALL HYDRANTS SHALL BE 18" BEHIND BACK OF CURB AND 3" ABOVE PROPOSED MAXIMUM GROUND ELEVATION.



COST ESTIMATE

WATER DISTRIBUTION:	_____
OSSF IMPROVEMENTS:	_____
DRAINAGE IMPROVEMENTS:	_____
PAVING IMPROVEMENTS:	_____
TOTAL:	_____



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), MARIO FLORES, OWNER OF 3F DEVELOPERS, LLC SUBDIVIDERS OF SALIDA DEL SOL ESTATES PHASE IX SUBDIVISION 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.

DATE

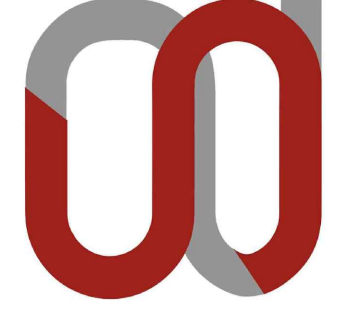
BEFORE ME, the undersigned notary public, on this day personally appeared _____, proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she 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

SALIDA DEL SOL ESTATES PHASE IX
WATER SYSTEM, OSSF, PAVING & DRAINAGE LAYOUT

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
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SHEET NO. 2
OF 2 SHEETS