



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: 12-16-2025

PROPOSED LOMAS DEL VALLE SUBDIVISION, PRECINCT No. 1.

ENGINEER: R.E. GARCIA & ASSOCIATES DEVELOPER: JOSE LUIS GUAJARDO

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 4 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTHWEST CORNER OF MILE 10 NORTH ROAD AND MILE 1 WEST ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-23-24 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 10 NORTH ROAD.

SEWER SYSTEM: OSSF'S HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: NAWSC.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT:** Amount: **\$14,000.00** For: (4 OSSF'S)

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.*

PLAT OF LOMAS DEL VALLE SUBDIVISION

A 11.28 ACRE TRACT OF LAND BEING A PORTION OF LOT 3, BLOCK 82, CAMPACUAS ADDITION TO THE CAPISALLO DISTRICT OF THE LANDS OF THE AMERICAN RIO GRANDE LAND AND IRRIGATION COMPANY SUBDIVISION, AS RECORDED IN VOLUME "P", PAGE 225-227, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3260288, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: JUNE 19, 2024

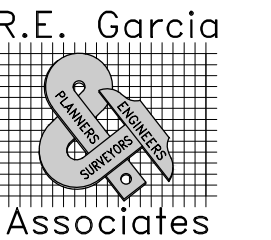


SCALE: 1" = 100'

PREPARED BY:

R. E. GARCIA & ASSOCIATES

JOB NO.: 2024-008
DRAWN BY: D.E.S.

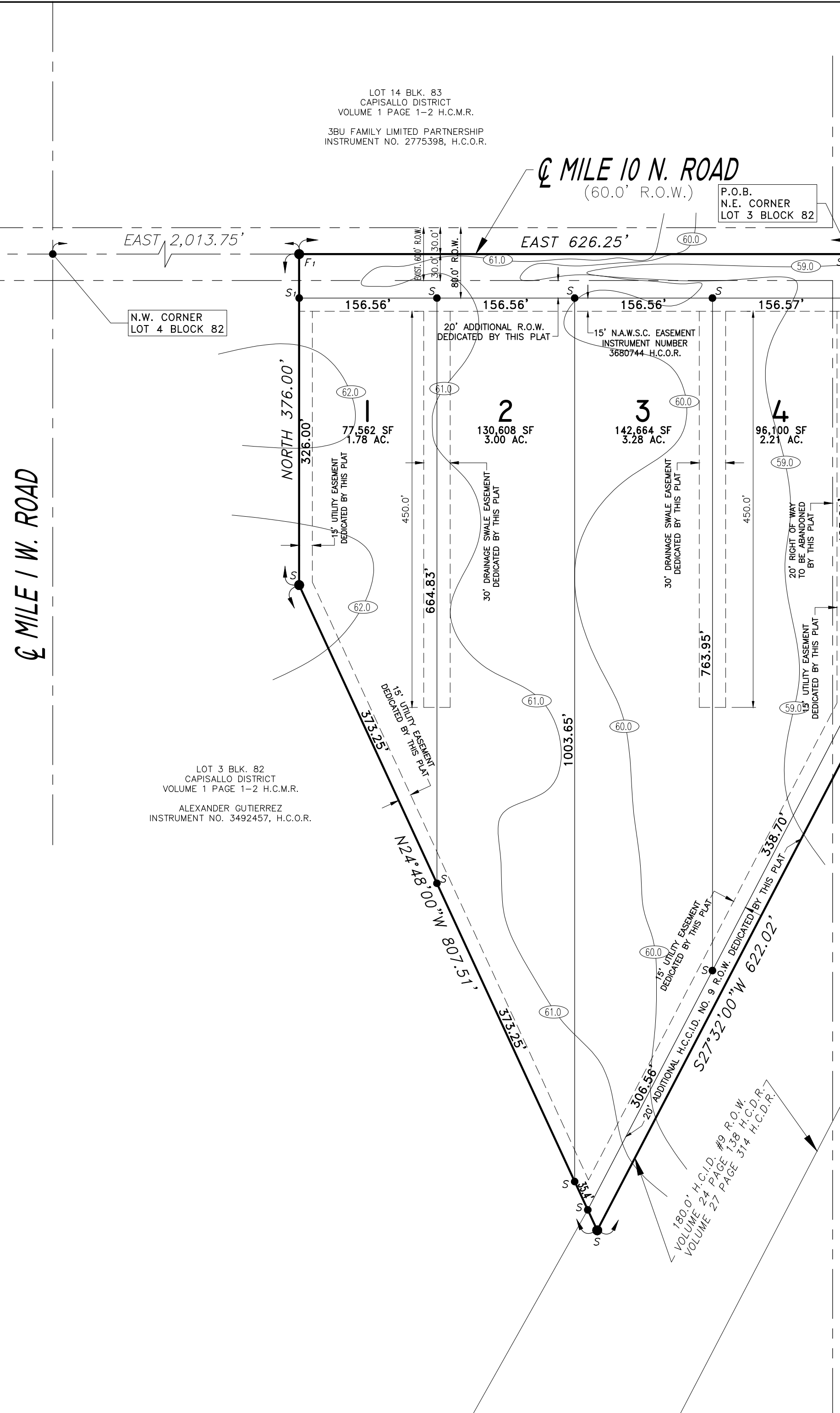


REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

SHEET NO. 1/2

SCALE: 1" = 100'

LEGEND:
F = FOUND 1/2" IRON ROD
F1 = FOUND MAG NAIL
S = SET 1/2" IRON ROD W/
A CAP LABELED "RPLS 4204"
S1 = SET MAG NAIL



RIGHT OF WAY EASEMENT

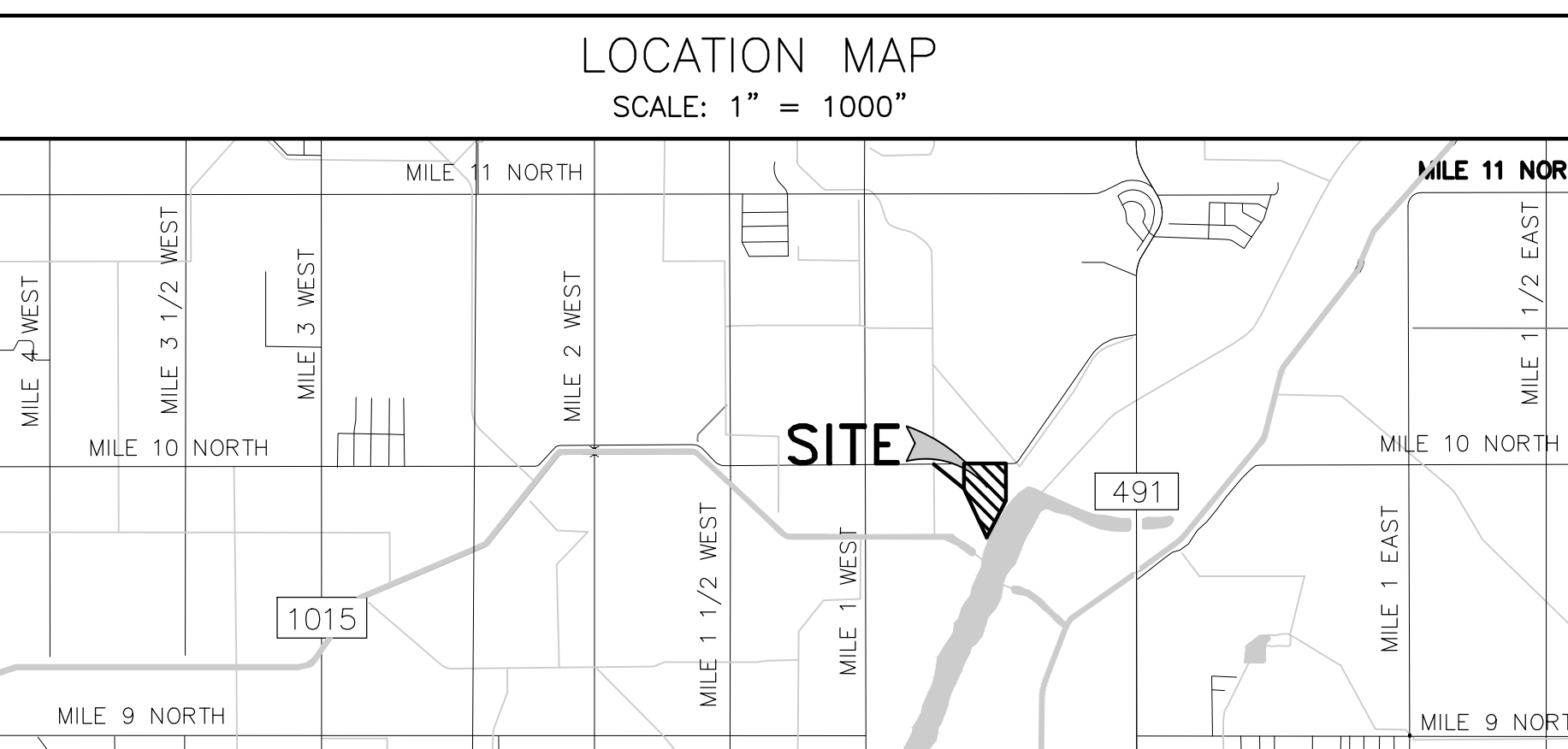
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH 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 LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN 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 AND 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 EASEMENT HEREBY GRANTED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS 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 OF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 2024.

JOSE LUIS GUAJARDO DATE
5634 WEST MILE 4 1/2 WEST RD.
WESLACO, TX 78759



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

LOMAS DEL VALLE SUBDIVISION IS LOCATED IN SOUTH EAST HIDALGO COUNTY IN PRECINCT NO. 1 APPROXIMATELY 320 FEET EAST OF MILE 1 WEST ROAD ON MILE 10 NORTH ROAD. LOMAS DEL VALLE SUBDIVISION IS IN A RURAL AREA AND IS NOT WITHIN ANY CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021

INDEX OF SHEETS	DESCRIPTION
1	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.O.D. APPROVAL; REVISION NOTES; PLAT WITH LOTS, LOT DIMENSIONS, STREETS AND EASEMENT DESIGNATION
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; PAVING, DRAINAGE AND IRRIGATION SANITARY MAP ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY, STATE & ZIP	PHONE NUMBER
OWNER: JOSE LUIS GUAJARDO	5634 WEST MILE 4 1/2 WEST RD.	WESLACO, TX 78759	(956) 490-5741
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX 78539	(956) 381-1061
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX 78539	(956) 381-1061

PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000
- SETBACKS ARE AS FOLLOWS:
FRONT 15.00' 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 64.50, 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 BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
BM-1: 60 PENNY NAIL SET IN POWER POLE LOCATED NEAR THE NORTHWEST CORNER OF LOT 1.
ELEVATION: 65.92 DATUM: N.A.V.D. 1988
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY A MINIMUM DETENTION VOLUME OF 45.957 OR 108 ACRE FEET OF STORM RUNOFF WILL BE DETAINED DURING THE FIFTY YEAR EVENT WITH A MAXIMUM 10 YEAR STORM FLOW DISCHARGE RATE OF 20.18 CFS DURING SAID EVENT. THE PEAK RATE OF EVENT.
- 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.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THE OWNER AND SUBDIVIDER OF LOMAS DEL VALLE 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. (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.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY 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. ROADSIDE DITCHES ALONG MILE 10 NORTH ROAD SHALL NOT BE ALTERED OR COVERED.
- 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 DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- THE FENCE ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 10 N. ROAD WILL BE RELOCATED TO THE NEW RIGHT-OF-WAY LINE AT THE OWNERS EXPENSE WHEN MILE 10 N. ROAD IS EXPANDED.

METES AND BOUNDS DESCRIPTION

A 11.28 ACRE TRACT OF LAND BEING A PORTION OF LOT 3, BLOCK 82, CAMPACUAS ADDITION TO THE CAPISALLO DISTRICT OF THE LANDS OF THE AMERICAN RIO GRANDE LAND AND IRRIGATION COMPANY SUBDIVISION, AS RECORDED IN VOLUME "P", PAGE 225-227, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3260288, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET MAG NAIL OF THE POINT OF THE CENTERLINE INTERSECTION OF MILE 10 NORTH ROAD AND MILE 1/2 W. ROAD (NOT OPENED) BEING THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 82, ALSO BEING THE NORTHWEST CORNER OF LOT 2, BLOCK 82, OF SAID CAMPACUAS ADDITION TO THE CAPISALLO DISTRICT OF THE LANDS OF THE AMERICAN RIO GRANDE LAND AND IRRIGATION COMPANY SUBDIVISION, ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3337198, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **SOUTH** ALONG THE EAST LINE OF SAID LOT 3, BLOCK 82, ALSO BEING THE WEST LINE OF SAID LOT 2, BLOCK 82, ALSO BEING THE CENTERLINE OF SAID MILE 1/2 W. ROAD (NOT OPENED), ALSO BEING THE WEST LINE OF SAID TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3337198, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, PASS AT 20.00 FEET A SET MAG NAIL BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 10 NORTH ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF **557.46 FEET** TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE NORTHWEST RIGHT-OF-WAY LINE OF A HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 (HCCID #9) CANAL RIGHT-OF-WAY FOR THE MOST NORTHERLY SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S27°32'00"W 622.02 FEET** ALONG SAID NORTHWEST RIGHT-OF-WAY LINE OF A HCCID #9 CANAL RIGHT-OF-WAY TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR MOST SOUTHERLY SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N24°48'00"W** CONTINUING ALONG SAID NORTHWEST RIGHT-OF-WAY LINE OF A HCCID #9 CANAL RIGHT-OF-WAY, PASS AT 25.61 FEET A POINT BEING AN EXTERIOR CORNER OF THAT CERTAIN TRACT DESCRIBED IN ASSUMPTION WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3492457, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND CONTINUING ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN ASSUMPTION WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3492457, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR A TOTAL DISTANCE OF **807.51 FEET** TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **NORTH** CONTINUING ALONG SAID EAST LINE OF TRACT DESCRIBED IN ASSUMPTION WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3492457, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE EAST LINE OF SAID LOT 3, BLOCK 82, PASS AT 356.00 FEET A SET MAG NAIL BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 10 N. ROAD AND CONTINUING FOR A TOTAL DISTANCE OF **376.00 FEET** TO A SET MAG NAIL ON THE CENTERLINE OF SAID MILE 10 N. ROAD, ALSO BEING THE NORTH LINE OF SAID LOT 3, BLOCK 82, BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN ASSUMPTION WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3492457, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **EAST 626.25 FEET** ALONG SAID CENTERLINE OF MILE 10 N. ROAD, ALSO BEING THE NORTH LINE OF SAID LOT 3, BLOCK 82, TO THE POINT OF BEGINNING AND CONTAINING 11.28 ACRES OF LAND, MORE OR LESS.

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 AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9:
THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.9 DATE THIS ____ DAY OF ____ 20____

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
- HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHED, FENCES, SHRUBS, TREES AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

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

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PLAT OF LOMAS DEL VALLE SUBDIVISION

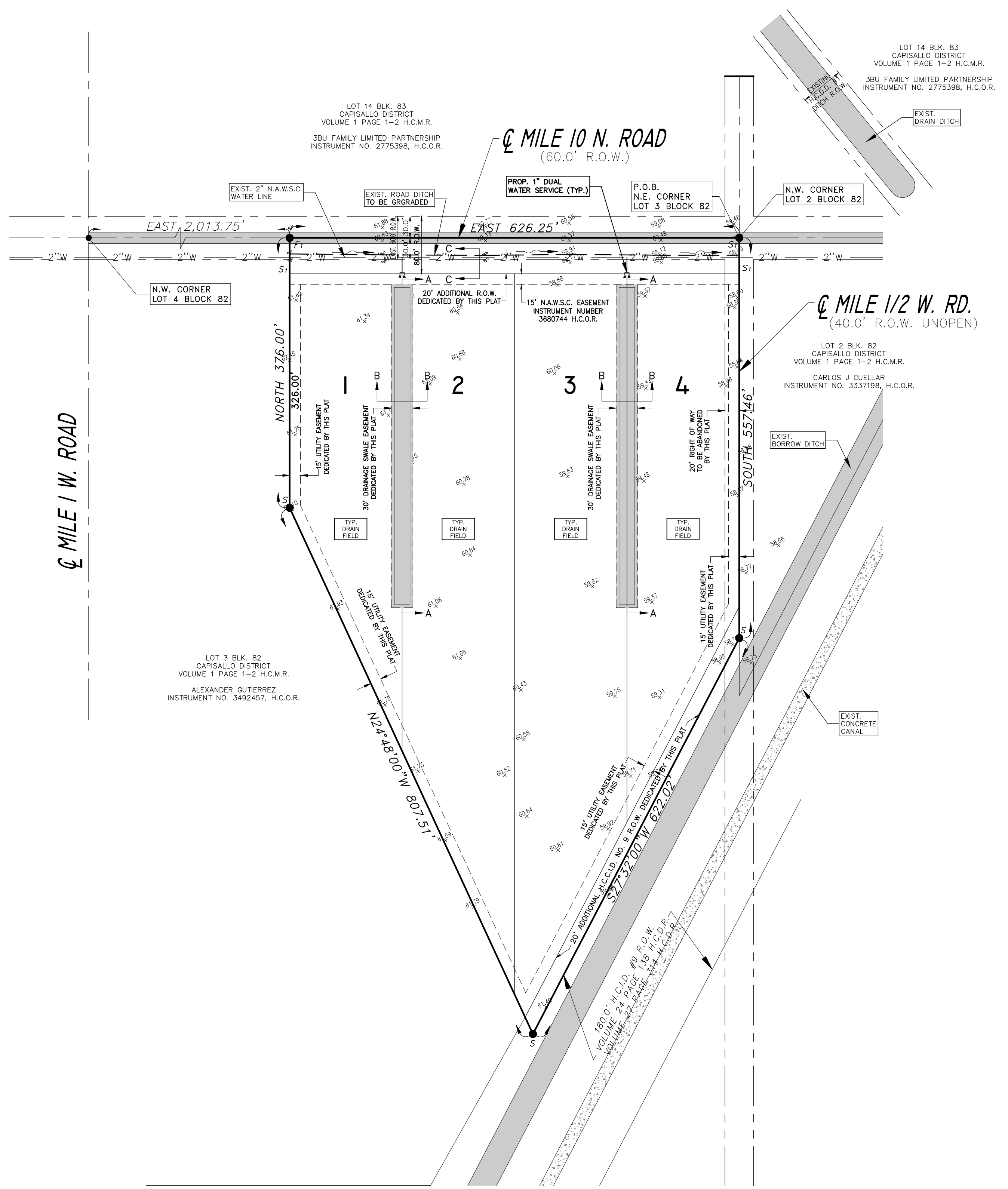
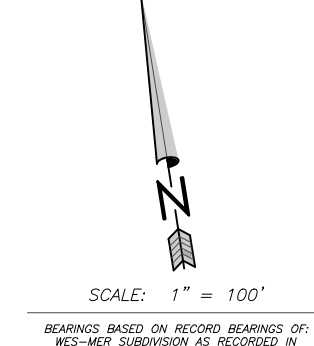
A 11.28 ACRE TRACT OF LAND BEING A PORTION OF LOT 3, BLOCK 82, CAMPACUAS ADDITION TO THE CAPISALLO DISTRICT OF THE LANDS OF THE AMERICAN RIO GRANDE LAND AND IRRIGATION COMPANY SUBDIVISION, AS RECORDED IN VOLUME "P", PAGE 225-227, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3260288, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: JUNE 19, 2024 SCALE IN FEET
0 30' 60' 90' SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
ENGINEERS, SURVEYORS, PLANNERS
R.E. Garcia Associates
116 NORTH 12th AVE.
EDINBURG, TEXAS 76141 (936) 381-1061
EMAIL: REGASSOC@AOL.COM

COST ESTIMATE

WATER	\$5,800.00
OSSF	\$0,000.00
PAVING	\$00.00
DRAINAGE	\$00.00
TOTAL	\$5,800.00



FINAL ENGINEERING REPORT FOR LOMAS DEL VALLE SUBDIVISION
BY RAUL E. GARCIA, P.E.
FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

LOMAS DEL VALLE SUBDIVISION WILL BE 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 IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.E.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 2" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF MILE 10 NORTH ROAD. WATER DISTRIBUTION FOR **LOMAS DEL VALLE SUBDIVISION** CONSISTS OF TWO -1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE DUAL SERVICES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF **\$3,600.00** OR **\$1,450.00** PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF **\$3,600.00**, WHICH COVERS THE **\$900.00** 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. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM **LOMAS DEL VALLE SUBDIVISION** SUBDIVISION, WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. LOT 1 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 FOR THE AREA. AT LEAST EIGHT SOIL EXCAVATIONS WERE PERFORMED ON THE SITE AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THE LIMIT AREA). THE SOIL IS A DARK GRAYISH BROWN SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS **\$3,500.00**, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL WITH THE FILING OF THIS FINAL PLAT. THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIER'S CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF **\$14,000.00**, 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:

BY MY SIGNATURE BELOW, I 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 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 **\$9,400.00**.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF **\$14,000.00** (ALL INCLUSIVE), FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____



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:

1.- **JOSE LUIS GUJARDO**, SUBDIVIDERS OF **LOMAS DEL VALLE SUBDIVISION**, HEREBY CERTIFY SEWER PERMITS HAVE BEEN, PAID AND ARE ON FILE FOR THE H.C.H.D.; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS. AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

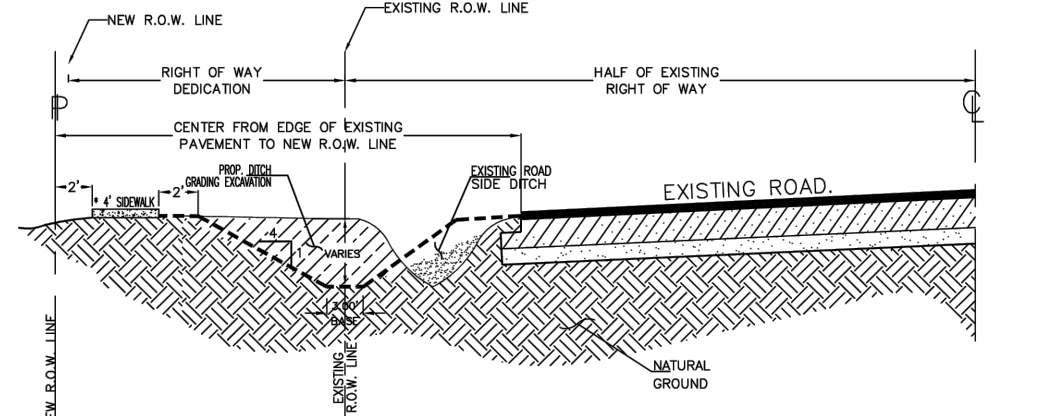
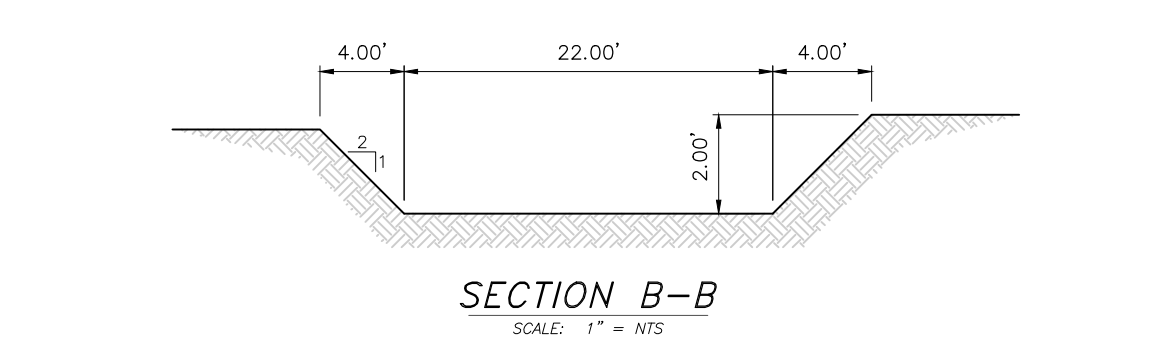
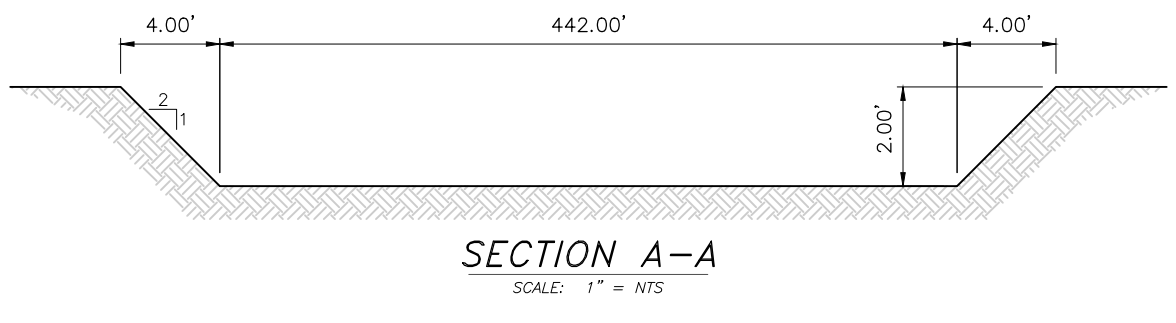
JOSE LUIS GUJARDO _____ DATE _____
5634 WEST MILE 4 1/2 WEST RD.
WESLACO, TX 76799

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **JOSE LUIS GUJARDO**, 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 _____



INFORME FINAL DE INGENIERIA PARA LOMAS DEL VALLE SUBDIVISION

POR RAUL E. GARCIA, P.E.
INFORME FINAL DE INGENIERIA DE AGUA Y ALCANTARILLADO

SUMINISTRO DE AGUA: DESCRIPCION, COSTO Y FECHA DE FUNCIONAMIENTO:

LOMAS DEL VALLE SUBDIVISION RECIBIRA AGUA POTABLE DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL SUBDIVISOR Y N.A.W.S.C. HAN FIRMADO UN CONTRATO EN EL QUE N.A.W.S.C. SE COMPROMETE A PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 ANOS; Y N.E.W.S.C. HA PROPORCIONADO DOCUMENTACION QUE ESTABLECE LA CANTIDAD Y CALIDAD DE AGUA DISPONIBLES A LARGO PLAZO PARA EL DESARROLLO INTEGRAL DE ESTA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 2" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO SUR DEL DERECHO DE VIA DE LA CARRETERA NORTE DE LA MILLA 10. LA DISTRIBUCION DE AGUA PARA **LOMAS DEL VALLE SUBDIVISION** CONSTA DE DOS LINEAS DE SERVICIO DOBLE DE 1" DE DIAMETRO QUE SE DIRIGEN A PARES DE LOTES ANTES DE DIVIDIRSE EN LINEAS DE SERVICIO DE 3/4" DE DIAMETRO. DICHSO SERVICIOS TERMINAN EN LAS CAJAS DEL MEDIDOR DE AGUA DE CADA LOTE. LOS SERVICIOS DOBLES Y LAS CAJAS DEL MEDIDOR YA SE HAN INSTALADO, CON UN COSTO TOTAL DE **\$5,800.00** O **\$1,450.00** POR LOTE. ADEMAS, EL SUBDIVISOR HA PAGADO A N.A.W.S.C. LA SUMA DE **\$3,600.00**, QUE CUBRE EL **\$900.00** COSTO POR LOTE SEGUN LO ESTABLECIDO EN EL ACUERDO DE SERVICIO DE AGUA DE LOS 30 ANOS, CUYA REPRESENTA EL COSTO TOTAL DE LOS DERECHOS DE MEDICION DE AGUA, LAS CUOTAS DE ADQUISICION Y TODAS LAS CUOTAS DE MEMBRESIA U OTRAS CUOTAS 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 ESTE LOTE. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ESTE OPERATIVO A LA FECHA DEL REGISTRO DEL PLANO.

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

LAS AGUAS RESIDUALES DE **LOMAS DEL VALLE SUBDIVISION** SE TRATARAN MEDIANTE INSTALACIONES INDIVIDUALES DE ALCANTARILLADO (OSSF), QUE CONSISTEN EN UN TANQUE SEPTICO DE DISEÑO ESTANDAR DE DOBLE COMPARTAMENTO Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL QUE SUBSCRIBE HA IDENTIFICADO LA idoneidad DEL TERRENO DE LA SUBDIVISION PARA OSSF Y HA PRESENTADO UN INFORME QUE CONCLUYE QUE EL TERRENO ES APTO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. EL LOTE 1 CUENTA CON EL AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

CADA LOTE DE LA SUBDIVISION PROPUESTA TIENE UNA SUPERFICIE DE AL MENOS 1/2 ACRE. EL LIBRO DE LEVANTAMIENTO DE SUELOS DEL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICO QUE LA ZONA ERA FRANCO ARCILLOSA ARENOSA. SE REALIZARON AL MENOS OCHO EXCAVACIONES EN EL SITIO, EN EXTREMOS OPUESTOS DEL AREA DE DISPOSICION FINAL PROPUESTA. (NO FUE NECESARIO REALIZAR PERFORACIONES ADICIONALES DEBIDO A QUE LOS SUELOS SON MUY UNIFORMES DENTRO DEL AREA LIMITE). EL SUELO ES FRANCO ARCILLOSA ARENOSA DE COLOR MARRON GRISACEO OSCURO, QUE SE EXTIENDE HASTA 91 CM POR DEBAJO DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. NO HAY INDICIOS DE AGUA SUBTERRANEA NI DE UNA CAPA RESTRICTIVA A MENOS DE 61 CM DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION TIENE BUEN DRENAJE. EL SUELO ES DE CLASE III.

EL COSTO ESTIMADO PARA INSTALAR UN SISTEMA DE TANQUE SEPTICO EN UN LOTE INDIVIDUAL ES DE **\$3,500.00**, INCLUYENDO LOS COSTOS DE LOS PERMISOS Y LICENCIAS REQUERIDOS. NO SE HA INSTALADO NINGUN SISTEMA DE TANQUE SEPTICO AL MOMENTO DE LA SOLICITUD DE APROBACION DEL PLANO FINAL. CON LA PRESENTACION DE ESTE PLANO FINAL, EL SUBDIVISOR OFRECE GARANTIAS FINANCIERAS ADECUADAS DE CUMPLIMIENTO EN FORMA DE UN CHEQUE DE CAJA O CHEQUE PERSONAL QUE REPRESENTA UN DEPOSITO EN EFECTIVO QUE EL CONDADO DE HIDALGO MANTENDRA EN CUENTA POR LA CANTIDAD DE **\$14,000.00**, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE TANQUE SEPTICO EN CADA LOTE. EL SUBDIVISOR INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICA EN EL PRECIO DE VENTA DEL LOTE.

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

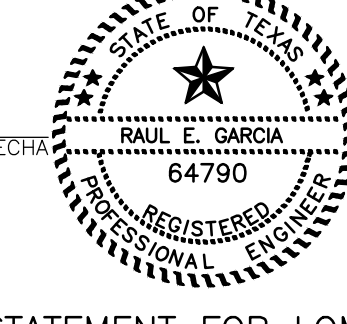
CERTIFICACION DE INGENIERO:

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

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARAN UN GRAN TOTAL DE **\$9,400.00**.

INSTALACIONES DE ALCANTARILLADO - SE HA INSTALADO SISTEMA SEPTICO A UN COSTO TOTAL DE **\$14,000.00** (TODO INCLUIDO), PARA TODO EL LOCALIZADO.

FIRMA DEL INGENIERO _____ FECHA _____



DRAINAGE STATEMENT FOR LOMAS DEL VALLE SUBDIVISION

LOMAS DEL VALLE SUBDIVISION CONSISTS OF SIX LARGE SINGLE-FAMILY RESIDENTIAL LOTS LOCATED WITHIN A 11.28 ACRE TRACT OF LAND BEING A PORTION OF LOT 3, BLOCK 82, CAMPACUAS ADDITION TO THE CAPISALLO DISTRICT OF THE LANDS OF THE AMERICAN RIO GRANDE LAND AND IRRIGATION COMPANY SUBDIVISION, AS RECORDED IN VOLUME "P", PAGE 225-227, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT #3260288, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. THE SITE IS LOCATED ON THE SOUTH SIDE OF MILE 10 NORTH ROAD APPROXIMATELY 2,150 FEET EAST OF MILE 1 WEST ROAD WITHIN THE HIDALGO COUNTY RURAL DEVELOPMENT AREA. THE PROPERTY IS LOCATED WITHIN AN EXISTING AGRICULTURAL AREA. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO THE NORTH TOWARDS THE ROAD DITCHES ON MILE 10 NORTH ROAD. MILE 10 NORTH ROAD FLOWS EAST AND DISCHARGES INTO HCCD #7 DRAINAGE DITCH #7 WHICH IS MAINTAINED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0450 C DATED JUNE 6, 2000. ZONE "X" IS DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN.

THE DOMINANT SOILS ON THIS PROPERTY IS (20) - HARLINGEN CLAY. SALINE BEING A GRAYISH BROWN CLAY. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP UNDETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT). CURRENTLY THE PROPERTY IS USED AS AN AGRICULTURAL SITE.

THE EXISTING ROADSIDE DITCHES WILL BE RE-GRADED AND RELOCATED AS REQUIRED BY THE HIDALGO COUNTY SUBDIVISION RULES AND REGULATIONS. PROPERLY SIZED CULVERT PIPES WILL BE INSTALLED ON THE ANY NEW DRIVEWAY AS PER HIDALGO COUNTY SUBDIVISION RULES AND REGULATIONS. THESE DITCHES WILL CONTINUE TO FLOW AND DISCHARGE EAST INTO HCCD #9 DRAINAGE DITCH #7 WHICH IS MAINTAINED BY HCCD #1. THE PROPOSED SIX LARGE SINGLE-FAMILY RESIDENTIAL LOTS WILL NOT SIGNIFICANTLY INCREASE STORM WATER DISCHARGE IN THE AREA. THE REQUIRED DETENTION VOLUME WILL BE ACHIEVED WITHIN PROPERLY DRAINAGE SWALES ALONG THE LOT LINES. THE PROPOSED SWALES WILL DISCHARGE INTO THE RE-GRADED ROAD DITCHES ON MILE 10 NORTH ROAD IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY. A MINIMUM OF **45,957 CF** OR **1.06 ACRE-FEET** OF STORM RUNOFF WHICH IS THE DEFERENTIAL VOLUME BETWEEN THE FEE DEVELOPED 10 YEAR EVENT AND THE POST DEVELOPMENT 50 YEAR EVENT (**20.18 CFS**) WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 6.97 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". AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN

