



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 R.B. STEWART ESTATES SUBDIVISION, PRECINCT No. 1.

ENGINEER: ROBLES ENGINEERING LLC DEVELOPER: ROBERT B. STEWART

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST SIDE OF WILSON AVENUE APPROXIMATELY 200 FEET SOUTH OF FM 490.

SUBDIVISION LIES WITHIN THE: RUAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 07-09-25 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO WILSON AVENUE AND MILE 7 ROADSIDE DITCH.

SEWER SYSTEM: SANITARY SEWER N.A.W.S.C

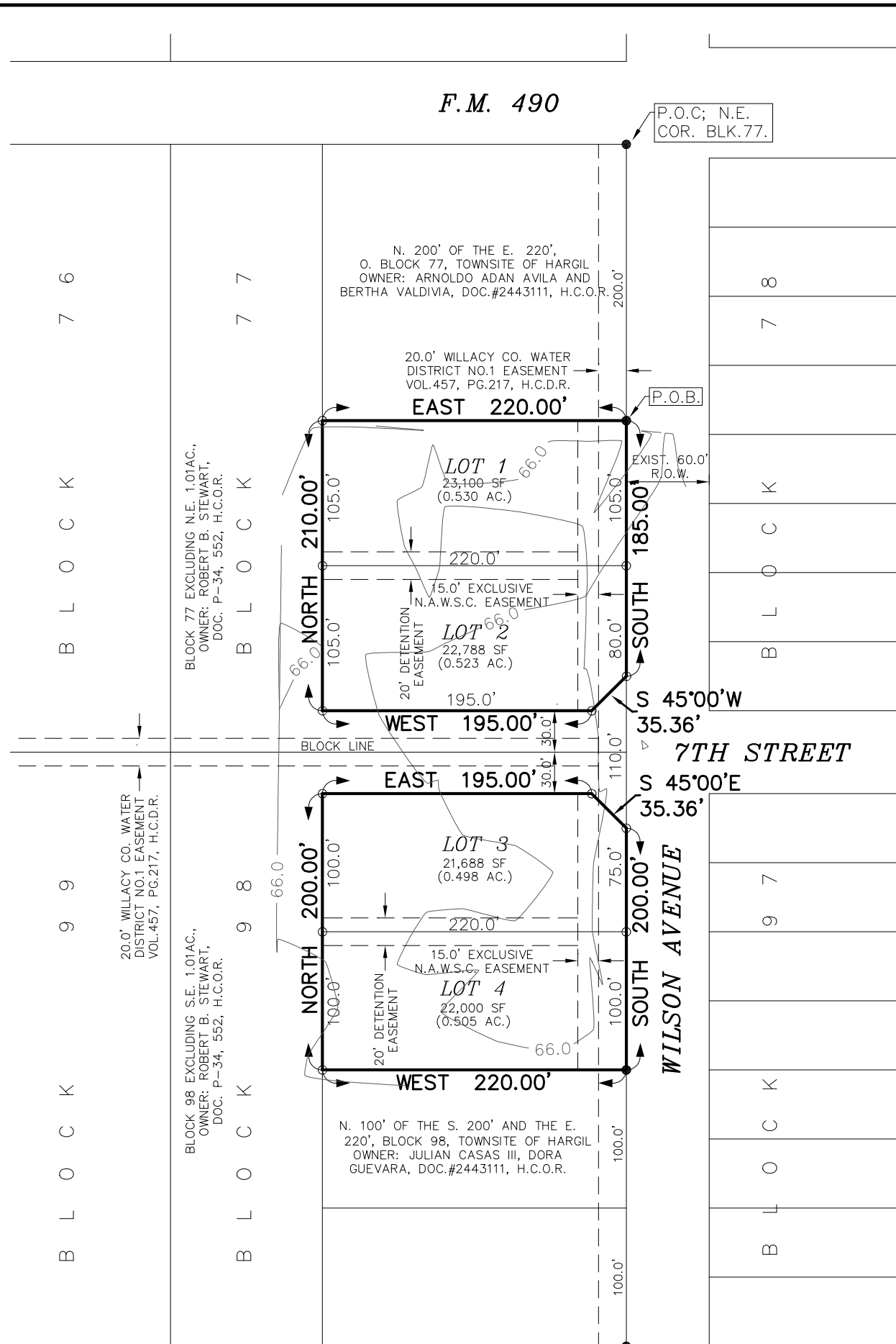
WATER SERVICE PROVIDER: NAWSC LINE SIZE: 4" LOCATION: WILSON AVENUE

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.*



LEGEND
 ● Found 1/2" iron rod
 ○ Set 1/2" iron rod with 2 plastic caps stamped "R&A"
 ▲ Found cotton picker spindle
 ▽ Set cotton picker spindle
 Monument set in concrete

SCALE: 1"=100'

METS. AND BOUNDS DESCRIPTION

Being 2.06 acres of land situated in Hidalgo County, Texas and being out of Blocks 77 and 98, Townsite of Hargil, as per map recorded in Volume 3, Pages 45-46 of the Hidalgo County Map Records and said 2.06 acre tract being more particularly described by metes and bounds as follows:

COMMENCING for reference at a point for the northeast corner of said Block 77; THENCE, SOUTH 200.00 feet with the east line of said Block 77 to a 1/2-inch iron rod found for the northeast corner of said tract herein described;

THENCE, SOUTH, with the east line of said Block 77, passing at a distance of 240.00 feet the southeast corner of said Block 77 and the northeast corner of said Block 98, and continuing for a total distance of 470.00 feet to a 1/2-inch iron rod found for the southeast corner of said tract herein described;

THENCE, WEST, 220.00 feet with the north line of a tract of land described in Document #2443111 of the Hidalgo County Official Records, to a 1/2-inch iron rod found for the northwest corner of said tract described in Document #2443111 and the southwest corner of said tract herein described;

THENCE, NORTH, 200.00 feet with a line parallel to the east line of said Block 98 to a 1/2-inch iron rod found for a corner of said tract herein described;

THENCE, EAST, 195.00 feet with a line parallel to the south line of said Block 98 to a 1/2-inch iron rod with a plastic cap stamped "R&A" set for a corner of said tract herein described;

THENCE, SOUTH 45°00'EAST 35.36 feet to a 1/2-inch iron with a plastic cap stamped "R&A" set for a corner of said tract herein described

THENCE, NORTH, with the east line of said Block 98, passing at a distance of 55.00 feet the northeast corner of said Block 98 and the southeast corner of said Block 77 and continuing for a total distance of 110.00 feet to a 1/2-inch iron with a plastic cap stamped "R&A" set for an inside corner of said tract herein described;

THENCE, SOUTH 45°00'WEST 35.36 feet to a 1/2-inch iron with a plastic cap stamped "R&A" set for a corner of said tract herein described;

THENCE, WEST, 195.00 feet with a line parallel to south line of said Block 77 to a 1/2-inch iron rod with a plastic cap stamped "R&A" set for a corner of said tract herein described;

THENCE, NORTH, 210.00 feet with a line parallel to the east line of said Block 77, to a 1/2-inch iron rod found for the northwest corner of said tract herein described;

THENCE, EAST, 220.00 feet with the south line of a tract of land described in Document #2186015 of the Hidalgo County Official Records to the POINT OF BEGINNING and containing 2.06 acres of land more or less.

STATE OF TEXAS
 HIDALGO COUNTY

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I (WE), **ROBERT B. STEWART**, THE UNDERSIGNED, OWNER(S) OF THE 2.06 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "RB STEWART ESTATES" HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE THE PUBLIC USE THE STREETS, PARKS AND EASEMENTS SHOWN HEREIN.

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

(A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEETS OR WILL MEET THE MINIMUM STATE STANDARDS;

(B) SEWER CONNECTION 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 MINIMUM STATE STANDARDS; AND

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I (WE) ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

RIGHT OF WAY EASEMENT

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 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 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 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 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 Grantor by reason of the installation, maintenances, 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 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 has executed this instrument the _____ day of _____, 20____

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

 Developer/ President /Owner

ACKNOWLEDGMENT

STATE OF TEXAS §
 COUNTY OF HIDALGO §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ day of _____, 20____

 NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES _____

CERTIFICATION BY THE IRRIGATION DISTRICT

This plat is approved by Hidalgo and Cameron Counties Irrigation District No.9

Dated this _____ day of _____, 20____

1. 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.

2. 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.

3. HCCID #9 will not be responsible for the storm/drainage water system to any lot with in this subdivision. As well, HCCID #9 will not be responsible for the delivery of water to any lot with in this subdivision. If desired, this will NOT be at the Districts Expense.

4. 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.

5. HCCID #9 Exclusive Easements shall be kept clear of buildings, sheds, 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

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **R.B. STEWART ESTATES** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20____

 HIDALGO COUNTY JUDGE DATE _____

ATTEST: _____
 HIDALGO COUNTY CLERK DATE _____

REVISION NOTES:

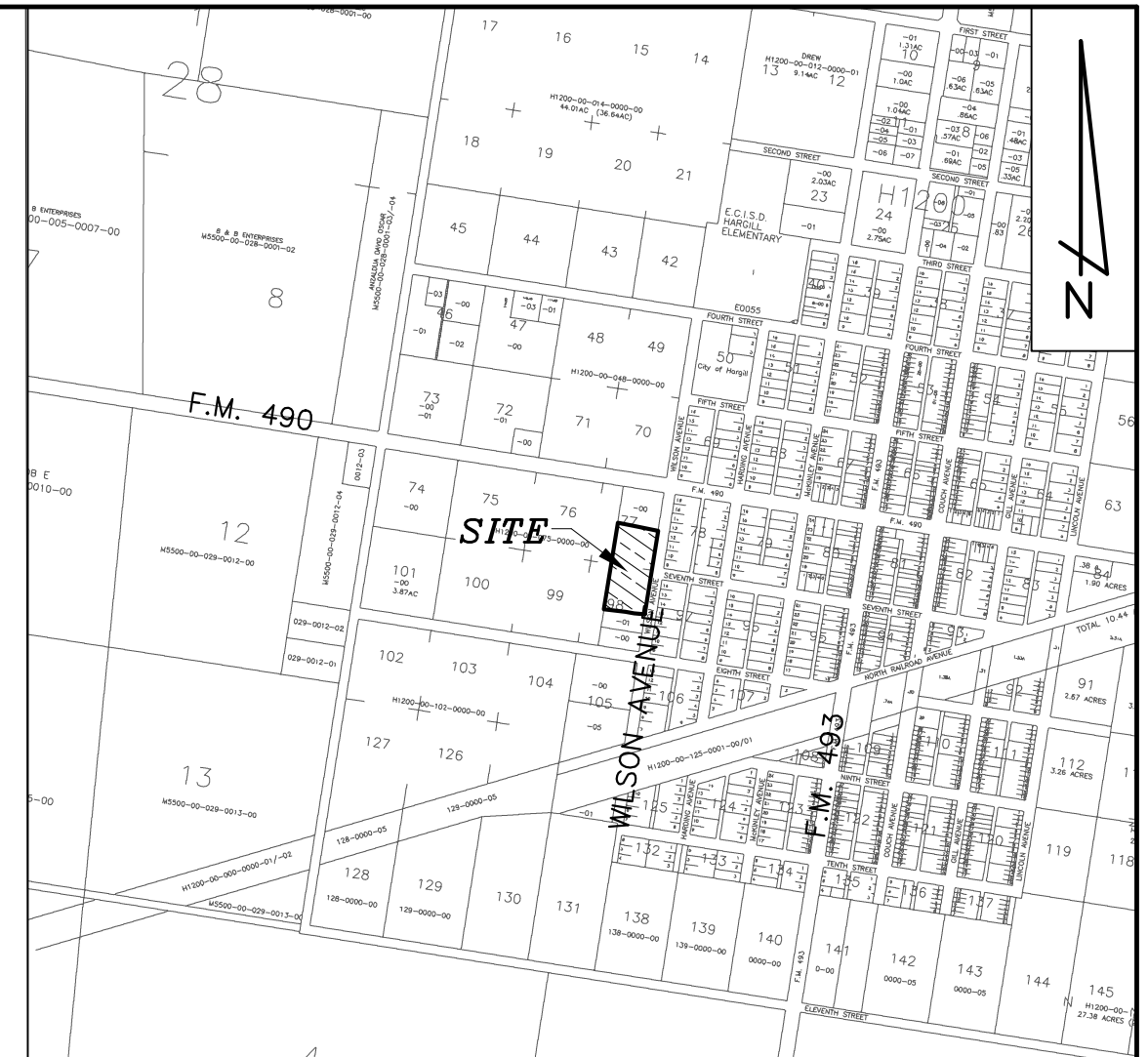
NO.	SHEET	REVISION	DATE	APPROVED

RB STEWART ESTATES

BEING A SUBDIVISION OF 2.06 ACRES OF LAND OUT OF BLOCKS 77 AND 98, HARGIL TOWNSITE, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 45-46 OF THE HIDALGO COUNTY MAP RECORDS

GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C", AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NO. 480334 0250 B; EFFECTIVE DATE OF JANUARY 2, 1981. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NO.480334 0250B EFFECTIVE DATE JANUARY 2, 1981 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
- SETBACKS:
 FRONT: 30.00 FEET;
 REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 SIDE: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER
 CORNER SIDE: 10.00 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.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
 BENCHMARK NO.1: ELEV. 100.00; 1/2-INCH IRON ROD FOUND ON THE SOUTHEAST CORNER OF THIS SUBDIVISION.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 6,057 CUBIC-FEET (0.139 ACRE-FEET) OF STORM WATER RUNOFF OR 1,514.25 CUBIC- FEET PER LOT. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DRAINAGE FOR THIS DEVELOPMENT WILL BE DETAINED ONSITE THEN OVERFLOW TO THE REGRADED ROADSIDE DITCH.
- 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 PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO 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.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE FOR INSTALLING DRIVEWAY CULVERT OF REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- 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 ACCOMODATING 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.
- ROADSIDE DITCH SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE.
- CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING SERVICED BY SANITARY SEWER) AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO THE RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).



R.B. STEWART ESTATES
 LOCATION MAP
 (SCALE: 1" = 1,000')

SUBDIVISION LOCATION DESCRIPTION

THIS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 ON THE WEST SIDE OF WILSON AVENUE AND APPROXIMATELY 200 FEET SOUTH OF F.M. 490. THIS SUBDIVISION LIES NORTH OF THE CITY LIMITS OF WESLACO, ACCORDING TO THE MAP THIS SUBDIVISION LIES WITHIN THE RURAL AREA OF HIDALGO COUNTY AND DOES NOT LIE WITHIN ANY CITY'S EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

APPROVED BY THE DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODES § 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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS
 HIDALGO COUNTY

I THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THE GROUND.

for review only- not for recording

 REYNALDO ROBLES
 R.P.L.S.#4032
 PO BOX 476
 WESLACO, TX, 78599

DATE _____

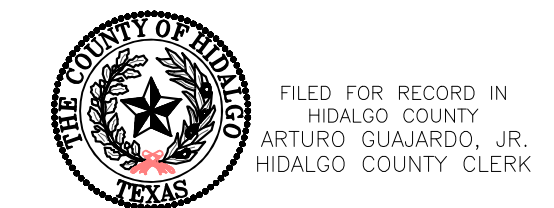
STATE OF TEXAS
 HIDALGO COUNTY

I THE UNDERSIGNED, REYNALDO ROBLES, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

for review only- not for recording

 REYNALDO ROBLES, JR.
 LICENSED PROFESSIONAL ENGINEER #102357
 PO BOX 476
 WESLACO, TX, 78599

DATE _____



JOB No. 186-24
 DATE: 10-01-2024
 DRAWN BY: JR

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

BY: _____ DEPUTY

NAME	ADDRESS	PHONE
OWNER: ROBERT B STEWART	1822 N BLUEBIRD, HARLINGEN, TX 78550	(956) 246-1213
SURVEYOR: REYNALDO ROBLES	PO BOX 476, WESLACO, TX 78599	(956) 968-2422
ENGINEER: REYNALDO ROBLES, JR.	PO BOX 476, WESLACO, TX 78599	(956) 968-2422

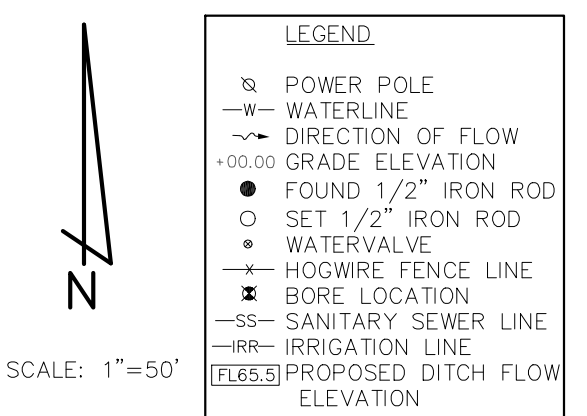
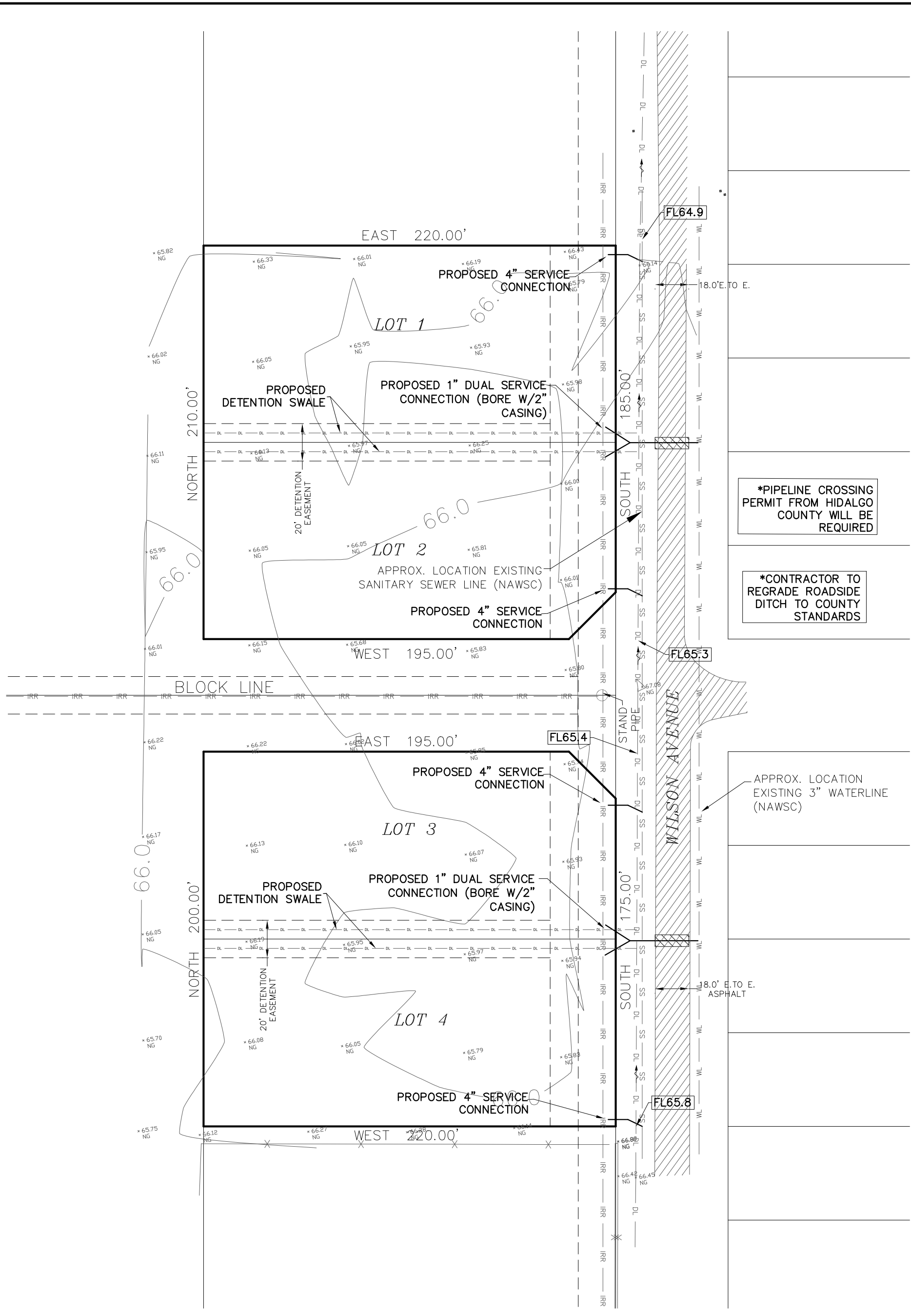
ROBLES ENGINEERING, LLC
 FIRM NO. F-17391
 107 W. HURSCHE ST. WESLACO, TEXAS 78596
 PHONE (956) 968-2422
 FAX (956) 969-2011

ROBLES & ASSOCIATES, PLLC
 PROFESSIONAL LAND SURVEYORS
 107 W. HURSCHE ST. WESLACO, TEXAS 78596
 PHONE (956) 968-2422
 FAX (956) 969-2011
 FIRM NO. 10096700

INDEX TO SHEETS OF SUBDIVISION

SHEET #	DESCRIPTION
SHEET 1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES 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 CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATE OF APPROVAL; H.C.H.D. CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSP) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSP) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, 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

PRELIMINARY-NOT FOR RECORDING-FOR INTERNAL REVIEW ONLY



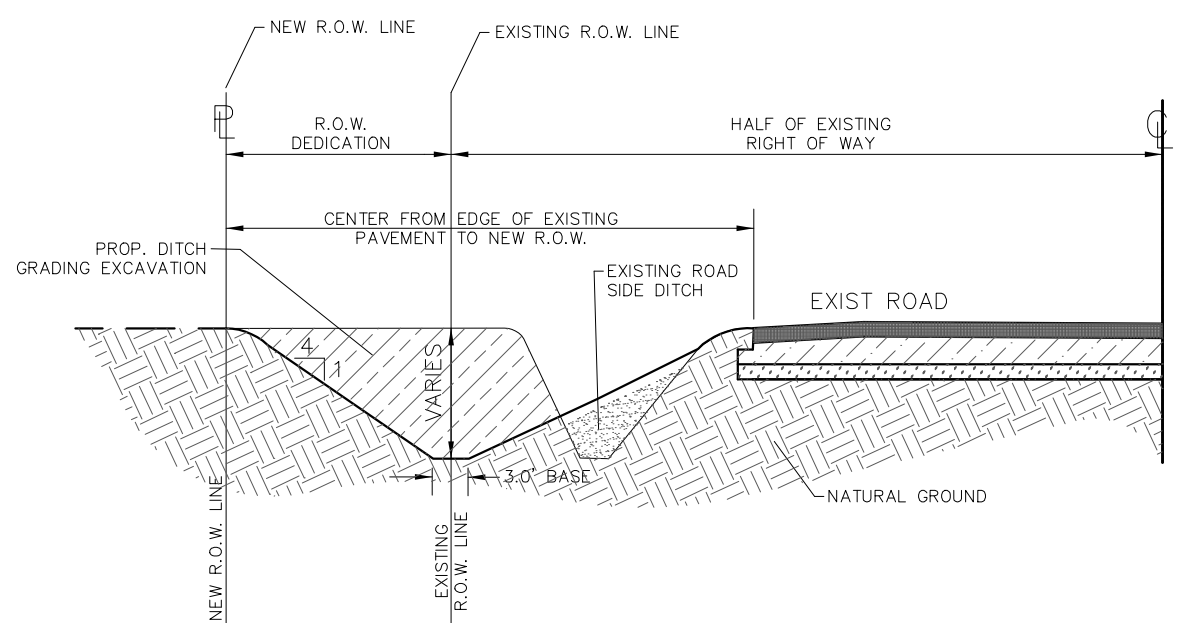
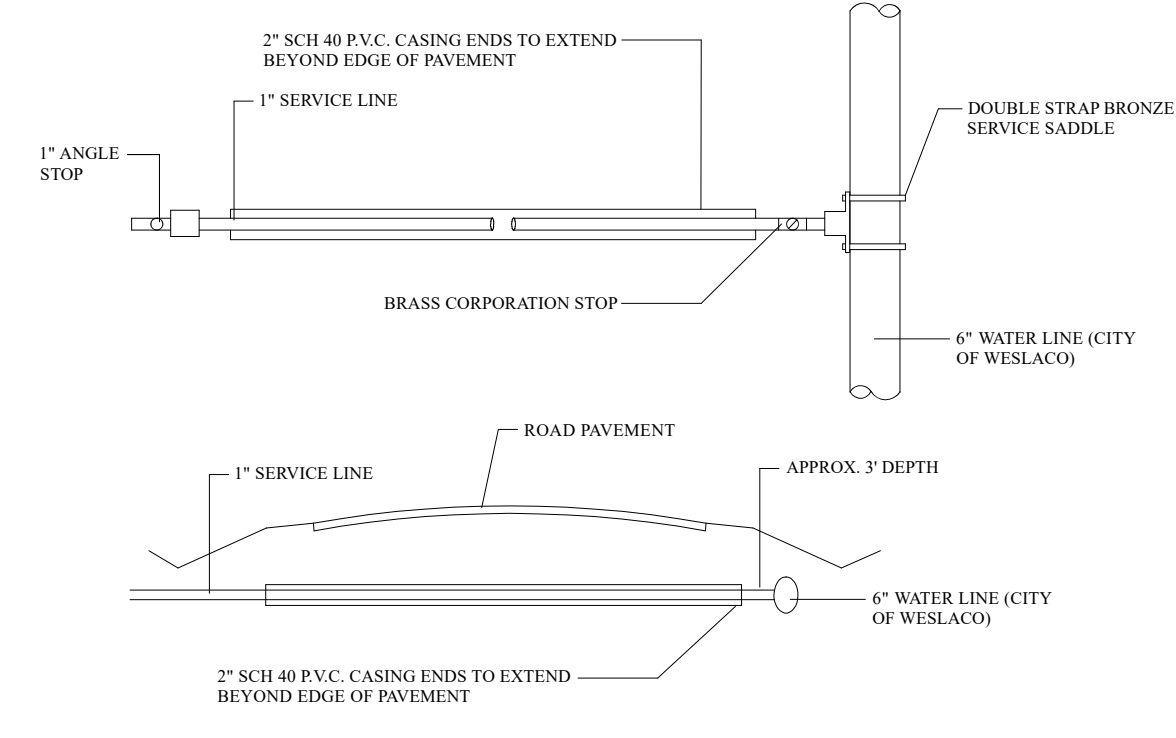
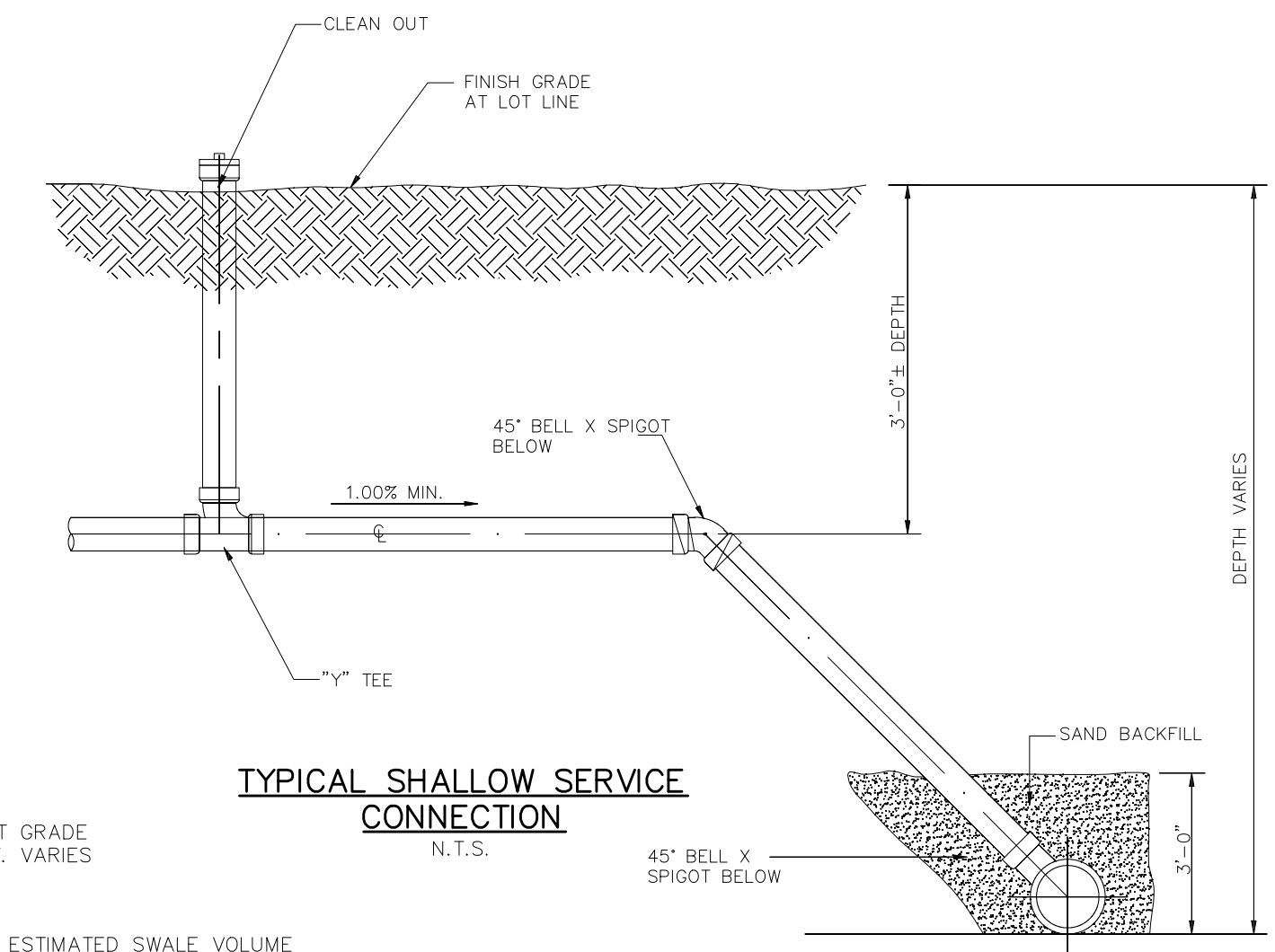
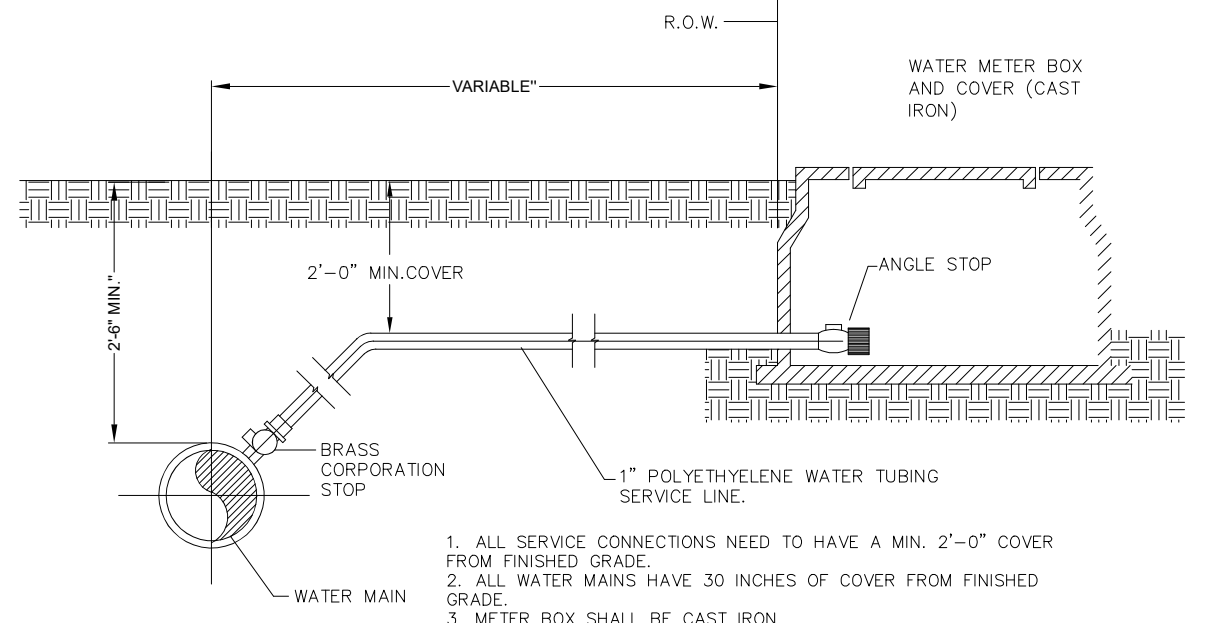
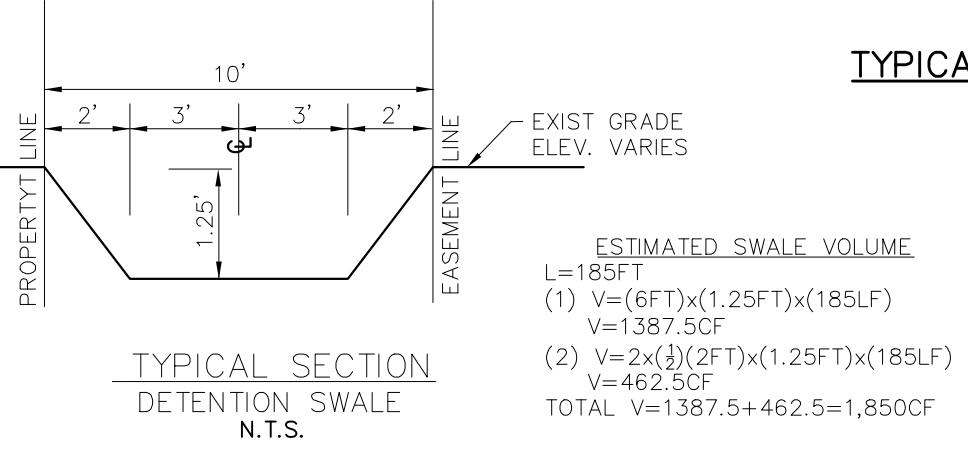
SCALE: 1" = 50'

*PIPELINE CROSSING PERMIT FROM HIDALGO COUNTY WILL BE REQUIRED

*CONTRACTOR TO REGRADE ROADSIDE DITCH TO COUNTY STANDARDS

APPROX. LOCATION EXISTING 3" WATERLINE (NAWSC)

SWALE OVERFLOW SECTION



DRAINAGE STATEMENT

Location:
R.B. Stewart Estates is located on the west side of Wilson Avenue approximately 200 feet south of FM 490 within the rural area of Hidalgo County, Texas and is described as follows: 2.07 acres of land out of Blocks 77 and 98, Townsite of Hargill, according to the plat thereof recorded in Volume 3, Pages 45-46 of the Hidalgo County Map Records.

Flood Zone Designation:
By graphical plotting this property falls in flood zone "X" (unshaded), described as areas of determined to be outside the 500-year flood plain, as per F.E.M.A. Flood Insurance Rate Map with Community Panel No. 480334 0250 C, January 2, 1981.

Existing Soils:
Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hargill fine sandy loam (16). Hargill fine sandy loam is listed in hydrologic soil group II, which consist of well drained soils with a moderate infiltration rate.

Development Conditions:
The land comprising this subdivision consists of open land in agricultural use. Review of the topographic information of the site reveals the site is fairly level with a slight slope towards the east-northeast. Pre-development calculations for a 10-year frequency storm reveal an estimated pre-development runoff of 2.96 CFS.

Future Conditions:
The development will consist of four lots. Expected future use is for single family residential use. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal an increase Q of 0.38 CFS, with a total maximum volume of additional run-off of 6,057 cubic feet (0.139 acre-ft), and a future peak Q of 8.34 CFS. The additional runoff will be drained on the site within the proposed detention, easements and overflow into the regraded roadside ditch along Wilson Avenue. From here it will make its way north and then west along the roadside ditch along FM 490.

ENGINEER'S SIGNATURE _____ DATE _____



FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
THIS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC). THE SUBDIVIDER AND NAWSC HAVE ENTERED INTO A CONTRACT IN WHICH NAWSC HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND MHASC 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.

NAWSC HAS AN EXISTING 3" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE OF WILSON ROAD.

WATER DISTRIBUTION FOR THIS SUBDIVISION: THE SUBDIVISION CONSISTS OF TWO (2) 1" DUAL SERVICE CONNECTIONS AND A SINGLE 3/4" SERVICE CONNECTION TO THE EXISTING 3" WATERLINE. THE METER BOXES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$4,600.00. IN ADDITION, THE SUBDIVIDER HAS PAID MHASC THE SUM OF \$6,200.00, 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. 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 THIS PLAT.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES:
NAWSC AN EXISTING 8 INCH SANITARY SEWER LINE ALONG THE WEST SIDE OF WILSON ROAD. SANITARY SEWER SERVICE FOR THIS SUBDIVISION WILL CONSIST OF FOUR NEW 4 INCH SERVICE CONNECTIONS FROM THE EXISTING 8 INCH SANITARY SEWER LINE TO SERVICE THE LOTS.

THE COST TO THE SANITARY SEWER SYSTEM AS DESCRIBED ABOVE IS \$2,600.00. THE ENTIRE SANITARY SEWER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NAWSC AND IS OPERABLE AS OF THE DATE OF RECORDING OF THIS PLAT.

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 COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED 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 \$4,600.00 WHICH EQUALS TO \$1,200.00 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST \$650.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$2,600.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO:
LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE LA CIUDAD DE NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC). EL DUEÑO DE LA SUBDIVISION Y NAWSC HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. NAWSC HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA DE 3 PULGADAS DE DIAMETRO QUE PASA POR EL LADO ESTE DE LA CARRETERA WILSON.

DEL CONDUCTO DE 3" SE CONECTARAN DOS DUAL SERVICIOS DE 1" Y UN SERVICIO DE 3/4" PARA LOS LOTES CON MEDIDOR MECANICO DE AGUA. YA SE HAN INSTALADO LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$4,600.00. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A NAWSC \$6,200.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA 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, NAWSC LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE:
LA SUBDIVISION RECIBIRA SERVICIO DE DRENAJE DE NAWSC. NAWSC TIENE UNA LINEA DE 8 PULGADAS POR EL LADO OESTE DE LA CALLE WILSON. PARA LA SUBDIVISION, SE CONECTARAN CUATRO SERVICIOS DE 4 PULGADAS PARA LOS LOTES.

YA SE HAN INSTALADO LOS SERVICIOS A UN COSTO DE 2,600.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA.

CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA YA HAN INSTALADO Y COMPLETAMENTE CONSTRUICO CON EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE \$4,600.00 O \$1,200.00 POR LOTE.

DRENAJE: EL SISTEMA DE DRENAJE YA INSTALADO Y COMPLETAMENTE CONSTRUICO A UN COSTO DE \$2,600.00 O \$650.00 POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____

ESTIMATED SUBDIVISION IMPROVEMENT COST:
WATER: \$4,600.00
SANITARY: \$2,600.00
PAVING: N/A

OWNER: ROBERT B. STEWART
ADDRESS: 1822 N BLUEBIRD
HARLINGEN, TEXAS 78550

STATE OF TEXAS
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ROBERT B. STEWART AND PROVIDED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, FOR THE STATE OF TEXAS

NAME	ADDRESS	PHONE
OWNER: ROBERT B STEWART	1822 N BLUEBIRD, HARLINGEN, TX 78550	(956) 246-1312
SURVEYOR: REYNALDO ROBLES	PO BOX 476, WESLACO, TX 78599	(956) 968-2422
ENGINEER: REYNALDO ROBLES, JR.	PO BOX 476, WESLACO, TX 78599	(956) 968-2422

ROBLES ENGINEERING, LLC
FIRM NO. F-17391

107 W. WINDSHIRE ST.
WESLACO, TEXAS 78596

PHONE (956) 968-2422
FAX (956) 969-2011

JOB No. 181-24
DATE: 1-18-24
DRAWN BY: JR

INDEX TO SHEETS OF R.B. STEWART ESTATES	
SHEET 1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES 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 CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.O.D. CERTIFICATE OF APPROVAL; H.C.H.D. CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSP) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSP) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) TYPICAL WATER SERVICE CONNECTION, SUBDIVIDER CERTIFICATE AND STATEMENT, 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

FOR INTERNAL PRELIMINARY REVIEW ONLY-NOT FOR RECORDING-NOT FOR CONSTRUCTION