



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: 4-29-2025

PROPOSED MATA'S ACRES SUBDIVISION, PRECINCT No. 4.

ENGINEER: R.E. GARCIA & ASSOCIATES DEVELOPER: REYNALDO MATA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTH OF MILE 17 ½ NORTH ROAD APPROXIMATELY 300 FEET WEST OF ALAMO ROAD.

SUBDIVISION LIES WITHIN THE: REMOVED FROM CITY OF EDINBURG ETJ.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-12-24 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 17 ½ NORTH ROAD SIDE DITCH.

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 3" LOCATION: MILE 17 ½ NORTH ROAD.

STAFF RECOMMENDS: **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.*

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

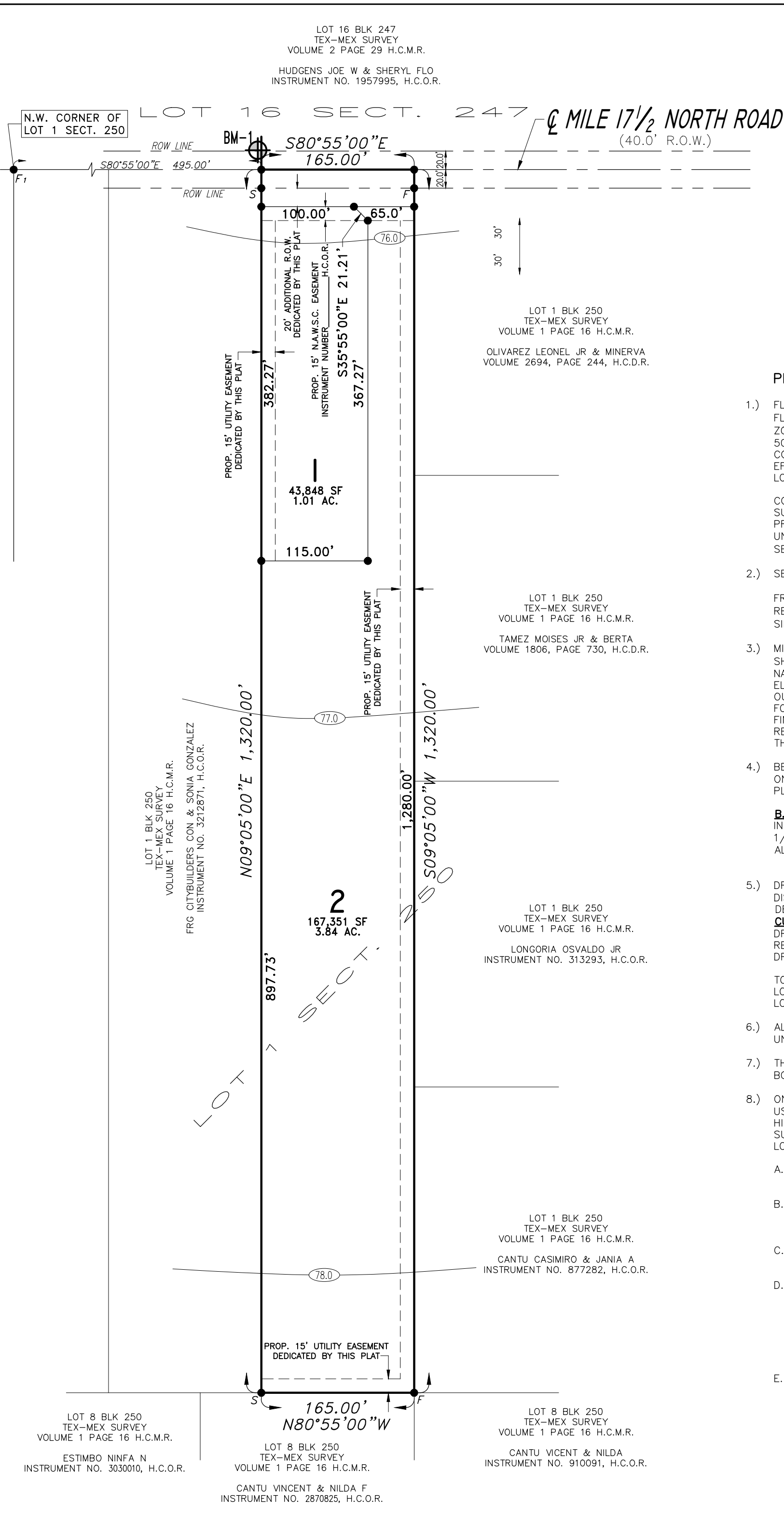
PLAT OF MATA'S ACRES SUBDIVISION

A 5.00 ACRE TRACT OF LAND BEING THE EAST 5.00 ACRES OF THE WEST 20.00 ACRES OF LOT 1, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS; ALSO BEING THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 912803, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

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

R.E. Garcia
Associates



PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X (SHADED)" ZONE "X (SHADED)" IS DEFINED AS AREAS TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0329 D EFFECTIVE DATE: JUNE 6, 2000 LOMAR: MAY 17, 2001
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD 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).
- SETBACKS ARE AS FOLLOWS:
FRONT: 40.00' OR EASEMENT, WHICHEVER IS GREATER
REAR: 15.00' OR EASEMENT, WHICHEVER IS GREATER
SIDE: 6.00' OR EASEMENT, WHICHEVER IS GREATER
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND OR 86.00, WHICHEVER ELEVATION 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.
BM-1 ELEVATION 77.92 N.G.V.D. 83 DESCRIPTION: 60 PENNY NAIL IN POWER POLE 16 FEET NORTH OF THE CENTER LINE OF MILE 17 1/2 NORTH ROAD AND 850 FEET WEST OF THE CENTER LINE OF ALAMO ROAD. **1113512.1222N 16640085.7896E**
- 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 **12,044 CUBIC FEET 0.28 ACRES FEET** OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING DRAINAGE DITCH ON NORTH SIDE OF DEVELOPMENT.
- TOTAL STORAGE REQUIRED PER LOT
LOT 1 IS **2.830 CF OR 0.06 ACRE FEET**
LOT 2 IS **9.512 CF OR 0.22 ACRE FEET**
- 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.
- 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.
 - OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
 - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
 - 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.
 - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

- THE OWNER AND SUBDIVIDER OF **MATA'S ACRES SUBDIVISION**, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON LOT 1 AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- 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.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER 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.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOT 1. THIS MUST BE STIPULATED ON THE DEED AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 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.
- ALL CORNERS SET HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.
- 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.
- 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.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRAINAGE DITCH CONCRETE PIPE OF 15" OR LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

METES AND BOUNDS DESCRIPTION

A 5.00 ACRE TRACT OF LAND BEING THE EAST 5.00 ACRES OF THE WEST 20.00 ACRES OF LOT 1, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS; ALSO BEING THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 912803, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF MILE 17 1/2 NORTH ROAD ALSO BEING THE NORTH LINE OF SAID LOT 1, SECTION 250, BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN CONTRACT FOR DEED RECORDED IN DOCUMENT NUMBER 3212871, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF SAID LOT 1, SECTION 250.

THENCE **S80°55'00"E 165.00 FEET** ALONG SAID CENTERLINE OF MILE 17 1/2 NORTH ROAD ALSO BEING THE NORTH LINE OF SAID LOT 1, SECTION 250, TO A POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANT DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2694, PAGE 244, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S09°05'00"W** PARALLEL TO THE WEST LINE OF SAID LOT 1, SECTION 250, PASS AT 20.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 17 1/2 NORTH ROAD AND CONTINUING FOR A TOTAL DISTANCE OF **1,320.00 FEET** TO A FOUND ONE-HALF INCH IRON ROD ON THE SOUTH LINE OF SAID LOT 1, SECTION 250, BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 877282, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N80°55'00"W 165.00 FEET** ALONG SAID SOUTH LINE OF LOT 1, SECTION 250, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN CONTRACT FOR DEED RECORDED IN DOCUMENT NUMBER 3212871, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N09°05'00"E** ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN CONTRACT FOR DEED RECORDED IN DOCUMENT NUMBER 3212871, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE WEST LINE OF SAID LOT 1, SECTION 250, PASS AT 1,300.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 17 1/2 NORTH ROAD AND CONTINUING FOR A TOTAL DISTANCE OF **1,320.00 FEET** TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND, MORE OR LESS.



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

MATA'S ACRES SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY IN PRECINCT NO. 4, ON 17 1/2 ROAD, APPROX. 0.13 MILES WEST OF ALAMO ROAD, THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (83-970), MATA'S ACRES SUBDIVISION IS WITHIN THE CITY'S THREE AND A HALF MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

INDEX OF SHEETS

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

RIGHT OF WAY EASEMENT

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

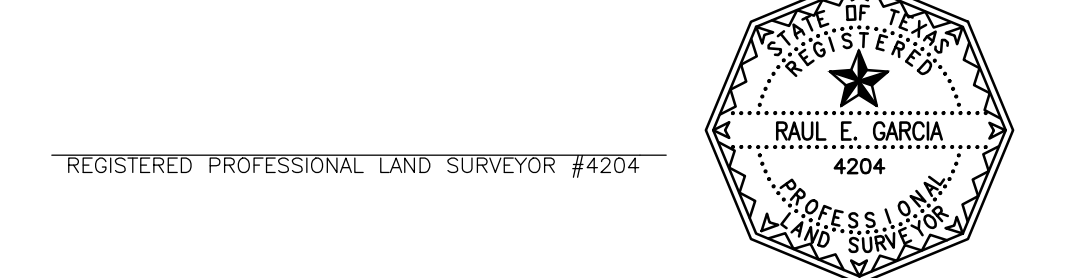
THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE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

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 2025.

DREYNALDO MATA DATE
4716 E. MILE 17 1/2 ROAD
EDINBURG, TEXAS 78542

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.

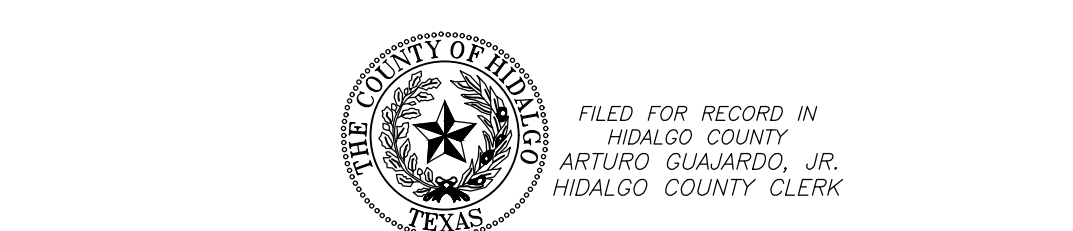


THE STATE OF TEXAS COUNTY OF HIDALGO

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



FILED 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:
OWNER: REYNALDO MATA
ENGINEER: RAUL E. GARCIA
SURVEYOR: RAUL E. GARCIA

ADDRESS: 4716 E. MILE 17 1/2 ROAD
116 N. 12TH
116 N. 12TH

CITY, STATE & ZIP: EDINBURG, TX. 78542
EDINBURG, TX. 78541
EDINBURG, TX. 78541

PHONE #/ FAX #: (956) 250-9795
(956) 381-1061
(956) 381-1061

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

APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1:

THIS PLAT HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, ON THIS ____ DAY OF _____ 2025.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

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

PRESIDENT _____ DATE _____ SECRETARY _____ DATE _____

COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE §232.028(c)
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **MATA'S ACRES SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ 20____.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

COST ESTIMATE	
WATER	\$2,150.00
SEWER	\$3,605.00
PAVING	\$0,000.00
DRAINAGE	\$0,000.00
TOTAL	\$5,755.00

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PLAT OF MATA'S ACRES SUBDIVISION

A 5.00 ACRE TRACT OF LAND BEING THE EAST 5.00 ACRES OF THE WEST 20.00 ACRES OF LOT 1, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 912803, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: AUGUST 30, 2024 SCALE IN FEET SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
ENGINEERS, SURVEYORS, PLANNERS
116 NORTH 12th AVE. EDINBURG, TEXAS 78842 (512) 381-1061 EMAIL: REGASSOC@AOL.COM

R.E. Garcia Associates

SHEET NO. 2
OF 2 SHEETS

INFORME FINAL DE INGENIERIA MATA'S ACRES SUBDIVISION
by Raul E. Garcia, P.E.
AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO

SUMINISTRO DE AGUA: Descripción, costo, y FECHA OPERABILIDAD:

MATA'S ACRES SUBDIVISION SERA PROPORCIONADA CON AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL SUBDIVISOR Y NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAN CELEBRADO UN CONTRATO EN EL CUAL NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 ANOS Y NORTH ALAMO WATER SUPPLY CORPORATION (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 AL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) TIENE UNA TUBERIA DE AGUA EXISTENTE DE 3" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO SUR DEL DERECHO DE PASO DE MILE 17 1/2 NORTH ROAD. EL SUBDIVISOR AMPLIARA UNA TUBERIA DE SERVICIO DE AGUA DE 1" DESDE LA LINEA A LO LARGO DE MILE 17 1/2 NORTH ROAD PARA DAR SERVICIO AL LOTE 1 DE LA SUBDIVISION.

LA DISTRIBUCION DE AGUA PARA MATA'S ACRES SUBDIVISION CONSTA DE UNA TUBERIA DE SERVICIO UNICA EXISTENTE DE 3/4" DE DIAMETRO HASTA EL LOTE 2 Y UNA TUBERIA DE SERVICIO UNICA PROPUESTA DE 3/4" DE DIAMETRO HASTA EL LOTE 1. DICHO SERVICIO TERMINAN EN LA CAJA DEL MEDIDOR DE AGUA DE CADA LOTE. EL SERVICIO DUAL Y LOS SERVICIOS INDIVIDUALES DE 2-3/4", Y LAS CAJAS DE MEDIDORES YA SE HAN INSTALADO, A UN COSTO TOTAL DE \$2,150.00. ADEMAS, EL SUBDIVISOR HA PAGADO A N.A.W.S.C. LA SUMA DE \$1,750.00, QUE CUBRE EL COSTO SEGUN SE INDICA EN EL ACUERDO DE SERVICIO DE AGUA DE 30 ANOS, CUYA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIFAS DE ADQUISICION DE DERECHOS Y TODAS LAS TARIFAS DE MEMEBRESIA U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A N.A.W.S.C. A PETICION DEL PROPIETARIO DEL LOTE, N.A.W.S.C. INSTALARA INMEDIATAMENTE Y SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. TODO EL AGUA LAS INSTALACIONES HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ESTA OPERATIVO A PARTIR DE LA FECHA DE REGISTRO DEL PLANO.

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

LAS AGUAS RESIDUALES DE MATA'S ACRES SUBDIVISION SERAN TRATADAS POR INSTALACIONES DE AGUAS RESIDUALES INDIVIDUALES EN EL SITIO ("OSSF") QUE CONSISTEN EN UN TANQUE SEPTICO DE DISEÑO ESTANDAR DE COMPARTIMIENTOS DOBLES Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL QUE FIRMA HA EVALUADO LA IDONEIDAD DEL SITIO DE LA SUBDIVISION PARA OSSF Y PRESENTO UN INFORME QUE CONCLUYE QUE EL SITIO ES ADECUADO PARA OSSF. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO REVISO Y APROBO EL INFORME. CADA LOTE TIENE UN AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

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 SUELO DE TIPO FRANCO ARCILLOSO ARENOSO PARA EL AREA. SE REALIZARON AL MENOS DOS EXCAVACIONES DE SUELO EN EL SITIO, EN EXTREMOS OPUESTOS DEL AREA DE DISPOSICION PROPUESTA. (NO FUERON NECESARIAS PERFORACIONES ADICIONALES PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE ESTA AREA LIMITE). EL SUELO ES UN MAROL 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 LAS 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENA BIEN. EL SUELO ES UN SUELO DE CLASE III.

EL COSTO PARA INSTALAR UN SISTEMA SEPTICO EN EL LOTE 2 ES DE \$3,750.00, INCLUYENDO EL COSTO DEL PERMISO Y LA LICENCIA REQUERIDOS. TODOS LOS OSSF SE HAN INSTALADO AL MOMENTO DE LA SOLICITUD DE APROBACION DEL PLANO FINAL A UN COSTO TOTAL DE \$3,750.00. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS LOS OSSF EN FEBRUARY 05, 2025 POR EL DEPARTAMENTO DE SALUD.

EL COSTO PARA INSPECCIONAR EL SISTEMA SEPTICO EN EL LOTE 1 ES DE \$300.00, INCLUYENDO EL COSTO DEL PERMISO Y LA LICENCIA REQUERIDOS. EL OSSF HA SIDO INSPECCIONADO AL MOMENTO DE LA SOLICITUD DE APROBACION DEL PLANO FINAL POR UN COSTO TOTAL DE \$300.00. EL TANQUE SEPTICO EXISTENTE Y EL CAMPO DE DRENAJE DEL LOTE 1 FUERON DESCUBIERTOS, INSPECCIONADOS, REPARADOS Y COLOCADOS EN ADECUADAS CONDICIONES DE FUNCIONAMIENTO POR ISAAC FUERON, LICENCIA OSSF #050011121 Y APROBADOS POR EL DEPARTAMENTO DE SALUD AMBIENTAL DEL CONDADO DE HIDALGO.

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

INSTALACIONES DE AGUA: ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARAN UN TOTAL GENERAL DE \$3,800.00.

INSTALACIONES DE ALCANTARILLADO: SE ESTIMA UN TOTAL DEL SISTEMA SEPTICO DE \$4,050.00 PARA TODA LA SUBDIVISION.

INGENIERO'S SIGNATURE: _____ DATE: _____

REYNALDO MATA DATE: _____
4716 E. MILE 17 1/2 ROAD
EDINBURG, TEXAS 78542

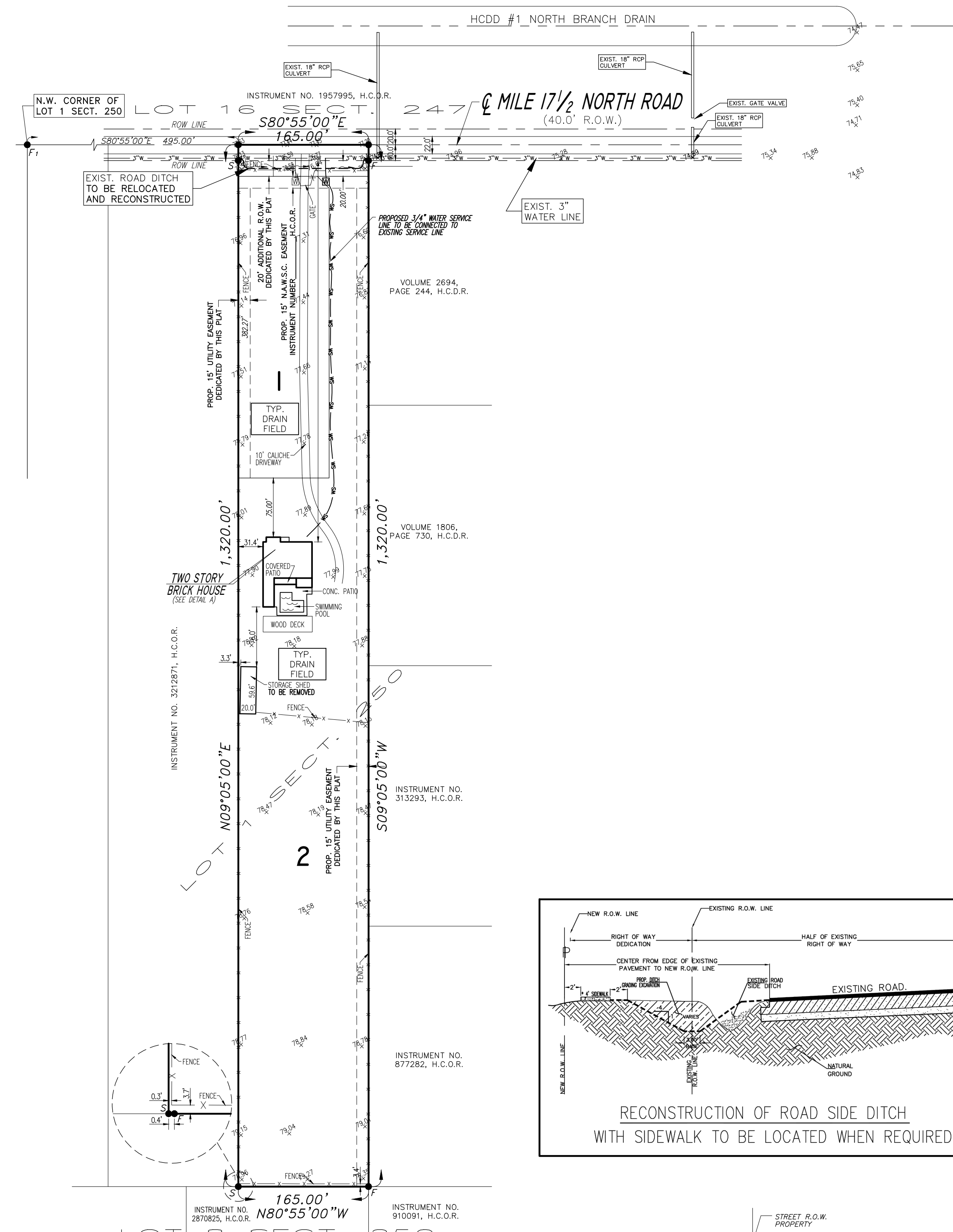
SUBDIVIDER CERTIFICATION
1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, THE SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY THE STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
I, REYNALDO MATA SUBDIVIDER OF MATA'S ACRES, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND AM 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.

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

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

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



FINAL ENGINEERING REPORT FOR MATA'S ACRES SUBDIVISION
by Raul E. Garcia, P.E.
FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

MATA'S ACRES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAVE ENTERED INTO A CONTRACT IN WHICH NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NORTH ALAMO WATER SUPPLY CORPORATION (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.

NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS AN EXISTING 3" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF MILE 17 1/2 NORTH ROAD. THE SUBDIVIDER WILL EXTEND A 1" WATER SERVICE LINE FROM THE LINE ALONG MILE 17 1/2 NORTH ROAD TO SERVE LOT 1 OF THE SUBDIVISION.

WATER DISTRIBUTION FOR MATA'S ACRES SUBDIVISION CONSISTS OF AN EXISTING 3/4" DIAMETER SINGLE SERVICE LINE TO LOT 2 AND A PROPOSED 3/4" DIAMETER SINGLE SERVICE LINE TO LOT 1. SAID SERVICES TERMINATE AT THE WATER METER BOX FOR EACH LOT. THE DUAL SERVICE AND 2-3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$2,150.00. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$1,750.00, WHICH COVERS THE COST AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS AND CONNECTION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM MATA'S ACRES 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. 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.

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 SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE MADE BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS 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 BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.

THE COST TO INSTALL A SEPTIC SYSTEM ON LOT 2 IS \$3,750.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$3,750.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON FEBRUARY 05, 2025 BY THE HEALTH DEPARTMENT.

THE COST TO INSPECT THE SEPTIC SYSTEM ON LOT 1 IS \$300.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. THE OSSF HAS BEEN INSPECTED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$300.00. THE EXISTING SEPTIC TANK AND DRAIN FIELD FOR LOT 1 WAS UNCOVERED, INSPECTED, REPAIRED, AND PLACED IN PROPER WORKING ORDER BY ISAAC MATA, OSSF LICENSE #050011121 AND APPROVED BY THE HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

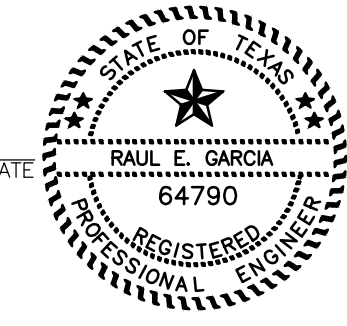
ENGINEER CERTIFICATION:

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 \$3,800.00.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TOTAL OF \$4,050.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE: _____ DATE: _____



DRAINAGE STATEMENT FOR MATA'S ACRES SUBDIVISION

MATA'S ACRES SUBDIVISION CONSISTS OF A 5.00 ACRE TRACT OF LAND BEING THE EAST 5.00 ACRES OF THE WEST 20.00 ACRES OF LOT 1, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT #912803, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. THE SITE IS LOCATED ON THE SOUTH SIDE OF MILE 17 1/2 NORTH ROAD APPROXIMATELY 760 FEET WEST OF N. ALAMO ROAD. THE SUBJECT WAS WITHDRAWN FROM THE CITY OF EDINBURG'S EXTRA-TERRITORIAL JURISDICTION AND IS NOW IN THE HIDALGO COUNTY RURAL AREA. THE PROPERTY IS LOCATED WITHIN AN EXISTING RESIDENTIAL SITE WITH ONE HOME THAT IS BEING SUBDIVIDED INTO 2 LARGE RURAL RESIDENTIAL LOTS. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO THE NORTH TOWARDS THE ROAD DITCHES ON MILE 17 1/2 NORTH ROAD. MILE 17 1/2 NORTH ROAD FLOWS EAST AND DISCHARGES INTO THE HCCD #1 NORTH BRANCH DRAINAGE DITCH VIA TWO EXISTING 18" DISCHARGE CULVERTS EAST OF THE SITE. THE HCCD #1 NORTH BRANCH DRAIN IS OWNED AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. THE PROPOSED SUBDIVISION IS LOCATED WITHIN A ZONE "X SHADED" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0325 D DATED JUNE 6, 2000 AND REVISED BY LOMR DATED MAY 17, 2001. ZONE "X SHADED" IS DEFINED AS "AREAS OF THE 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD".

THE PREDOMINANT SOILS ON THIS PROPERTY IS (28) - HIDALGO SANDY CLAY LOAM BEING A DARK GRAYISH BROWN SANDY CLAY LOAM. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT). CURRENTLY THE PROPERTY IS USED AS A LARGE RURAL RESIDENTIAL SITE.

THE EXISTING ROADSIDE DITCHES WILL BE RE-GRADED AS REQUIRED BY THE HIDALGO COUNTY SUBDIVISION RULES AND REGULATIONS, PROPERLY SIZED CULVERT PIPES WILL BE INSTALLED ON THE NEW DRIVEWAY AS PER HIDALGO COUNTY SUBDIVISION RULES AND REGULATIONS. THESE DITCHES WILL CONTINUE TO DISCHARGE STORM FLOWS EAST AND NORTH INTO THE HCCD #1 NORTH BRANCH DRAIN. THE ADDITION OF ONE LARGE SINGLE FAMILY LOT WILL NOT SIGNIFICANTLY INCREASE STORM WATER DISCHARGE IN THE AREA. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A TOTAL MAXIMUM DISCHARGE OF 1.34 CFS PER ACRE OF 100-YEAR FLOOD WITH AN AVERAGE DEPTH OF 1.34 FEET & LOT 2 - 9.514 CF OR 0.22 ACRE-FEET) WHICH IS THE DEFUNCT VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT AND THE POST DEVELOPMENT 50 YEAR EVENT (4.38 CFS) WILL BE DETAINED WITH A TOTAL MAXIMUM DISCHARGE RATE OF 1.34 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR RAINFALL EVENT.

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

