



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: 7-22-2025

PROPOSED PULIDO'S SUBDIVISION, PRECINCT No. 4

ENGINEER S2 ENGINEERING, PLLC DEVELOPER: JOSE ROBERTO PULIDO JR

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

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

SUBDIVISION LIES WITHIN THE: RURAL AREA

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

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

SEWER SYSTEM: : OSSF'S HAVE BEEN INSTALLED.

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

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, Other departments.

Final Approval subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* *Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

SUBDIVISION PLAT OF: PULIDO'S SUBDIVISION

AS - Built (06-20-25)

METES AND BOUNDS

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

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

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

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

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

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

HIDALGO COUNTY IRRIGATION DISTRICT No. 1

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

ON THIS, THE _____ DAY OF _____ 20____

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

VOLUME _____ PAGE _____ MAP RECORDS, HIDALGO COUNTY, TEXAS

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

ATTEST _____ SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

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

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE S 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

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

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE ROBERTO PULIDO, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2025

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

DATE MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF HIDALGO

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



JOSE N. SALDIVAR, P.E., C.F.M.
S2 ENGINEERING, PLLC
2020 E. GRIFFIN PARKWAY
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

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



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



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

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

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

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

Hidalgo County Judge _____ date _____
Attest: _____
Hidalgo County Clerk _____ date _____

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE 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, A PERPETUAL EXCLUSIVE EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

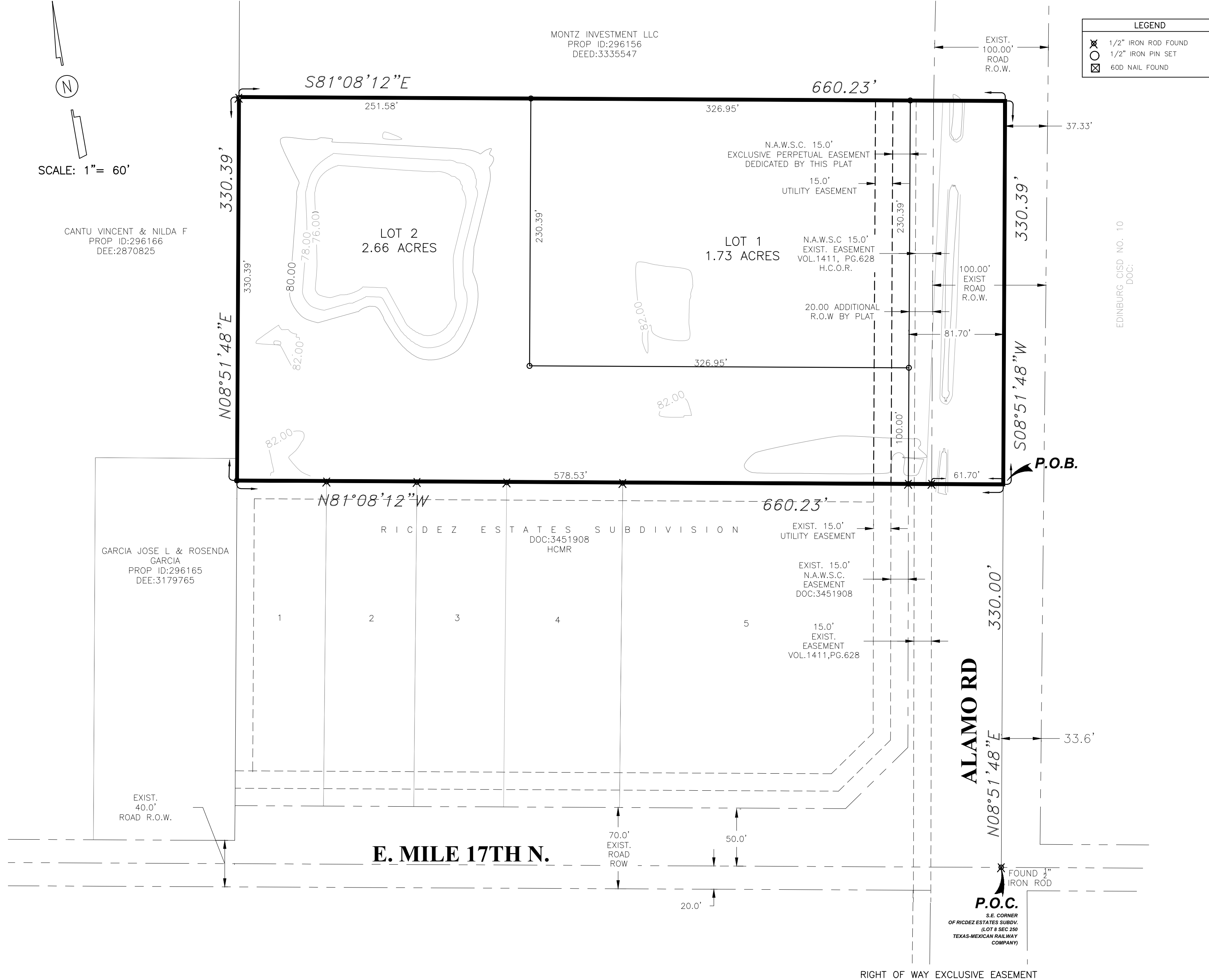
IN THE EVENT THE EXCLUSIVE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EXCLUSIVE EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:
THE EXCLUSIVE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EXCLUSIVE EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____

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

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



LEGEND	
⊗	1/2" IRON ROD FOUND
○	1/2" IRON PIN SET
⊠	60X NAIL FOUND



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

- GENERAL NOTES:**
- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X"
ZONE "X" AREAS (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN, ACCORDING TO COMMUNITY-PANEL NO. 480334 0325 D, MAP REVISED: JUNE 6, 2000.
 - MINIMUM FINISHES FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - SETBACKS:
FRONT: 50.00 FEET OR GREATER FOR EASEMENT
REAR: 15.00 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
SIDE CORNER: 6.00 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
 - BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
BM 1: FOUND 1/2 IRON ROD WITH PLASTIC CAP "SAMES" LOCATED SOUTHEAST CORNER OF LOT 1.
N: 16637682.8200 E: 1113894.1040 ELEV: 80.73
 - DRAINAGE: IN ACCORDANCE WITH HIDALGO COUNTY AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAINAGE REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 12,452 CUBIC- FEET (0.29 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SHEET 3 OF THIS PLAT DESCRIBES HOW DETENTION WILL BE ACCOMPLISHED.)
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 - ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY DESIGNATED REPRESENTATIVE.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE HIDALGO COUNTY DESIGNATED REPRESENTATIVE AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
 - A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORING OF SEPTIC TANK(S)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
 - JOSE ROBERTO PULIDO, JR., THE OWNER & SUBDIVIDER OF PULIDO'S SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
 - BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

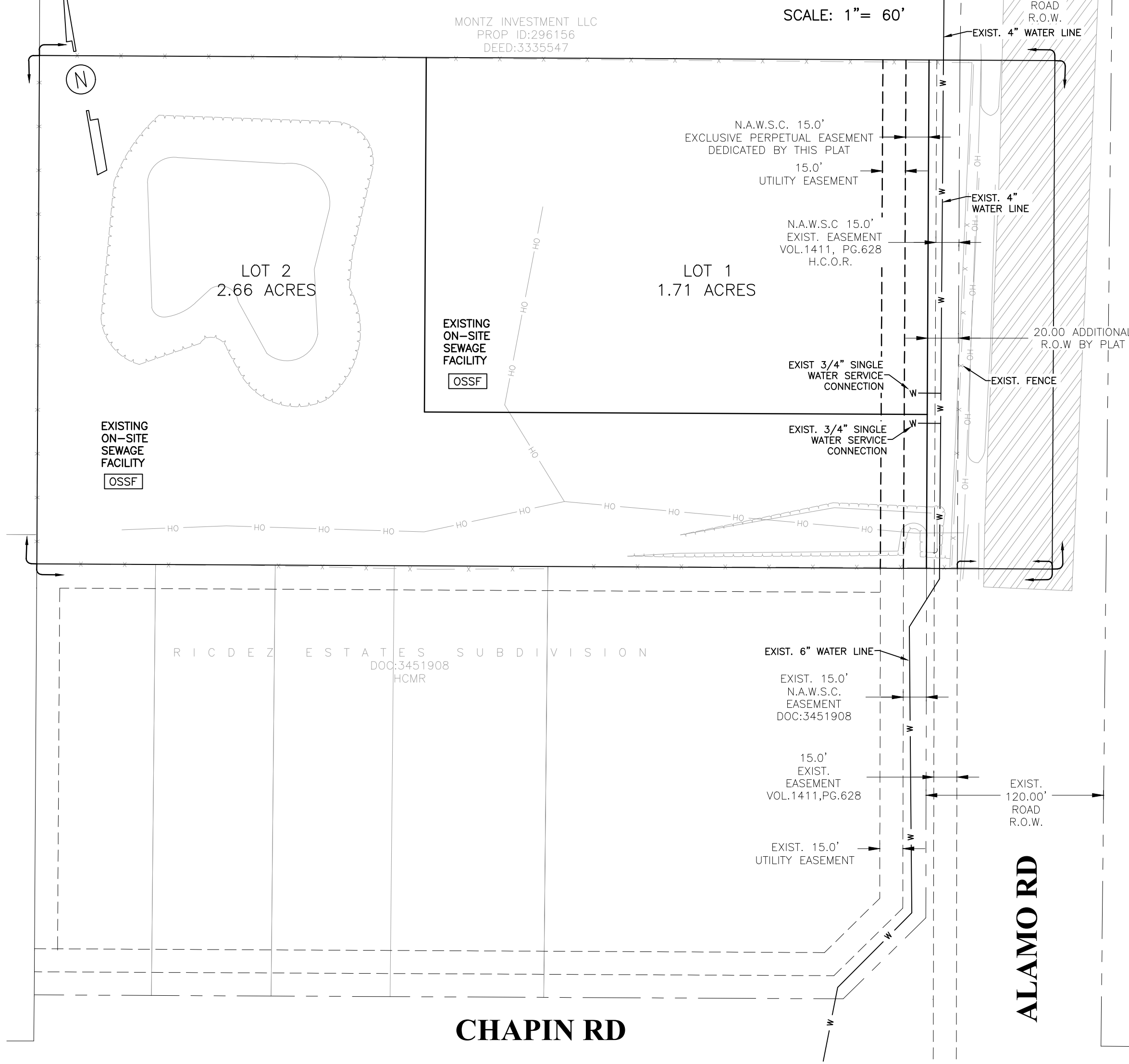
INDEX TO SHEETS	
SHEET 1:	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREET, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; RIO WATER SUPPLY CORPORATION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

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

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
1709 N. ALAMO RD., EDINBURG, TEXAS 78541
PHONE: (956) 457-5052
FAX: (956) 457-5052
WWW.S2ENGINEERINGPLLC.COM

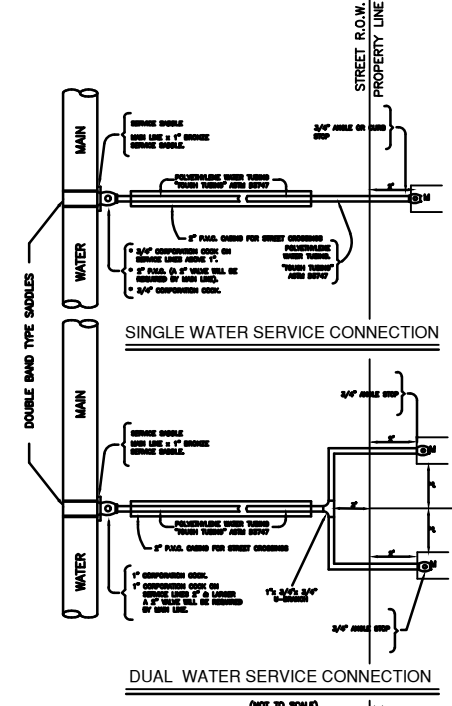
MAP OF WATER AND SANITARY SEWER INFRASTRUCTURE:

MAPA DE DISTRIBUCION DE AGUA POTABLE Y DRENAJE SANITARIO



PULIDO'S SUBDIVISION

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



PRELIMINARY ENGINEERING REPORT FOR PULIDO SUBDIVISION

BY JOSE N. SALDIVAR, P.E.

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

NAWSC HAS AN EXISTING 4" DIAMETER LINE RUNNING ALONG THE WEST R.O.W. OF ALAMO ROAD.
 WATER DISTRIBUTION FOR PULIDO'S SUBDIVISION CONSISTS OF AN EXISTING 3/4" SERVICE AND A PROPOSED 3/4" SERVICE TIED IN TO THE EXISTING 4" WATERLINE. THE COST OF THESE WATER LINES, AND SERVICES IS \$ _____ OR \$ _____ PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID PAY NAWSC THE AMOUNT OF \$ _____ WHICH COVERS THE \$ _____ COST PER LOT STATED IN THE 30 YR WATER SERVICE AGREEMENT, WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO NAWSC UPON REQUEST BY THE LOT OWNER. NAWSC WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NAWSC AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.
 EXISTING ON-SITE SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES:
 SEWAGE FROM THE PULIDO'S SUBDIVISION IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER RS 3386) 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 SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A HIDALGO FINE SANDY LOAM, SANDY CLAY LOAM AND CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR (LICENSE NUMBER RS 3386) HAD TWO (2) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 1# AND 2# THE SOIL IS A UNIFORM SANDY LOAM (CLASS II) EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

AS PER THE WASTEWATER REPORT, THE SITE EVALUATOR (LICENSE NUMBER RS 3386) HAS CONFIRMED THE SUITABILITY OF THE EXISTING FACILITIES. THE EXISTING SYSTEM CONSISTS OF 2 SEPTIC TANKS OF 500 GALLONS EACH AND 240 FEET OF GRAVEL LESS PIPE PIPE OF DRAIN FIELD.

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER DISTRIBUTION AND SANITARY SEWER SYSTEM, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ _____ WHICH EQUIVALES TO \$ _____ PER LOT.
 SEWAGE FACILITIES - EXISTING OSSF WILL PROVIDE SERVICE TO THE SUBDIVISION. NO ADDITIONAL IMPROVEMENTS ARE PROPOSED FOR SANITARY SEWER PURPOSES.



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

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

REPORTE PRELIMINAR DE INGENIERIA PARA LA SUBDIVISION PULIDO SUBDIVISION

BY JOSE N. SALDIVAR, P.E.

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO N DE AGUA:

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

NAWSC TIENE UNA LINEA EXISTENTE DE 4" DE DIAMETRO QUE CORRE A LO LARGO DE LA FILA OESTE DE ALAMO ROAD.
 LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION DE PULIDO CONSTA DE UN SERVICIO EXISTENTE DE 3/4" Y UN SERVICIO PROPUESTO DE 3/4" VINCULADO A LA LINEA DE AGUA EXISTENTE DE 4". EL COSTO DE ESTAS LINEAS DE AGUA, Y SERVICIOS ES DE \$ _____ O \$ _____ POR LOTE. ADEMAS, EL SUBDIVISOR HA PAGADO A PAY NAWSC LA CANTIDAD DE \$ _____ QUE CUBRE EL COSTO DE \$ _____ POR LOTE ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA A 30 AÑOS, CUYA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIFAS DE ADQUISICION DE DERECHOS Y TODA LA MEMBRESIA O OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOTES INDIVIDUALES EN LA SUBDIVISION A NAWSC A SOLICITUD DEL PROPIETARIO DEL LOTE. NAWSC INSTALARA INMEDIATAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE, TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR NAWSC Y DICHO SISTEMA DE DISTRIBUCION ES OPERABLE A PARTIR DE LA FECHA DE REGISTRO DEL PLANO.

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

DESCRIPCION, COSTO Y FECHAS DE OPERABILIDAD DE LAS INSTALACIONES DE ALCANTARILLADO EN EL SITIO:
 LAS AGUAS RESIDUALES DE LA SUBDIVISION DE PULIDO SON TRATADAS POR INSTALACIONES DE ALCANTARILLADO EN EL SITIO INDIVIDUALES ("OSSF") QUE CONSISTEN EN UN TANQUE SEPTICO DE DISEÑO ESTANDAR DE DOBLE COMPARTIMIENTO Y UN CAMPO DE DRENAJE EN CADA LOTE. EL EVALUADOR DEL SITIO (NÚMERO DE LICENCIA RS 3386) HA EVALUADO LA IDONEIDAD DEL SITIO DE LA SUBDIVISION PARA OSSF Y PRESENTÓ UN INFORME QUE CONCLUYE QUE EL SITIO ES ADECUADO PARA OSSF. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO REVISÓ Y APROBÓ EL INFORME. CADA LOTE TIENE UN ÁREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.
 CADA LOTE EN LA SUBDIVISION EXISTENTE TIENE UN TAMAÑO DE AL MENOS 1/2 ACRE. EL LIBRO DE ESTUDIO DE SUELOS DEL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICÓ UN SUELO FRANCO ARENOSO FINO, FRANCO ARCILLOSO ARENOSO Y FRANCO ARCILLOSO DE HIDALGO PARA EL ÁREA. EL EVALUADOR DEL SITIO (NÚMERO DE LICENCIA RS 3386) REALIZÓ DOS (2) PERFORACIONES DE PRUEBA EN ZONAS OPUESTAS DE LA SUBDIVISION EN LOS CENTROS DE LOS LOTES 1# Y 2# (PERFORACIONES ADICIONALES FUERON INNECESARIAS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE ESTA ÁREA LIMITADA). EL SUELO ES UN MARGO ARENOSO UNIFORME (CLASE II) QUE SE EXTIENDE HASTA 36" POR DEBAJO DEL FONDO DE CUALQUIER EXCAVACION EXISTENTE. NO HAY INDICACIONES DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE LAS 24" DEL FONDO DE LAS EXCAVACIONES EXISTENTES. LA SUBDIVISION DRENA BIEN.

SEGÚN EL INFORME DE AGUAS RESIDUALES, EL EVALUADOR DEL SITIO (NÚMERO DE LICENCIA RS 3386) HA CONFIRMADO LA IDONEIDAD DE LAS INSTALACIONES EXISTENTES. EL SISTEMA EXISTENTE CONSTA DE 2 TANQUES SEPTICOS DE 500 GALLONES CADA UNO Y 240 PIES DE TUBERIA SIN ORAVA DE CAMPO DE DRENAJE.

CON MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS EN VIRTUD DE LA SECCION 16.343 DEL CODIGO DE AGUA. CERTIFICO QUE LOS COSTOS PARA INSTALAR EL SISTEMA DE DISTRIBUCION DE AGUA Y ALCANTARILLADO SANITARIO, DISCUTIDO ANTERIORMENTE, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARAN UN TOTAL GENERAL DE \$ _____ QUE EQUIVALE A \$ _____ POR LOTE.
 INSTALACIONES DE ALCANTARILLADO - LAS FOSAS SEPTICAS EXISTENTES PROVEERAN SERVICIO A LA SUBDIVISION. NO SE PROPONDRÁ NINGUNA INFRAESTRUCTURA ADICIONAL DE DRENAJE SANITARIO.



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

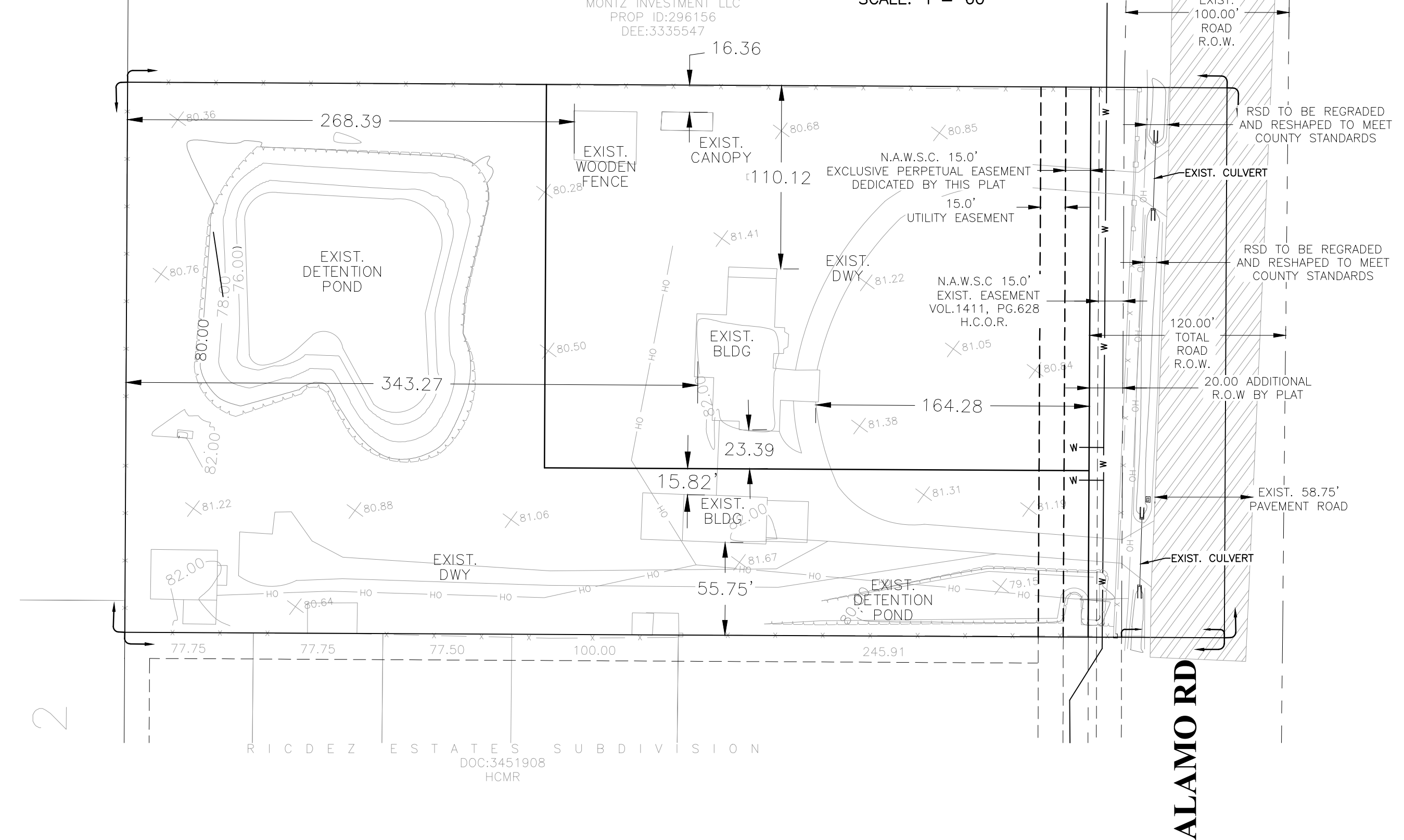
JOSE N. SALDIVAR, P.E. No. 94076

COST ESTIMATE

WATER DISTRIBUTION:	EXISTING, NO COST.
PAVING IMPROVEMENTS:	EXISTING, NO COST.
DRAINAGE IMPROVEMENTS:	EXISTING, NO COST.
OSSF IMPROVEMENTS:	EXISTING, NO COST.
TOTAL:	

MAP OF STREETS AND DRAINAGE:

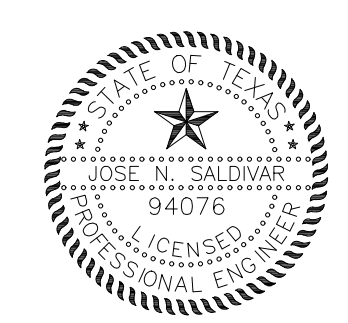
MAPA DE CALLES Y DRENAJE PLUVIAL



DRAINAGE STATEMENT FOR PULIDO SUBDIVISION

- PROJECT LOCATION**
 PULIDO SUBDIVISION IS A PROPOSED 2-Lot RESIDENTIAL SUBDIVISION IN HIDALGO COUNTY, LOCATED ON THE WEST SIDE OF ALAMO RD (FM 907) AND APPROXIMATELY 330 FEET NORTH OF THE INTERSECTION OF MILE 17 ROAD AND FM 907. THIS SUBDIVISION IS LOCATED IN HIDALGO COUNTY JURISDICTION ONLY, WITHIN PRECINCT 4. THE PROPERTY HAS BEEN REMOVED FROM THE ETJ BY PETITION, BEING A 5.0-ACRE TRACT OF LAND BEING THE NORTH FIVE (5) ACRES OF THE SOUTH TEN (10) ACRES OF THE EAST TWENTY (20) ACRES OF LOT EIGHT (8), IN SECTION TWO HUNDRED FIFTY (250) OF THE TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY OF LANDS IN HIDALGO COUNTY, TEXAS AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 901, PAGE 1012, MAP RECORDS, HIDALGO COUNTY, TEXAS.
- FLOOD PLAIN**
 THE PROPOSED SUBDIVISION IS IN ZONE "X" ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 480334 0325 D, MAP REVISED JUNE 6, 2000. AREA IS DEFINED AS AREA DETERMINED TO BE OUTSIDE 500-YR FLOODPLAIN.
- SOIL CONDITIONS**
 ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE, THE SITE CONSIST OF 72.4% HIDALGO FINE SANDY LOAM (Z5) AND 27.6% HIDALGO SANDY CLAY LOAM (Z8); HYDROLOGIC GROUP B.
- EXISTING CONDITIONS**
 THE EXISTING RUNOFF SHEET FLOWS OVERLAND TOWARDS THE EXISTING ROADSIDE DITCH ALONG THE WEST SIDE OF ALAMO ROAD. THERE IS CURRENTLY NO APPARENT DRAINAGE SYSTEM OTHER THAN NATURAL OVERLAND FLOW. BASED ON THE RATIONAL METHOD AND THE ATTACHED CALCULATIONS, AN EXISTING 10-YEAR STORM EVENT GENERATES 3.41 CFS OF RUNOFF. THE PROPOSED RUNOFF AFTER DEVELOPMENT IS 12.39 CFS FOR A 50-YEAR STORM EVENT. THE PROPOSED PROJECT WILL HAVE AN APPROXIMATE INCREASE OF 8.98 CFS OF STORM RUNOFF FOR A 50-YEAR STORM EVENT.
- PROPOSED CONDITIONS**
 IN ACCORDANCE WITH COUNTY OF HIDALGO'S DRAINAGE REQUIREMENTS, 12,452 CUBIC FEET (0.29 AC-FT) OF RUNOFF DETENTION WILL NEED TO BE DETAINED FOR A 50-YEAR STORM EVENT ON PULIDO SUBDIVISION. RUNOFF WILL BE DETAINED WITHIN THE EXISTING DETENTION POND LOCATED ALONG THE WEST SIDE OF THE PROPERTY AND REAR OF THE DEVELOPMENT. THE DETENTION POND HAS A TOTAL CAPACITY OF APPROXIMATELY 79,409 CUBIC FEET (1.82 AC-FT); PROVIDING SIGNIFICANT ADDITIONAL VOLUME THAN THE REQUIRED FOR THIS PROJECT.

WITH MY SIGNATURE I CERTIFY THAT THE PROPOSED SUBDIVISION IS IN ZONE "X" ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 480334 0325 D, MAP REVISED JUNE 6, 2000. AREA IS DEFINED AS AREA DETERMINED TO BE OUTSIDE 500-YR FLOODPLAIN.



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

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

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

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, the undersigned notary public, on this day personally appeared OWNERS NAME proved to me through the Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration therein expressed.
 Given under my hand and seal of office this day of _____ 2025
 NOTARY PUBLIC- STATE OF TEXAS

AS - Built (06-20-25)

SHEET NO. 2
 OF 2 SHEETS

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