



HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840

Anthony Uresti,
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-02-2025

PROPOSED GRAPEFRUIT ACRES PHASE 3 SUBDIVISION, PRECINCT No. 1.

ENGINEER NAIN ENGINEERING LLC. DEVELOPER: GRAPEFRUIT ACRES LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 34 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 5

FILLING STATIONS: 2

LOCATION DESCRIPTION: N.E. CORNER OF GRACIA ST AND MILE 5 ½ WEST ROAD.

SUBDIVISION LIES WITHIN THE: RURAL

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-8-25 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

SEWER SYSTEM: OSSF'S.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 5 ½ WEST ROAD.

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

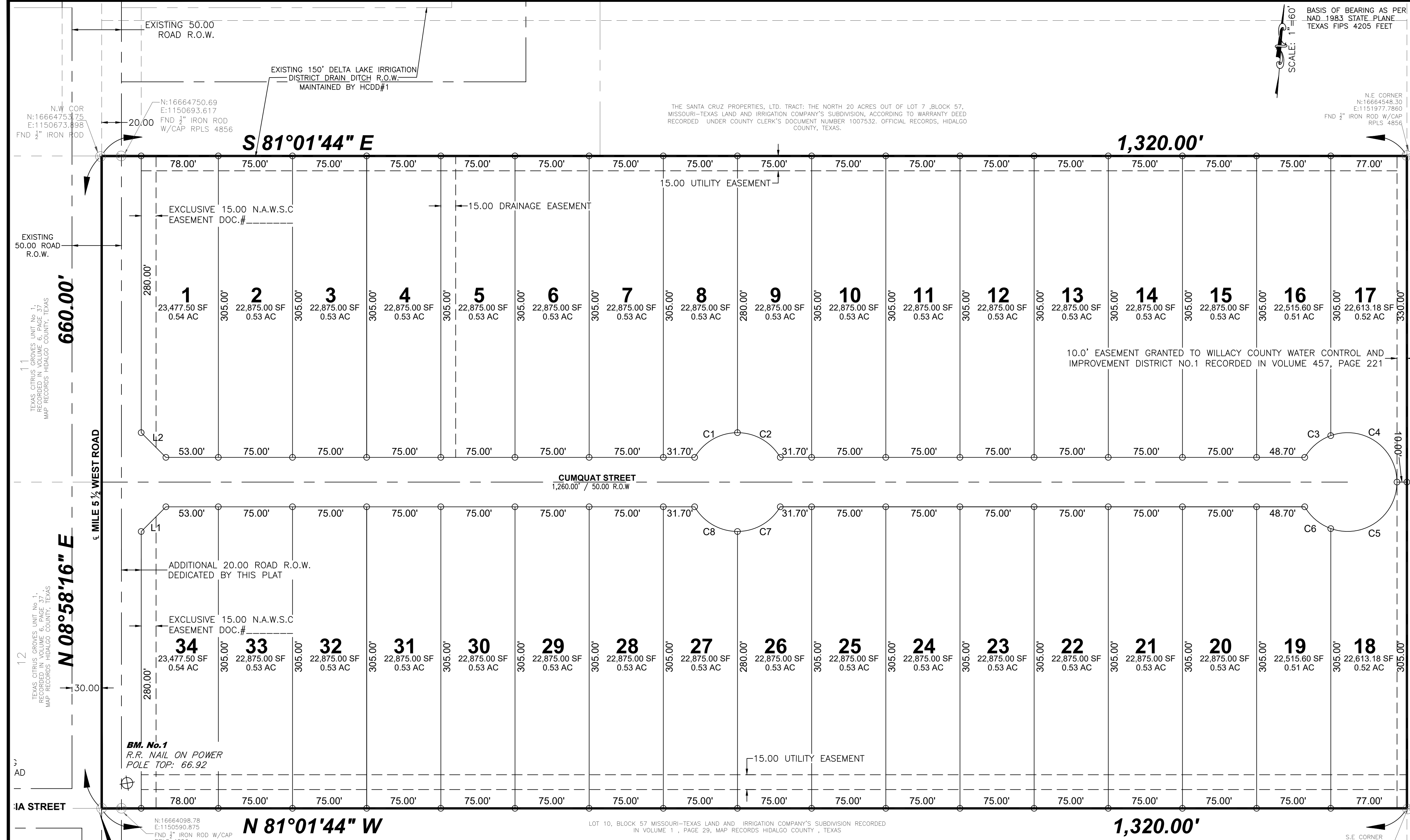
Final Approval with financial guarantee.

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

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

GRAPEFRUIT ACRES PHASE 3 SUBDIVISION

20.00 ACRE TRACT OF LAND OUT OF LOT 7, BLOCK 57, MISSOURI - TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, AS PER THE PLAT RECORDED IN VOLUME 1, PAGE 29 MAP RECORDS OF HIDALGO COUNTY, TEXAS



DRAINAGE STATEMENT

I, THE UNDERSIGNED OWNER, OF LAND SHOWN ON THIS PLAT, FOR THE CONSIDERATION OF DELTA LAKE IRRIGATION DISTRICT (WILLYAC AND HIDALGO COUNTY) APPROVING THIS PLAT, ASSUME ALL RESPONSIBILITY FOR THE DRAINAGE OF THE LAND COVERED HEREBY, AND WE, OUR HEIRS AND ASSIGNS, ASSUME ANY COSTS IN CONNECTION WITH ANY DRAINAGE NEEDED NOW OR AT ANY TIME IN THE FUTURE.

GENERAL SUBDIVISION PLAT NOTES

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL LOTS. 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 ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THIS SUBDIVISION IS LOCATED IN ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FEMA FIRM COMMUNITY PANEL No. 480334 0350 C EFFECTIVE DATE: JUNE 6, 2000. REVISED TO REFLECT LOUR 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: 25.00 FEET FRONTING; 15.00 FEET OR EASEMENT WHICHEVER IS GREATER; REAR: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER; CORNER SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER; SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- LEGEND - DENOTES 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. No.1 - ELEV.=66.92 R.R. NAIL FOUND ON POWER POLE FOUND AT THE SOUTH WEST CORNER OF THE SUBDIVISION ON NAVD 88 DATUM.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 56,625.00 CUBIC-FEET (1.0 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.3 FOR STORM SEWER IMPROVEMENTS.)
- 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, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 - AN OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - AN OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 - SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS 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.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- BARVIC PROPERTIES, LP, THE SUBDIVIDER OF GRAPEFRUIT ACRES PHASE 3 SUBDIVISION RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- STREET & STOP SIGNS AND STREET LIGHTS INSTALLED BY THE DEVELOPER.
- FIRE HYDRANTS INSTALLED & PAINTED BLACK BY THE DEVELOPER.
- 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.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNLESS THE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

METS AND BOUNDS

20.00 ACRE

BEING A 20.0 ACRE (871200 SQ. FT.) TRACT OF LAND OUT OF LOT 7, BLOCK 57, MISSOURI - TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, AS PER THE PLAT RECORDED IN VOLUME 1, PAGE 29 MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 20.0 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A FOUND 1/2" IRON ROD WITH PLASTIC CAP AT THE SOUTHEAST CORNER OF LOT 12, TEXAS CITRUS GROVE UNIT 1 AS RECORDED IN VOLUME 6, PAGE 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, THE NORTHWEST CORNER OF LOT 7, BLOCK 57, MISSOURI - TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS, THE NORTHEAST CORNER OF LOT 9, OF SAID CITRUS GROVE UNIT 1 CONTINUING TO A TOTAL DISTANCE OF 660.00 FEET TO A FOUND 1/2" IRON ROD WITH PLASTIC CAP FOUND AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SANTA CRUZ PROPERTIES, LTD. BY INSTRUMENT RECORDED IN CLERK'S FILE NUMBER 1007532 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08°58'16" EAST, ALONG THE COMMON LINE OF LOT 12, OF SAID CITRUS GROVE UNIT 1 AND LOT 7, BLOCK 57, OF SAID MISSOURI - TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION A DISTANCE OF 330.0 FEET PASSING THE SOUTHWEST CORNER OF LOT 9, OF SAID CITRUS GROVE UNIT 1 CONTINUING TO A TOTAL DISTANCE OF 660.00 FEET TO A FOUND 1/2" IRON ROD WITH PLASTIC CAP FOUND AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SANTA CRUZ PROPERTIES, LTD. BY INSTRUMENT RECORDED IN CLERK'S FILE NUMBER 1007532 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81°01'44" EAST, ALONG THE SOUTH LINE OF SAID TRACT OF LAND CONVEYED TO SANTA CRUZ PROPERTIES, LTD. A DISTANCE OF 30.0 FEET TO A FOUND 1/2" IRON ROD AT THE EAST RIGHT OF WAY OF SAID MILE 5 1/2 W ROAD CONTINUING TO A TOTAL DISTANCE OF 1320.00 FEET TO A FOUND 1/2" IRON ROD WITH PLASTIC CAP AT THE WEST LINE OF LOT 8, BLOCK 57, OF SAID MISSOURI - TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 08°58'16" WEST, ALONG THE WEST LINE OF LOT 8, BLOCK 57, OF SAID MISSOURI - TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION A DISTANCE OF 640.0 FEET PASSING THE NORTH RIGHT OF WAY LINE OF SAID GARCIA ROAD CONTINUING TO A TOTAL DISTANCE OF 660.0 FEET TO A FOUND 1/2" IRON ROD WITH PLASTIC CAP FOR SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81°02'21" EAST, ALONG THE COMMON LINE OF LOT 10, BLOCK 57, AND OF LOT 10, BLOCK 57, OF SAID MISSOURI - TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, A DISTANCE OF 1320.0 FEET TO THE POINT OF BEGINNING; CONTAINING, AN AREA OF 871200.0 SQUARE FEET, 20.00 ACRES

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE ____ DAY OF _____, 202__.

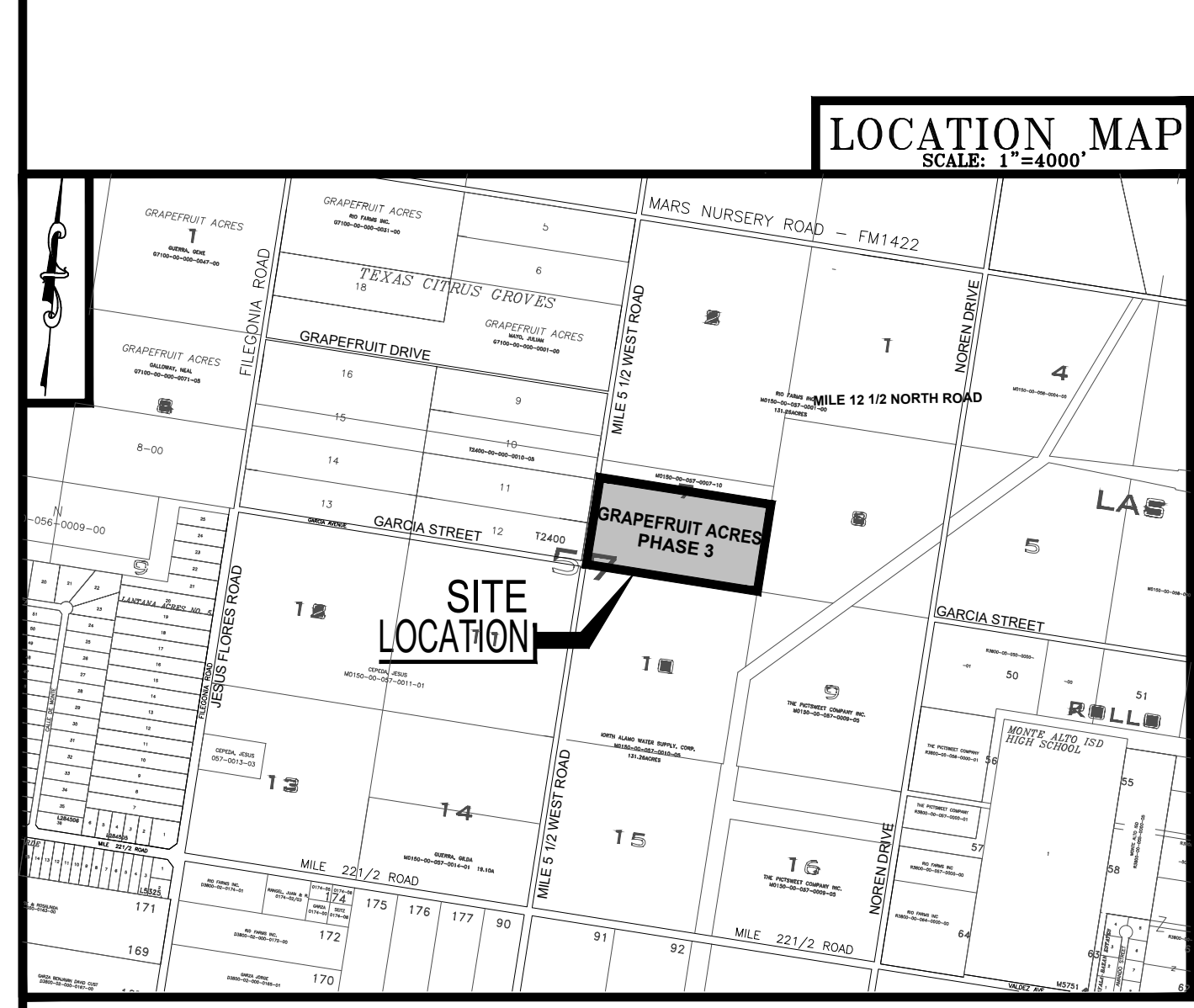
PRELIMINARY
REGISTERED PROFESSIONAL ENGINEER
No. 94001 STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, OSCAR HERNANDEZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 02/26/2023 UNDER MY SUPERVISION.

DATED THIS THE ____ DAY OF _____, 20__.

PRELIMINARY
REGISTERED PROFESSIONAL SURVEYOR
No. 5055 STATE OF TEXAS



INDEX TO SHEETS OF BASELINE ACRES No.2 SUBDIVISION

SHEET 1 HEADING; INDEX; LOCATION MAP; AND ETC. PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METS AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.O. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; AND UNITED IRRIGATION DIST. REVISION NOTES.

SHEET 2 WATER DISTRIBUTION DESIGN; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION DETAILS.

SHEET 3 DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GRAPEFRUIT ACRES PHASE 3 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS THE ____ DAY OF _____, 20__.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: GRAPEFRUIT ACRES LLC VICTOR DANIEC, PRESIDENT	P.O. BOX 2604	EDINBURG, TEXAS 78536	(956)821-7108
ENGINEER: GUILLERMO A. ARRATIA, P.E.	526 N. 5TH STREET	DONNA, TEXAS 78537	(956) 784-0218
SURVEYOR: OSCAR HERNANDEZ	3007 S. TUCKER RD.	HARLINGEN, TEXAS 78574	(956) 357-2185

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

GRAPEFRUIT ACRES LLC

AS OWNER OF THE 20.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED GRAPEFRUIT ACRES PHASE 3 SUBDIVISION HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

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

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS 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 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.

GRAPEFRUIT ACRES LLC

By: VICTOR DANIEC, PRESIDENT
GRAPEFRUIT ACRES LLC
DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VICTOR DANIEC, KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LEONOR ARRATIA
My Commission Expires 12/19/2026
Notary ID #125946672

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DRAINAGE DISTRICT. TEX. WATER CODE § 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.

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

LOCATION MAP
SCALE: 1"=4000'

SITE LOCATION

INDEX TO SHEETS OF BASELINE ACRES No.2 SUBDIVISION

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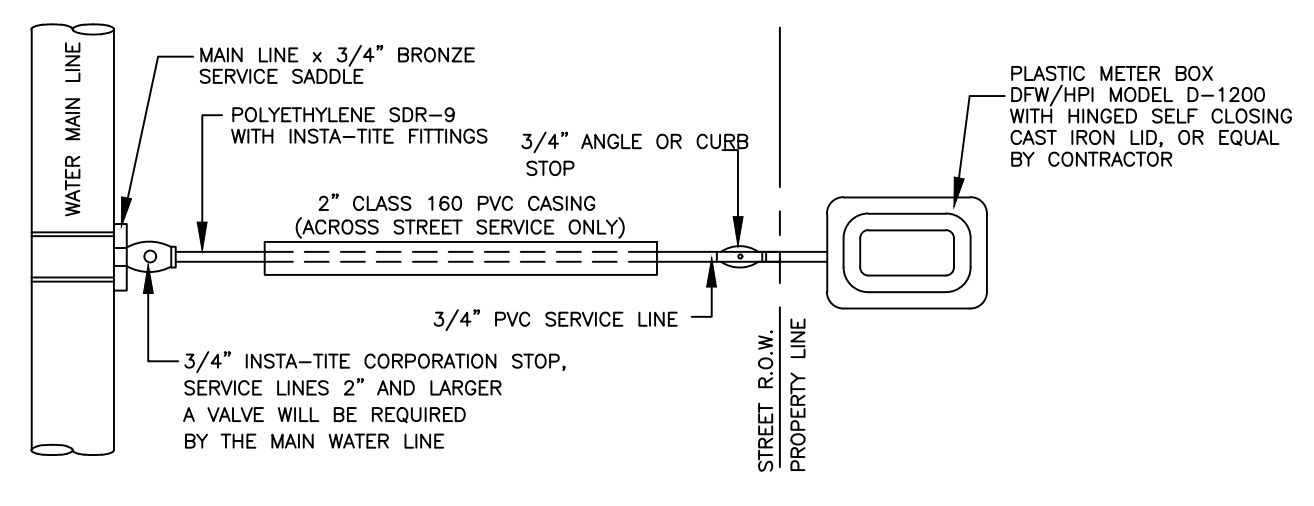
SHEET 3 DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER

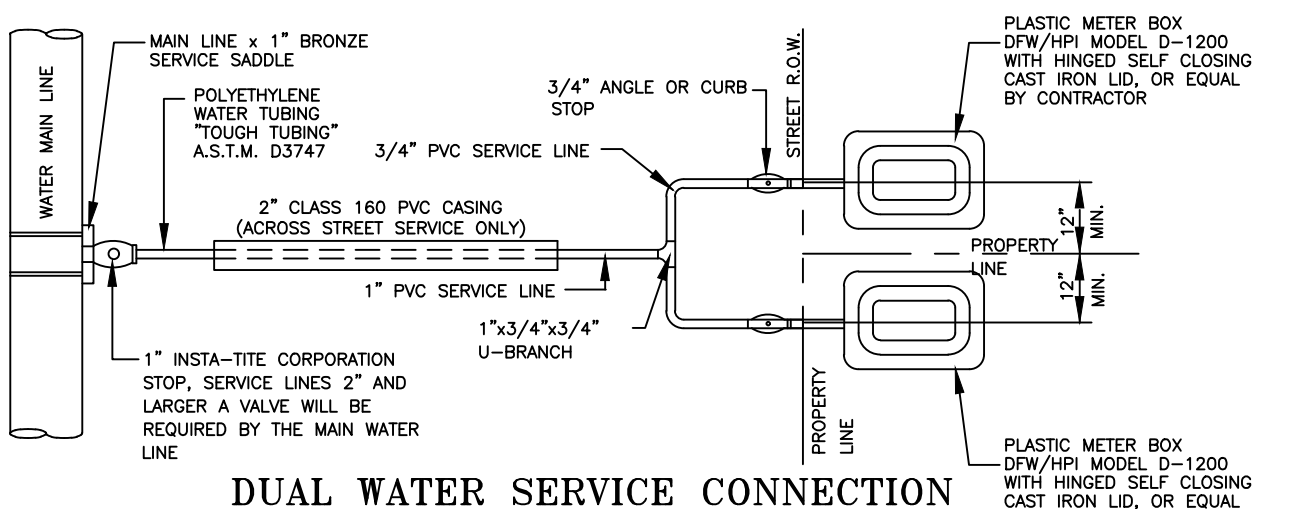
526 N. STREET DONNA, TEXAS 78537 FIRM No. F- 9050 PH. (956) 784-0218 E-MAIL: NAINENGINEERING@YAHOO.COM

DRAWING DATE: MAY 24, 2023
REVISED DATE: MAY 31, 2024
2ND REVISED DATE: JULY 10, 2025

SHEET 1 OF 3



SINGLE WATER SERVICE CONNECTION
N.T.S.



DUAL WATER SERVICE CONNECTION
N.T.S.

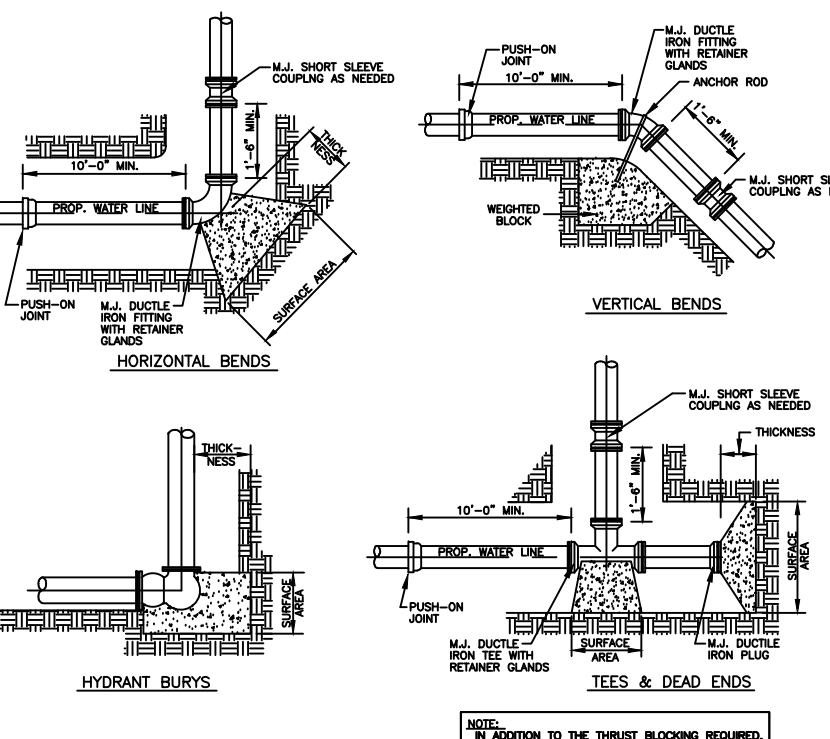
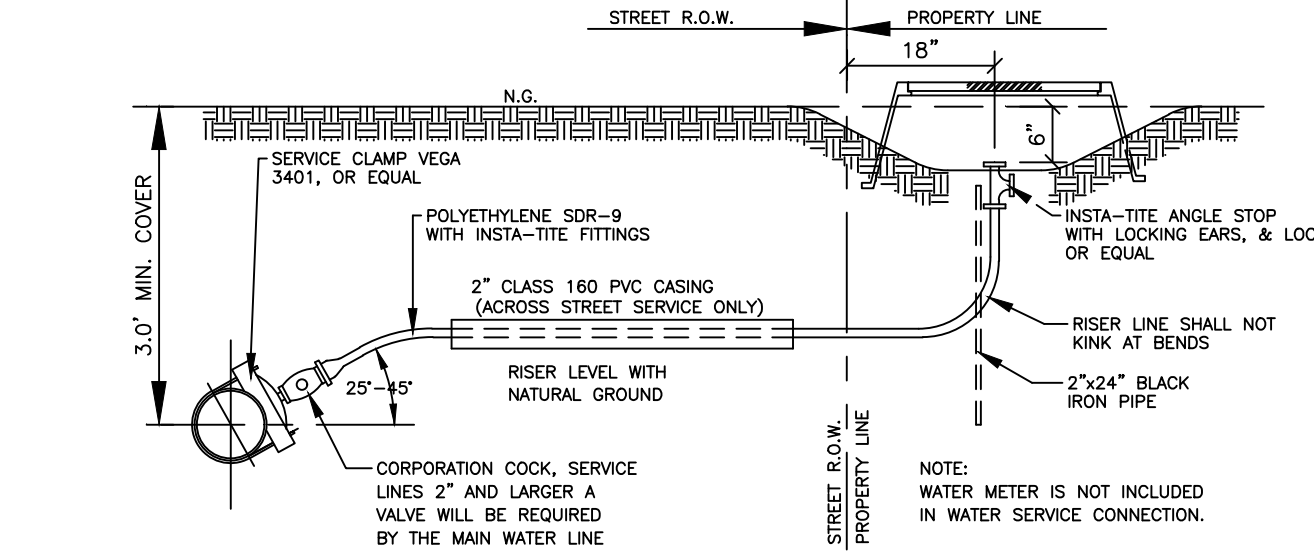
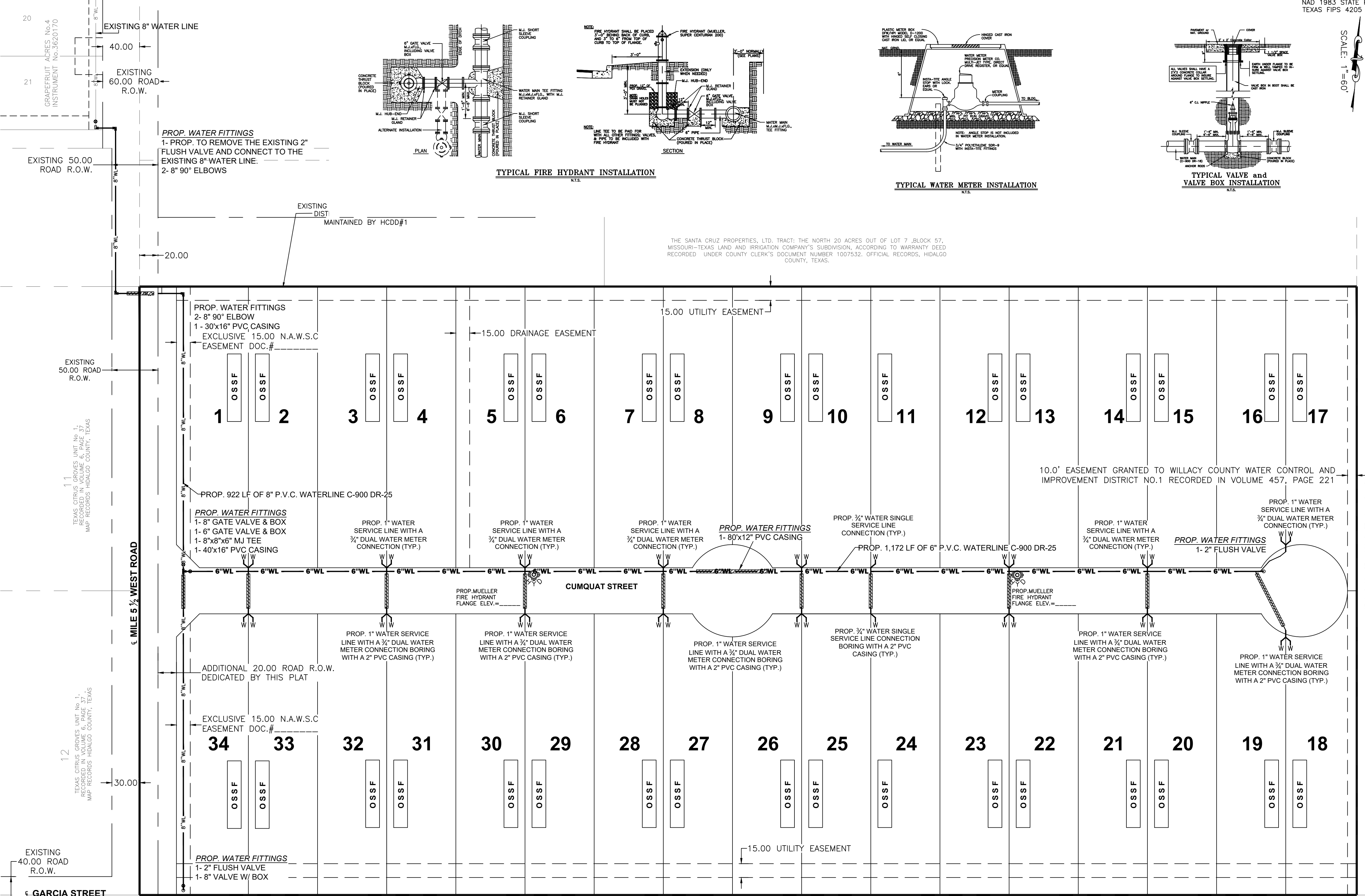


Table with 4 columns: THREAT BLOCK SIZE, THREAT BLOCK SIZE, THREAT BLOCK SIZE, THREAT BLOCK SIZE. It lists various pipe sizes and their corresponding thrust block specifications.

GENERAL NOTES:
1. ALL PIPES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 36" UNLESS OTHERWISE SPECIFIED.
2. THE CONDUIT SHALL FOLLOW THE SLOPE OF THE GROUND SURFACE UNLESS OTHERWISE SPECIFIED.
3. THE LOCATION OF THREAT BLOCKS DEPENDS UPON THE DIRECTION OF TRAVEL.
4. PRESSURE TEST MUST BE FOR A MINIMUM OF FOUR (4) HOURS AND COMPLY WITH TEXAS REGULATION 190-4.07(b)(1).



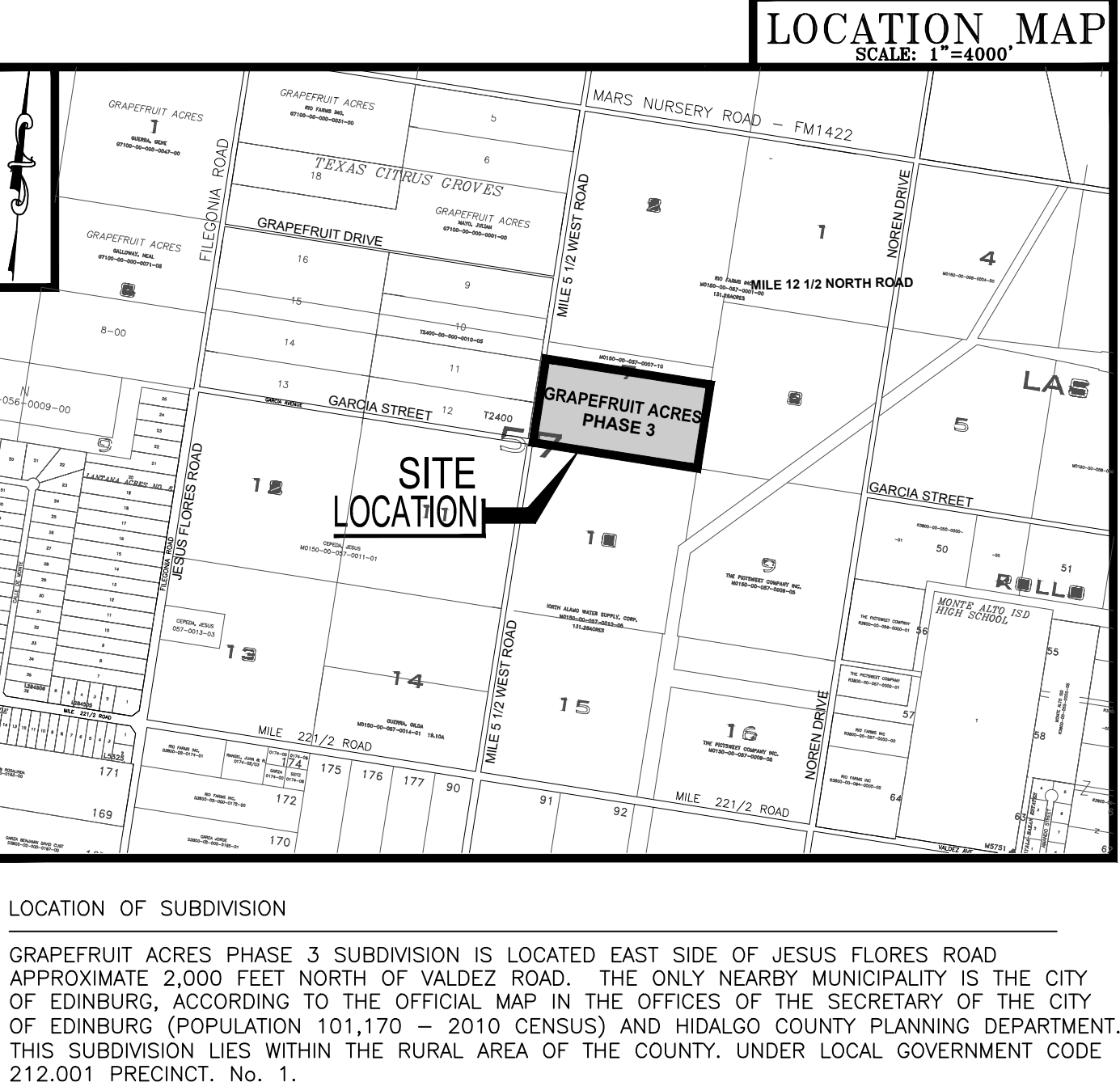
TYPICAL WATER SERVICE CONNECTION ELEVATION
N.T.S.



FINAL WATER AND SEWER ENGINEERING REPORT
WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
GRAPEFRUIT ACRES PHASE 3 SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT UNDER WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" ALONG MILE 12 1/2 NORTH ROAD AND SANTA RITA AVE.
WATER DISTRIBUTION FOR THE GRAPEFRUIT ACRES PHASE 3 SUBDIVISION CONSISTS OF EIGHTEEN (18) 1" DIAMETER DUAL SERVICE LINES, FIVE (5) 3/4" DIAMETER SINGLE SERVICE LINE, THE DUAL SERVICE LINES, THE SINGLE SERVICE LINES, THE METER BOXES & LOOKS HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$100,000.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$1,000.00 WHICH COVERS THE COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. TWO (2) FILLING STATIONS HAVE BEEN ESCROWED TO THE COUNTY OF HIDALGO FOR A TOTAL AMOUNT OF \$6,000.00, 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.
SEWER FACILITIES DESCRIPTION, COST AND OPERABILITY DATE:
SEWERAGE FROM GRAPEFRUIT ACRES PHASE 3 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWERAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. A CERTIFY LICENSE SANITARIAN 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 LOAM SOIL FOR THE AREA. TOTAL OF 4 BORES WERE DONE (ADDITIONAL BORES WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS UNIT AREA). THE SOIL IS A HIDALGO FINE SANDY LOAM (2S); HYDROLOGIC GROUP B; -HIDALGO SANDY CLAY LOAM (2B); HYDROLOGIC GROUP B; -WILLACY FINE SANDY LOAM (2C); HYDROLOGIC GROUP B EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.
THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSFS HAVE BEEN INSTALLED AS OF THE DATE OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIER'S CHECK OR PERSONAL CHECK) REPRESENTING A CASH DEPOSIT TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$61,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.
AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.
ENGINEER CERTIFICATION:
I, LEONOR ARRATIA, CERTIFY THAT THE WATER AND SEWER 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 SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ PER LOT, WHICH EQUALS TO \$ PER LOT.
SEWER FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$61,500.00 FOR THE ENTIRE SUBDIVISION.
LEONOR A. ARRATIA
P.E. # 94001

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO/TERMINO
GRAPEFRUIT ACRES PHASE 3 SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO Y N.A.W.S.C. HAN HECHO UN CONTRATO EN CUAL N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFFICIENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 8 PULGADAS DE DIAMETRO A LADO DE LA CALLE MILE 12 1/2 NORTH Y LA CALLE SANTA RITA AVE.
LA DISTRIBUCION DE AGUA PARA UN ESTABLECIMIENTO SUBDIVISION CONSISTE EN DIECIOCHO (18) LINEAS DE 1" DIAMETRO DE SERVICIO DUAL Y CINCO (5) LINEAS DE 3/4" DIAMETRO DE SERVICIO SENCILLO, CUALES TERMINAN EN LAS CAJAS DEL MEDIDOR CON CONDUITOS DE CADA SOLAR. LAS LINEAS DE SERVICIO, LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$100,000.00 O \$6,310.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. LA SUMA DE \$1,000.00 POR LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO, DOS (2) INCLUYENDO PINTADOS EN COLOR NEGRO. SE A DESAJO COMO DESGASTO FINANCIERO (ESCROW) EN EL CONDADO DE HIDALGO EN UN COSTO TOTAL DE \$6,000.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.
DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. UN EVALUADOR DE SUELO Y INSTALADOR AUTORIZADO POR EL ESTADO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.
CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS (2) EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.
EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL.
CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESEMPEÑO EN FORMA DE UN CHEQUE DE CASHIERO O CHEQUE PERSONAL REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE \$61,500.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSAS SEPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISION INCLUYERA EL COSTO DE UN SISTEMA DE FOSAS SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.
EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES APROVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.
CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON EL MODELO SUBDIVISION RULES (LAS REGLAS GOBERNADOR 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 SEHA INSTALADO Y COMPLETAMENTE CONSTRUIMOS MEDIANTE EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ PER LOTE.
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 POR SISTEMA A UN COSTO TOTAL DE \$61,500.00 TODA LA SUBDIVISION.
LEONOR A. ARRATIA
P.E. # 94001

STATE OF TEXAS
NOTARY PUBLIC
GUILLERMO A. ARRATIA
94001
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 12/19/2026
Notary ID #125946672
STATE OF TEXAS
COUNTY OF HIDALGO
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUALARDO, JR. HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY



GRAPEFRUIT ACRES PHASE 3 SUBDIVISION
20.00 ACRE TRACT OF LAND OUT OF LOT 7, BLOCK 57, MISSOURI - TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, AS PER THE PLAT RECORDED IN VOLUME 1, PAGE 29 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PROPOSED WATER SYSTEM AND OSSF DESIGN

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SHEET 2 OF 3

