



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: 6-09-2026

PROPOSED, GRACE CHURCH SUBDIVISION PRECINCT No. 1.

ENGINEER: GARZA-GARZA CONSULTING ENGINEERS, DEVELOPER: VERONICA CASTANEDA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: NORTHWEST CORNER OF FM 2812 AND SKINNER ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-28-26 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION AT BUILDING PERMIT STAGE.

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 6" LOCATION: SKINNER 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.

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TRACT # 1 METES AND BOUNDS DESCRIPTION

A 6.00 ACRE TRACT OF LAND OUT OF LOTS 96, 98 & 100, DELTA ORCHARDS COMPANY UNIT NO. 1, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 6 PAGE 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 6.00 ACRE TRACT OF LAND BEING THE NORTH 6.00 ACRES OF A 10.00 ACRE TRACT RECORDED IN DOCUMENT NO. 2466150 OFFICIAL RECORDS HIDALGO COUNTY, TEXAS AND IS ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 100, BEING WITHIN FM 2812 RD RIGHT OF WAY FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE S 08°57'26" W, WITH THE EAST LINE OF SAID LOTS 96, 98 AND 100, AND BEING WITHIN SKINNER ROAD, RIGHT OF WAY, A DISTANCE OF 792.0' TO A POINT ON THE EAST LINE OF SAID LOT 96, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE N 81°02'34" W, ACROSS SAID LOT 96, AT 300.0' PASS A 1/2" ROD WITH CAP FOUND AT THE WEST LINE OF SAID SKINNER ROAD, AT 330.00' IN ALL TO A 1/2" ROD WITH CAP FOUND, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 08°57'26" E, AT 732.00' PASS A 1/2" ROD FOUND AT THE SOUTH RIGHT OF WAY LINE OF SAID FM 2812 RD, AT 792.00' IN ALL TO THE NORTH LINE OF SAID LOT 100 FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 81°02'34" E, WITH THE NORTH LINE OF SAID LOT 100, BEING WITHIN SAID FM 2812 RD RIGHT OF WAY, A DISTANCE OF 330.00' TO THE POINT OF BEGINNING, CONTAINING 6.00 ACRES OF LAND, MORE OR LESS.

TRACT # 2 METES AND BOUNDS DESCRIPTION

A 4.00 ACRE TRACT OF LAND OUT OF LOTS 94 AND 96, DELTA ORCHARDS COMPANY UNIT NO. 1, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 6 PAGE 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 4.00 ACRE TRACT OF LAND BEING THE SOUTH 4.00 ACRES OF A 10.00 ACRE TRACT RECORDED IN DOCUMENT NO. 2466150 OFFICIAL RECORDS HIDALGO COUNTY, TEXAS AND IS ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 94, DELTA ORCHARDS COMPANY UNIT NO. 1 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE N 81°02'34" W, WITH THE SOUTH LINE OF SAID LOT 94, A DISTANCE OF 330.00' TO THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 08°57'26" E, AT 35' PASS A 1/2" ROD WITH CAP FOUND AT THE NORTH LINE OF A 35.00' W.C.W.C. & I.D. No. 1 EASEMENT, AT 330.00' PASS THE COMMON LINE BETWEEN LOT 94 AND LOT 96, AT 528.00' IN ALL TO A 1/2" ROD WITH CAP FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 81°02'34" E, AT 300.00' PASS A 1/2" ROD WITH CAP FOUND AT THE WEST RIGHT OF WAY LINE OF SKINNER ROAD, AT 330.00' IN ALL TO THE EAST LINE OF SAID LOT 96 FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 08°57'26" W, WITH THE EAST LINE OF SAID LOT 96, AT 198.0' PASS THE COMMON NORTH CORNER BETWEEN SAID LOT 96 AND LOT 94, AT 528.00' IN ALL TO THE POINT OF BEGINNING, CONTAINING 4.00 ACRES OF LAND MORE OR LESS.

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- ▲ FOUND 60-D NAIL
- ▲ SET 60-D NAIL
- ▲ FOUND CPS
- ▲ POWER POLE
- ▲ GUY WIRE
- ▲ TELEPHONE PEDESTAL
- GAS MARKER
- ELECTRICAL BOX
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- STORM DRAIN GRATED INLET
- IRRIGATION STAND PIPE
- IRRIGATION GATE VALVE
- SIGN
- FENCE
- DRAINAGE NATURAL FLOW
- ▲ NATURAL GROUND
- ▲ EDGE OF PAVEMENT (TOP)
- ▲ TOP OF ASPHALT

NORTH ALAMO WATER SUPPLY CORPORATION - 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 TRANSFERREES (hereinafter called "Grantor" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (hereinafter called "Grantee"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS 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, GRANTEE FURTHER GRANTS TO GRANTEE AND 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 GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT OR RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS INSTRUMENT 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 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 LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____.

MERELDA GONZALEZ, PASTOR
GRACE CHURCH - EDINBURG
23981 N SKINNER RD
EDINBURG, TX 78542

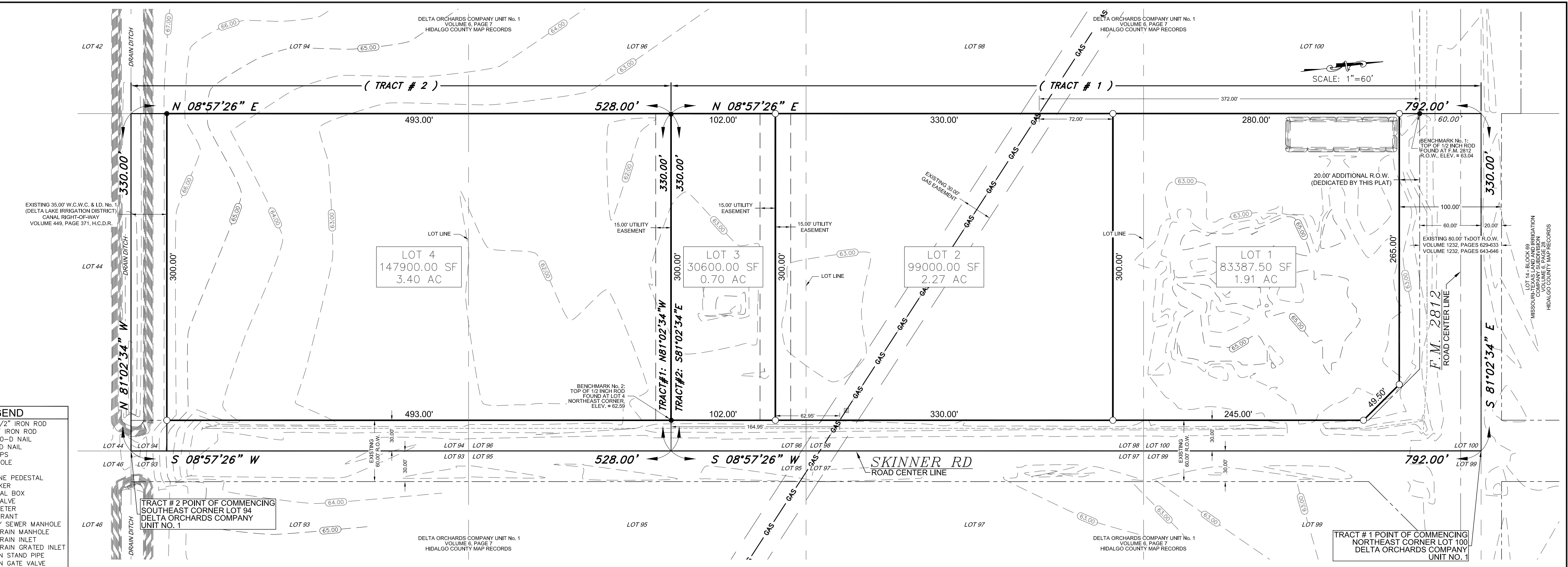
VERONICA LOPEZ CASTANEDA
226 S SKINNER RD
EDINBURG, TX 78542

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000 (REVISED TO REFLECT LOMR DATED MAY 17, 2001).
- THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
- 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:
FRONT: 50.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER)
REAR: 15.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER)
SIDE: 10.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER)
- GENERAL NOTE FOR COMMERCIAL LOTS:
LOTS 1 & 2 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1 & 2 ARE FOR NON-RESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS APPROVED BY THE PLANNING DEPARTMENT, THE OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT, AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE SITUATED ON LOTS 3 & 4. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED ON ANY LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY ANY LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF ROAD 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.
- BENCHMARKS (B.M.): THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. NO. 1: ELEVATION=63.04, N.A.V.D. 83; DESCRIPTION: TOP 1/2 INCH IRON ROD FOUND AT F.M. 2812 R.O.W. APPROX. 330.00 FT. WEST FROM SKINNER RD.
B.M. NO. 2: ELEVATION=62.59, N.A.V.D. 83; DESCRIPTION: TOP OF 1/2 INCH IRON ROD FOUND AT LOT 4 NORTHEAST CORNER.
- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **21,573** CUBIC-FEET OR **0.495** ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS DESCRIBED IN DRAINAGE REPORT ON SHEET No. 3. PER LOT DETENTION AS FOLLOWS:
LOT 1: 4,985 CUBIC-FEET
LOT 2: 5,918 CUBIC-FEET
LOT 3: 1,829 CUBIC-FEET
LOT 4: 8,841 CUBIC-FEET
- 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 LOT OWNERS ARE RESPONSIBLE FOR PROVIDING AN OSSF ON EACH LOT AT BUILDING PERMIT STAGE.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE
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 HEALTH 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 DRAINFIELD SYSTEM.
E. 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.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF LOTS TO THE FRONT DETENTION SWALES AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- 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.
- ALL LOT CORNERS ARE SET 1/2" INCH IRON RODS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS REQUIRED BY TCEQ.
- 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 PERMIT 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.
- MERELDA GONZALEZ, PASTOR AND VERONICA LOPEZ CASTANEDA, OWNER(S) & SUBDIVIDER(S) OF GRACE CHURCH SUBDIVISION RETAIN 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.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL A DRIVEWAY CULVERT REINFORCED CONCRETE PIPE (RCP) NOT LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH AT THE TIME OF BUILDING PERMIT.

INDEX OF SHEETS

SHEET 1	PLAT WITH LOTS, EXISTING STREETS, EXISTING & PROP. R.O.W.; AREA MAP; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND PRECINCT; PRINCIPAL CONTACTS; HEADING, LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; ACKNOWLEDGEMENT, N.A.S.F.S. CASEMENT AND THE FOLLOWING CERTIFICATES: PUBLIC NOTARY, CITY PLAT APPROVAL, COUNTY PLAT APPROVAL, H.C.D.D. No. 1, DONNA IRRIGATION DISTRICT No. 1, SURVEYOR'S, ENGINEER'S;
SHEET 2	MAP OF WATER DISTRIBUTION, PRELIMINARY SITE PLAN, PRELIMINARY DIMENSIONED SITE PLAN & TYPICAL DETAILS.
SHEET 3	TOPOGRAPHY LAYOUT & DRAINAGE PLAN, TYPICAL DETAILS, AND DRAINAGE REPORT.



DELTA IRRIGATION DISTRICT DRAINAGE STATEMENT:

WE, THE UNDERSIGNED OWNER(S) OF LAND SHOWN ON THIS PLAT, FOR THE CONSIDERATION OF WILLACY OR HIDALGO COUNTY WITHIN ONE YEAR AFTER THIS DATE, SHALL CAUSE THIS UTILITY TO BECOME VOID.

APPROVED BY: _____ ATTEST BY: _____
PRESIDENT: CHUCK MCDONALD SECRETARY: MATTHEW KLOSTERMANN

STATE OF TEXAS - COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION (TRACT # 1)

I (WE), MERELDA GONZALEZ, PASTOR GRACE CHURCH - EDINBURG, AS OWNERS OF THE TRACT # 1, A 6.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED GRACE CHURCH SUBDIVISION HEREBY SUBDIVIDE 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.

MERELDA GONZALEZ, PASTOR GRACE CHURCH - EDINBURG
23981 N SKINNER RD
EDINBURG, TX 78542

VERONICA LOPEZ CASTANEDA
226 S SKINNER RD
EDINBURG, TX 78542

NOTARY PUBLIC MY COMMISSION EXPIRES _____

DELTA IRRIGATION DISTRICT CERTIFICATE:

THIS PLAT, GRACE CHURCH SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DELTA LAKE IRRIGATION DISTRICT OF WILLACY AND HIDALGO COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH DISTRICT. "ALL RIGHTS, RULES AND REGULATIONS OF THE DELTA LAKE IRRIGATION DISTRICT EXISTING PRIOR TO THE SUBMISSION OF THIS PLAT ARE NOT ABRIDGED BY THE SUBSEQUENT APPROVAL OF THIS PLAT BY THE SAID DISTRICT, NOTWITHSTANDING ANY PROVISION OR NOTATION OTHERWISE IN THIS PLAT." (THIS REQUIREMENT WILL BE INAPPLICABLE IF ANY RIGHTS, RULES OR REGULATIONS OF THE DISTRICT ARE INTENDED BY THE DISTRICT TO BE ABRIDGED). DELTA LAKE IRRIGATION DISTRICT WILL NOT ALLOW ANY STRUCTURES 15' FROM THE CENTERLINE OF A PIPELINE OR 25' FROM THE INSIDE TIE OF ANY MAIN OR LATERAL CANAL OR DRAINAGE DITCH, AND THAT NO FENCING BE WILL INSTALLED OR REMAIN ON ANY DISTRICTS EASEMENT OR RIGHT OF WAY UNLESS APPROVED BY THE DISTRICT MANAGEMENT. ALL APPROVED FENCING WILL BE REQUIRED TO HAVE GATES PROVIDING A MINIMUM OPENING OF 16 FEET. PLAT WILL BE EXCLUDED FROM DISTRICT BOUNDARIES AND LOTS WILL NO LONGER HAVE ACCESS TO IRRIGATION.

ANY FAILURE TO RECORD THIS PLAT IN THE OFFICE OF THE COUNTY CLERKS OFFICE OF WILLACY OR HIDALGO COUNTY WITHIN ONE YEAR AFTER THIS DATE, SHALL CAUSE THIS UTILITY TO BECOME VOID.

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

APPROVED BY: _____ ATTEST BY: _____
PRESIDENT: CHUCK MCDONALD SECRETARY: MATTHEW KLOSTERMANN

STATE OF TEXAS - COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION (TRACT # 2)

I (WE), VERONICA LOPEZ CASTANEDA, AS OWNERS OF THE TRACT # 2, A 4.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED GRACE CHURCH SUBDIVISION HEREBY SUBDIVIDE 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.

VERONICA LOPEZ CASTANEDA
226 S SKINNER RD
EDINBURG, TX 78542

NOTARY PUBLIC MY COMMISSION EXPIRES _____

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

ENGINEER CERTIFICATE

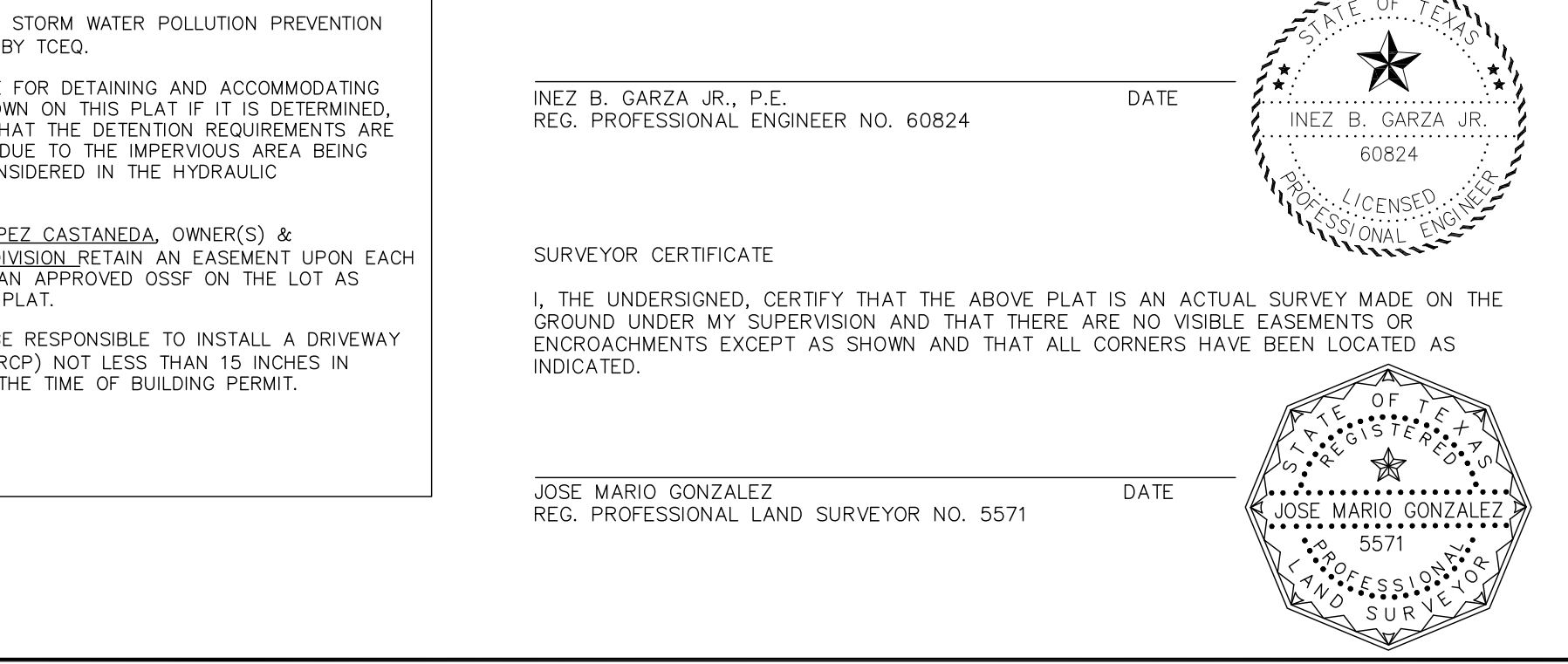
I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

INEZ B. GARZA JR., P.E. DATE _____
REG. PROFESSIONAL ENGINEER NO. 60824

SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

JOSE MARIO GONZALEZ DATE _____
REG. PROFESSIONAL LAND SURVEYOR NO. 5571



STATE OF TEXAS - COUNTY OF HIDALGO
PLAT APPROVAL CERTIFICATE UNDER LOCAL GOVERNMENT CODE § 232.028(b)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE GRACE CHURCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20____.

HIDALGO COUNTY JUDGE _____ ATTEST: _____
HIDALGO COUNTY CLERK

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GRACE CHURCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

HIDALGO COUNTY HEALTH DEPARTMENT ENVIRONMENTAL DIVISION MANAGER _____

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

BY: _____ DEPUTY

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: GRACE CHURCH SUBDIVISION, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4 IN THE EASTERLY SIDE OF HIDALGO COUNTY, AT THE SOUTHWEST CORNER OF F.M. 2812 AND SKINNER ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE U.S. CENSUS BUREAU, THE POPULATION IS 83,394. GRACE CHURCH SUBDIVISION LIES ON HIDALGO COUNTY RURAL AREA.

PROJECT SITE

Orchards Company Unit No. 1

AREA MAP - SCALE: 1"=1,000'

SUBDIVISION PLAT OF: GRACE CHURCH

A 10.00 ACRE TRACT OF LAND OUT OF LOTS 94, 96, 98 & 100, DELTA ORCHARDS COMPANY UNIT NO. 1, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 6 PAGE 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 10.00 ACRE TRACT OF LAND BEING THE SAME LAND DESCRIBED IN DOCUMENT NO. 2466150 OFFICIAL RECORDS HIDALGO COUNTY, TEXAS.

DATE OF PREPARATION: NOVEMBER 1, 2025

GARZA-GARZA CONSULTING ENGINEERS
FIRM REGISTRATION NO. F-004983
3011 SAN FELIPE ST. - SAN JUAN, TX 78589
OFFICE: (956) 905-2360
CELL: (956) 451-4729

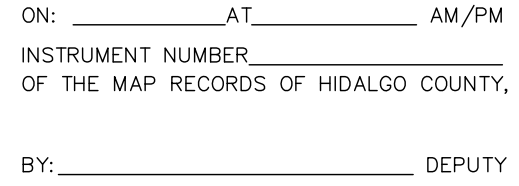
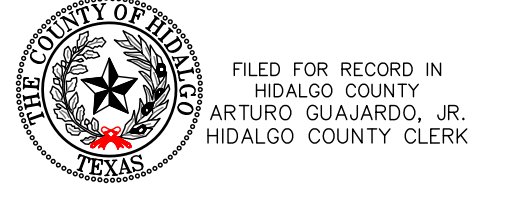
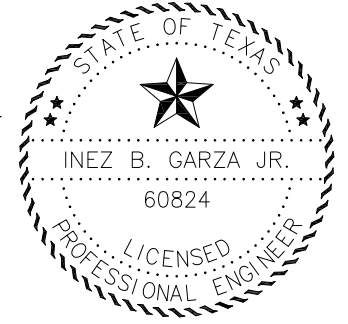
HIDALGO COUNTY PAGE: 1 OF 3

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE(S)
OWNER (1): GRACE CHURCH - EDINBURG	23981 N SKINNER RD - EDINBURG, TX 78542	(956) 472-3414
OWNER (2): VERONICA LOPEZ CASTANEDA	226 S SKINNER RD - EDINBURG, TX 78542	(956) 000-0000
ENGINEER: INEZ B. GARZA JR., P.E.	3011 SAN FELIPE ST. - SAN JUAN, TX 78589	(956) 451-4729
SURVEYOR: JOSE MARIO GONZALEZ, R.P.L.S.	24593 FM 88 - MONTE ALTO, TX 78538	(956) 380-5154

RIO DELTA SURVEYING
24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RIODELTASURVEYING.COM
T.B.P.L.S. FIRM # 10013900

JOB NUMBER: RIO 24 077 DATE SURVEYED: 10/28/24



SUBDIVIDER CERTIFICATION:
 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 FOR TRACT # 1:
 I (WE), MERELDA GONZALEZ, PASTOR FOR GRACE CHURCH - EDINBURG, SUBDIVIDER(S) OF GRACE CHURCH SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND 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 TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

MERELDA GONZALEZ, PASTOR
 GRACE CHURCH - EDINBURG
 23981 N SKINNER RD
 EDINBURG, TX 78542

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MERELDA GONZALEZ, PROVED TO ME THROUGH HIS/HER/ THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE(S) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE 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/SHE/ THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

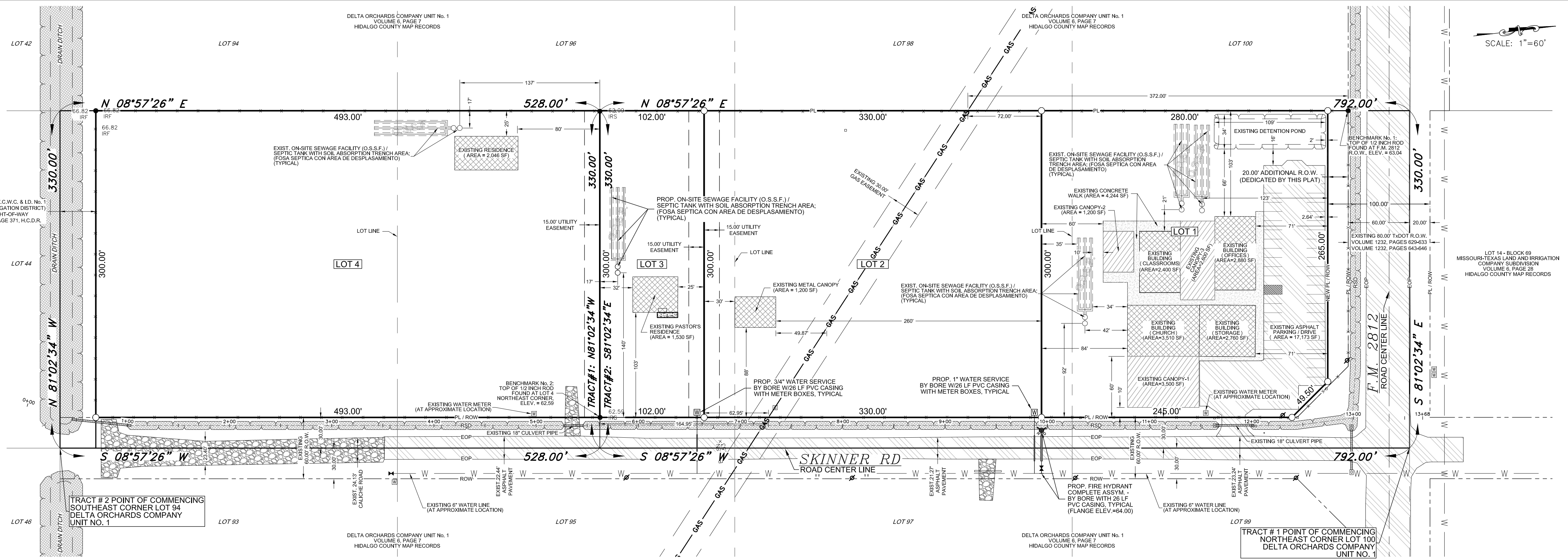
SUBDIVIDER STATEMENT FOR TRACT # 2:
 I (WE), VERONICA LOPEZ CASTANEDA, SUBDIVIDER(S) OF GRACE CHURCH SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

VERONICA LOPEZ CASTANEDA
 226 S SKINNER RD
 EDINBURG, TX 78542

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED VERONICA LOPEZ CASTANEDA, PROVED TO ME THROUGH HIS/HER/ THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE(S) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE 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/SHE/ THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____



MAP OF WATER DISTRIBUTION, & SANITARY SEWER SYSTEM

FINAL ENGINEERING REPORT FOR: GRACE CHURCH SUBDIVISION

WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE
 GRACE CHURCH SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION ("NAWSC"). THE SUBDIVIDER, AND NAWSC HAVE ENTERED INTO A CONTRACT IN WHICH NAWSC HAS PROMISED TO RESERVE A WATER METER FOR EACH OF THESE LOTS AND TO PROVIDE SUFFICIENT WATER TO THIS SUBDIVISION FOR AT LEAST 30 YEARS AND NAWSC HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF GRACE CHURCH SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 6" (INCH) WATER LINE ALONG THE EAST SIDE OF SKINNER ROAD. PROPERTY HAS TWO EXISTING WATER METERS THAT WILL REMAIN IN PLACE TO SERVICE LOT 1 AND LOT 4. PROPOSED WATER DISTRIBUTION FOR THE REST OF THE SUBDIVISION CONSISTS OF ONE - 1" (INCH) DIAMETER SINGLE SERVICE LINE FOR LOT 2 AND ONE - 3/4" (INCH) DIAMETER SINGLE SERVICE LINE FOR LOT 3. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT, TOTALING (2) NEW METERS. THE TWO SINGLE SERVICES, INCLUDING THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ 0,000.00, WHICH EQUALS TO \$ 0,000.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID "N.A.W.S.C." A TOTAL OF \$ 0,000.00, OR \$ 0,000.00 PER LOT, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT, WHICH COVERS THE COSTS OF WATER RIGHTS, WATER METERS, METER BOXES, WATER SUPPLY FEES, AND ALL OTHER FEES ASSOCIATED WITH WATER SUPPLY. THE SUBDIVIDER HAS INSTALLED ONE FIRE HYDRANT AT A TOTAL COST OF \$ 0,000.00. 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.

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES UTILIZING PERSONAL CHECK.
 SEWAGE FOR GRACE CHURCH SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITY ("OSSF") CONSISTING OF STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANKS AND DRAIN FIELDS ON THESE LOTS. 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. THESE LOTS HAVE ADEQUATE AREA FOR A REPLACEMENT DRAINFIELD.

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. TWO 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 THIS LIMITS AREA). THE SOIL IS A UNIFORM SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE SEPTIC TANK SYSTEMS FOR ALL LOTS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE SUBDIVIDER HAS PAID A TOTAL OF \$ 0,000.00, WHICH EQUALS TO \$ 0,000.00 PER LOT FOR THE SEPTIC TANK SYSTEM. THE PRICE IS INCLUDING THE COSTS FOR THE REQUIRED PERMITS AND LICENSES. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

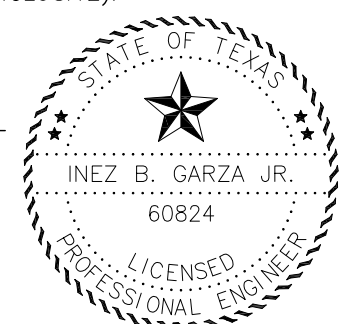
WATER & SEWAGE ENGINEER CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE ACTUAL COSTS FOR THE INSTALLED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITY: THESE FACILITIES ARE FULLY CONSTRUCTED, INCLUDING WATER METERS AND WATER METER BOXES. THE TOTAL COST FOR THIS WATER SYSTEM INCLUDING ALL N.A.W.S.C. FEES WAS \$ 0,000.00, FOR THE ENTIRE SUBDIVISION, WHICH EQUALS TO \$ 0,000.00 PER LOT.

SEWAGE FACILITIES: SEPTIC TANK SYSTEM ARE FULLY CONSTRUCTED AND THE TOTAL COST WAS \$ 0,000.00, FOR THE ENTIRE SUBDIVISION, WHICH EQUALS TO \$ 0,000.00 PER LOT (ALL INCLUSIVE).

INEZ B. GARZA JR., P.E.
 REG. PROFESSIONAL ENGINEER NO. 60824



COST OF IMPROVEMENTS	
DRAINAGE SYSTEM	\$ 00,000.00
WATER SERVICE SYSTEM W/FEES	\$ 00,000.00
SEPTIC TANK SYSTEM	\$ 00,000.00
TOTAL	\$ 00,000.00

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION: GRACE CHURCH SUBDIVISION

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO
 LA SUBDIVISION "GRACE CHURCH SUBDIVISION" RECIBIRA SU PROVISION DE AGUA DE "NORTH ALAMO WATER SUPPLY CORPORATION" (LA COMPANIA DE AGUA NAWSC). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA NAWSC HAN FIRMADO UN CONTRATO DONDE NAWSC HA PROMETIDO A RESERVAR UN MEDIDOR DE AGUA PARA CADA SOLAR. POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. NAWSC HA PRESENTADO DOCUMENTACION DEMOSTRANDO A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EN EL FUTURO A ESTE DESARROLLO DE GRACE CHURCH SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 6" (PULGADAS) DE DIAMETRO EN EL LADO ESTE DE LA CALLE "SKINNER ROAD". ESTA PROPIEDAD TIENE DOS MEDIDORES EXISTENTES QUE PERMANECERAN EN SU LUGAR PARA SERVIR EL LOTE 1 Y LOTE 4. EL SISTEMA DE DISTRIBUCION DE AGUA PARA EL RESTO DE ESTA SUBDIVISION CONSISTE DE UN SERVICIO SINGULAR DE 1" (PULGADA) DE DIAMETRO PARA LOTE 2 Y UN SERVICIO SINGULAR DE 3/4" (PULGADA) DE DIAMETRO PARA LOTE 3. LOS SERVICIOS PREVIAMENTE MENCIONADOS CONECTANDO ALA CAJA DEL MEDIDOR, CON UN TOTAL DE (2) MEDIDORES NUEVOS. LOS DOS SERVICIOS SINGULARES CON LOS MEDIDORES YA SE HAN INSTALADO A UN COSTO TOTAL DE \$ 0,000.00 QUE ES IGUAL A \$ 0,000.00 POR LOTE. EL SUBDIVIDOR TAMBIEN HA PAGADO HA "NAWSC" UNA SUMA DE \$ 0,000.00 TOTAL, O \$ 0,000.00 POR SOLAR, COMO LO INDICA EL CONTRATO DE GARANTIA DE SERVICIO DE AGUA POR 30 ANOS DE NAWSC, QUE INCLUYE LOS COSTOS DE DERECHOS DE AGUA, LOS MEDIDORES DE AGUA, LAS CAJAS PARA LOS MEDIDORES, CUOTAS DE SERVICIO DE AGUA, Y CUALQUIER OTRO TIPO DE CUOTAS RELACIONADAS CON EL SERVICIO DE AGUA. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO UNA BOCA DE RIEGO (FIRE HYDRANT) A UN COSTO TOTAL DE \$ 0,000.00. TODO EL SISTEMA DE SERVICIO DE AGUA HA SIDO APROBADO Y ACEPTADO POR "NAWSC" Y TAMBIEN, EL SISTEMA DE DISTRIBUCION DE AGUA ESTA FUNCIONANDO DESDE LA FECHA QUE ESTE MAPA O "PLAT" FUE REGISTRADO.

DRENAJE: DESCRIPCION, GASTOS, Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
 EL SISTEMA DE DRENAJE PARA GRACE CHURCH SUBDIVISION ES DE FOSAS SEPTICAS EN CADA SOLAR. CADA SISTEMA DE FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA CADA SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS ("OSSF"). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE ESTOS SOLARES TIENEN SUFICIENTE AREA PARA REPLAZAMIENTO DEL CAMPO DE DRENAJE.

CADA SOLAR MIDE POR LO MENOS MEDIO ACRE. SE HICIERON POR LO MENOS DOS ESCAVACIONES EN LUGARES OPUESTOS EN LA SUBDIVISION (ESCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOS Y SUELOS LABRADOS) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS ESCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS ESCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL SISTEMA SEPTICO PARA TODOS LOS SOLARES HAN SIDO INSTALADOS ANTES DEL TIEMPO DE APLICACION PARA APROBACION FINAL DEL "PLAT". EL SUBDIVIDOR A PAGADO UNA CANTIDAD TOTAL DE \$ 0,000.00 O \$ 0,000.00 POR CADA SOLAR PARA LA INSTALACION DE EL SISTEMA SEPTICO. ESTE PRECIO YA INCLUYE LOS PERMISOS REQUERIDOS Y LICENSAS. EL SUBDIVIDOR INCLUIRA EL COSTO DEL SISTEMA DE FOSA SEPTICA EN EL PRECIO DE VENTA DEL SOLAR.

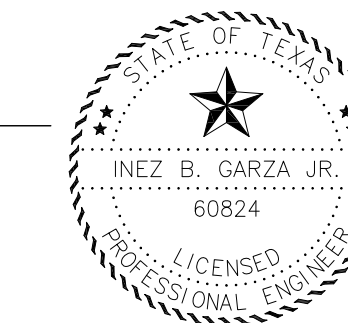
CERTIFICACION DE INGENIERIA PARA LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCritos EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343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

CERTIFICO QUE LOS GASTOS DE INSTALACION DE LOS SISTEMAS DE AGUA Y DE DRENAJE FUERON:

AGUA: EL SISTEMA/SERVICIO DE AGUA FUE INSTALADO Y COMPLETAMENTE CONSTRUIDO, INCLUYENDO LA INSTALACION DEL MEDIDOR DE AGUA CON CAJA. EL COSTO PARA ESTE SISTEMA INCLUYENDO TODAS LAS CUOTAS DE N.A.W.S.C. FUE UN TOTAL DE \$ 0,000.00 PARA TODA LA SUBDIVISION, QUE ES IGUAL HA \$ 0,000.00 POR SOLAR.

DRENAJE: LOS SISTEMAS DE LAS FOSAS SEPTICAS TAMBIEN HAN SIDO INSTALADOS Y COMPLETAMENTE CONSTRUIDAS CON UN TOTAL DE \$ 0,000.00 PARA TODA LA SUBDIVISION, QUE ES IGUAL A \$ 0,000.00 POR SOLAR (TODO INCLUIDO).

INEZ B. GARZA JR., P.E.
 REG. PROFESSIONAL ENGINEER NO. 60824



LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- FOUND 60-D NAIL
- SET 60-D NAIL
- ▲ FOUND COPS
- ▲ SET COPS
- ⊕ POWER POLE
- ⊕ GUY WIRE
- ⊕ TELEPHONE PEDESTAL
- ⊕ GAS MARKER
- ⊕ ELECTRICAL BOX
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ SANITARY SEWER MANHOLE
- ⊕ STORM DRAIN MANHOLE
- ⊕ STORM DRAIN INLET
- ⊕ STORM DRAIN GRADE INLET
- ⊕ IRRIGATION STAND PIPE
- ⊕ IRRIGATION GATE VALVE
- ⊕ SIGN
- ⊕ FENCE
- ⊕ DRAINAGE NATURAL FLOW

ELEVATIONS

- NATURAL GROUND
- EDGE OF PAVEMENT (TOP)
- TOP OF ASPHALT



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

MAP OF WATER DISTRIBUTION & SANITARY SEWER SYSTEM PLAN OF:

GRACE CHURCH

A 10.00 ACRE TRACT OF LAND OUT OF LOTS 94, 96, 98 & 100, DELTA ORCHARDS COMPANY UNIT NO. 1, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 6 PAGE 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 10.00 ACRE TRACT OF LAND BEING THE SAME LAND DESCRIBED IN DOCUMENT NO. 2466150 OFFICIAL RECORDS HIDALGO COUNTY, TEXAS.

RIO DELTA SURVEYING
 24593 FM 88, MONTE ALTO, TX 78538
 (TEL) 956-380-5154 (FAX) 956-380-5156
 EMAIL: MARIO@RIODELTASURVEYING.COM
 T.B.P.L.S. FIRM # 10013900
 JOB NUMBER: RIO 24 077 DATE SURVEYED: 10/28/24

DATE OF PREPARATION: NOVEMBER 1, 2025
GARZA-GARZA CONSULTING ENGINEERS
 FIRM REGISTRATION NO. F-004983
 3011 SAN FELIPE ST. - SAN JUAN, TX 78589
 OFFICE: (956) 905-2360
 CELL: (956) 451-4729

INDEX OF SHEETS

SHEET	DESCRIPTION
SHEET 1	PLAT WITH LOTS, EXISTING STREETS, EXISTING & PROP. R.O.W.; AREA MAP; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND PRECINCT; PRINCIPAL CONTACTS; HEADING; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS' ACKNOWLEDGMENT; N.A.W.S.C. EASEMENT; AND THE FOLLOWING CERTIFICATES: PUBLIC NOTARY, CITY PLAT APPROVAL, COUNTY PLAT APPROVAL, H.C.D.D. No. 1, DONNA IRRIGATION DISTRICT No. 1, SURVEYOR'S, ENGINEER'S;
SHEET 2	MAP OF WATER DISTRIBUTION, PRELIMINARY SITE PLAN, PRELIMINARY DIMENSIONED SITE PLAN & TYPICAL DETAILS.
SHEET 3	TOPOGRAPHY LAYOUT & DRAINAGE PLAN, TYPICAL DETAILS, AND DRAINAGE REPORT.

DRAINAGE STATEMENT
 REVISED DATE: NOVEMBER 1, 2025
 PREPARED BY: INEZ B. GARZA JR., P.E.
 GRACE CHURCH SUBDIVISION
 HIDALGO COUNTY RURAL AREA

GRACE CHURCH SUBDIVISION IS A (4) FOUR LOT SUBDIVISION LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4, IN THE EASTERLY SIDE OF HIDALGO COUNTY, AT THE SOUTHWEST CORNER OF F.M. 2812 AND SKINNER ROAD. PROPERTY LIES IN THE HIDALGO COUNTY RURAL AREA. TRACT # 1 PROPERTY (NORTH 6.0 ACRES) IS CURRENTLY USED AS COMMERCIAL (CHURCH) AND TRACT # 2 PROPERTY (SOUTH 4.0 ACRES) IS CURRENTLY USED AS SINGLE-FAMILY RESIDENTIAL. THE PROPOSED USE FOR LOTS 1 & 2 IS FOR COMMERCIAL USE (CHURCH) AND LOTS 3 & 4 FOR SINGLE-FAMILY RESIDENTIAL.

LEGAL DESCRIPTION CONSISTS OF A 10.00 ACRE TRACT OF LAND OUT OF LOTS 94, 96, 98 & 100, DELTA ORCHARDS COMPANY UNIT NO. 1, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 6 PAGE 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 10.00 ACRE TRACT OF LAND BEING THE SAME LAND DESCRIBED IN DOCUMENT NO. 2466150 OFFICIAL RECORDS HIDALGO COUNTY, TEXAS.

THE SUBDIVISION IS IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0325 D, MAP REVISED JUNE 6, 2000. (REVISED TO REFLECT LOMR DATED MAY 17, 2001)

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS MOSTLY OF HIDALGO FINE SANDY LOAM (25), SOIL GROUP "B"; HIDALGO SANDY CLAY LOAM (26), SOIL GROUP "B"; AND RACOMBE'S SANDY CLAY LOAM (48), SOIL GROUP "B"; WITH 0 TO 1 % SLOPES. THESE SOILS ARE WELL-DRAINED, SURFACE RUNOFF IS MEDIUM, PERMEABILITY IS MODERATELY HIGH, AND THE WATER CAPACITY IS MODERATE.

EXISTING DRAINAGE RUNOFF SHEET FLOWS OVERLAND IN AN EASTERLY DIRECTION TO AN EXISTING SKINNER ROAD ROADSIDE DITCH (ADJACENT TO EAST PROPERTY LINE). STORM WATER IS THEN CONVEYED SOUTH TO AN EXISTING 18" CORRUGATED DRAIN PIPE THAT CONNECTS TO AN EXISTING DELTA LAKE IRRIGATION DISTRICT (W.C.W.C. & I.D. NO. 1) DRAIN DITCH, ADJACENT SOUTH TO THIS DEVELOPMENT. STORM WATER IS THEN CONVEYED NORTHEAST TO THE HIDALGO COUNTY DRAINAGE SYSTEM.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YEAR RAINFALL EVENT WILL GENERATE APPROXIMATELY 7.03 CFS OF STORM RUNOFF FOR THE EXISTING CONDITIONS OF THIS PROPERTY. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SUBDIVISION AFTER DEVELOPMENT WILL GENERATE AN ESTIMATED 16.10 CFS OF RUNOFF FOR A 50-YEAR RAINFALL EVENT, AN INCREASE OF 9.07 CFS.

IN ACCORDANCE WITH HIDALGO COUNTY PLANNING DEPARTMENT AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAINAGE REQUIREMENTS, BY USING THE MODIFIED RATIONAL METHOD (M.R.M.), WE HAVE CALCULATED THAT APPROXIMATELY 21,573 CF OR 0.495 AC-FT OF STORM RUNOFF WILL NEED TO BE DETAINED ONSITE. THIS RUNOFF WILL BE DETAINED WITHIN DETENTION SWALES FOR COMMERCIAL LOTS 1 & 2, AND WITHIN DEPRESSED / GREEN AREAS OF PROPOSED LARGE SINGLE-FAMILY LOTS 3 & 4. PER LOT DETENTION AS FOLLOWS:

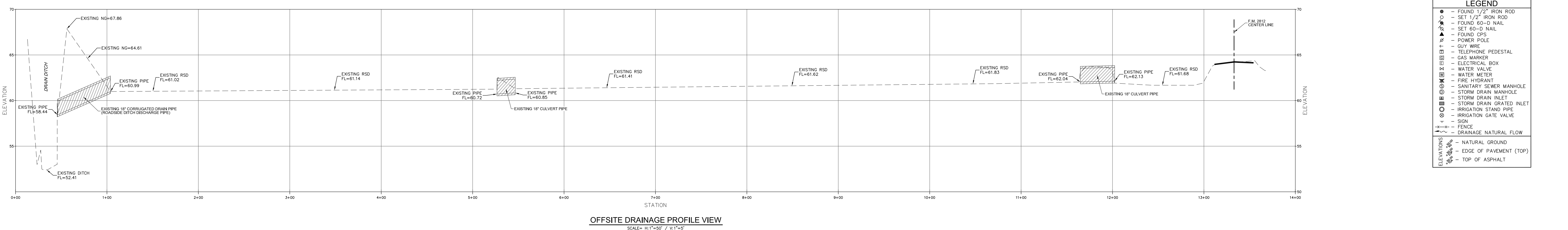
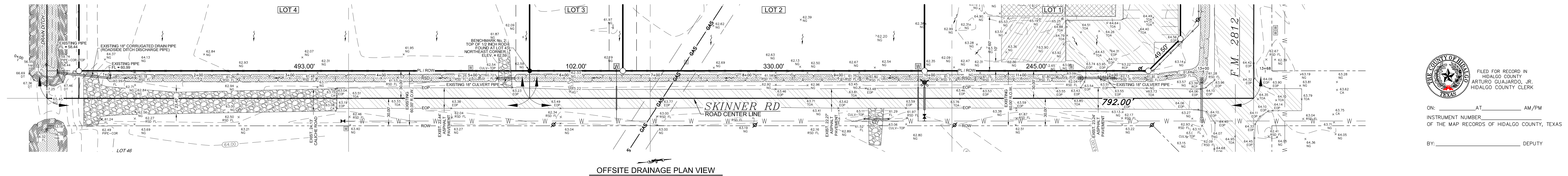
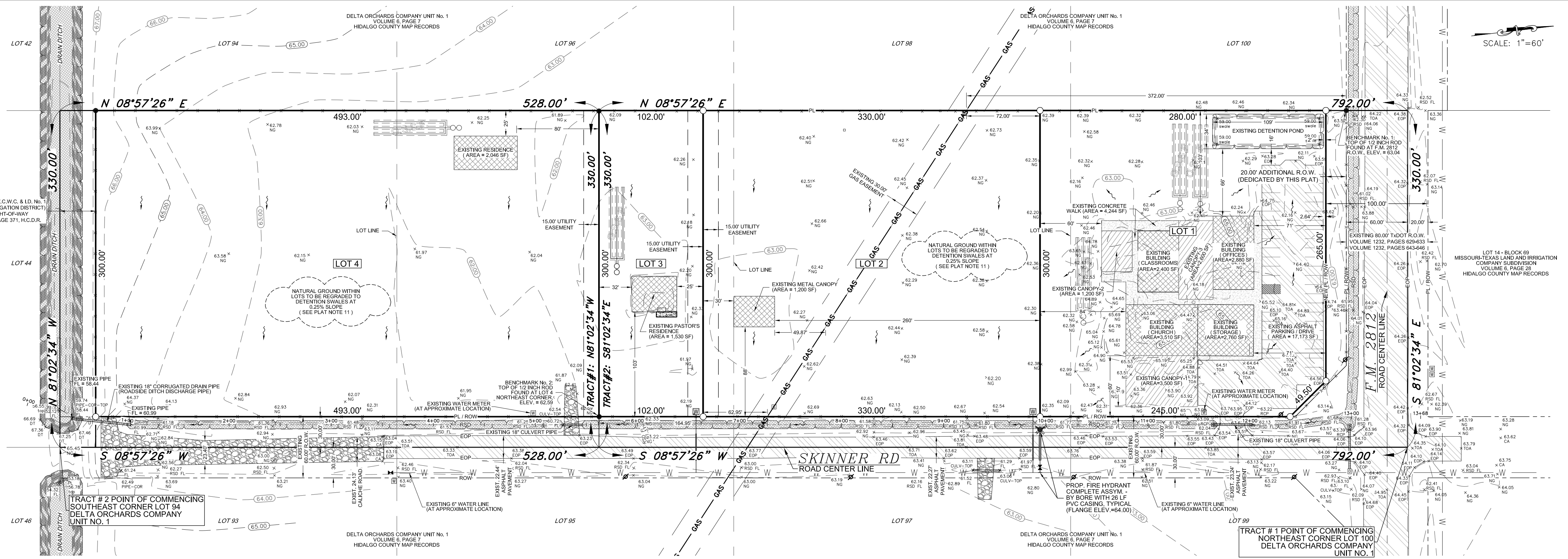
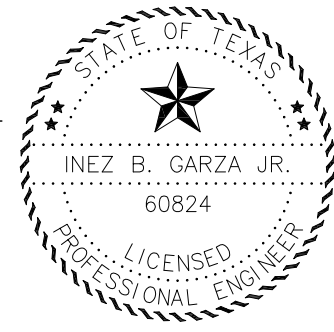
LOT 1: 4,985 CUBIC-FEET LOT 3: 1,829 CUBIC-FEET
 LOT 2: 5,918 CUBIC-FEET LOT 4: 8,841 CUBIC-FEET

NO DRAINAGE IMPROVEMENTS ARE BEING PROPOSED FOR THIS DEVELOPMENT SINCE SAID ROADSIDE DITCH ALREADY HAS A POSITIVE DRAINAGE FLOW AND IS CONNECTED TO AN EXISTING DRAIN DITCH. (SEE PLAN AND PROFILE VIEW ON PLAT SHEET 3 FOR MORE INFORMATION.)

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0325 D, MAP REVISED JUNE 6, 2000. (REVISED TO REFLECT LOMR DATED MAY 17, 2001).

INEZ B. GARZA JR., P.E.
 REG. PROFESSIONAL ENGINEER NO. 60824

DATE



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

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

BY: _____ DEPUTY

LEGEND

- - FOUND 1/2" IRON ROD
- - SET 1/2" IRON ROD
- ⊙ - FOUND 60-D NAIL
- ⊖ - SET 60-D NAIL
- ▲ - FOUND CPS
- ⊕ - POWER POLE
- ⊗ - GUY WIRE
- ⊘ - TELEPHONE PEDESTAL
- ⊙ - GAS MARKER
- ⊙ - ELECTRICAL BOX
- ⊙ - WATER VALVE
- ⊙ - WATER METER
- ⊙ - FIRE HYDRANT
- ⊙ - SANITARY SEWER MANHOLE
- ⊙ - STORM DRAIN MANHOLE
- ⊙ - STORM DRAIN INLET
- ⊙ - STORM DRAIN GRATED INLET
- ⊙ - IRRIGATION STAND PIPE
- ⊙ - IRRIGATION GATE VALVE
- ⊙ - SIGN
- ⊙ - FENCE
- ⊙ - DRAINAGE NATURAL FLOW

ELEVATIONS
 ○ - NATURAL GROUND
 ○ - EDGE OF PAVEMENT (TOP)
 ○ - TOP OF ASPHALT

TOPOGRAPHY LAYOUT & DRAINAGE PLAN OF:
GRACE CHURCH
 A 10.00 ACRE TRACT OF LAND OUT OF LOTS 94, 96, 98 & 100, DELTA ORCHARDS COMPANY UNIT NO. 1, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 6 PAGE 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 10.00 ACRE TRACT OF LAND BEING THE SAME LAND DESCRIBED IN DOCUMENT NO. 2466150 OFFICIAL RECORDS HIDALGO COUNTY, TEXAS.

RIO DELTA SURVEYING
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 T.P.L.S. FIRM # 10013900

JOB NUMBER: RIO 24 077 DATE SURVEYED: 10/28/24

DATE OF PREPARATION: NOVEMBER 1, 2025
GARZA-GARZA CONSULTING ENGINEERS
 FIRM REGISTRATION NO. F-004983
 3011 SAN FELIPE ST. - SAN JUAN, TX 78589
 OFFICE: (956) 905-2360
 CELL: (956) 451-4729

INDEX OF SHEETS

SHEET 1	PLAT WITH LOTS, EXISTING STREETS, EXISTING & PROP. R.O.W.'S, AREA MAP, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND PRECINCT; PRINCIPAL CONTACTS; HEADING; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS' ACKNOWLEDGMENT, N.A.M.S.C. EASEMENT; AND THE FOLLOWING CERTIFICATES: PUBLIC NOTARY, CITY PLAT APPROVAL, COUNTY PLAT APPROVAL, H.C.D.D. NO. 1, DONNA IRRIGATION DISTRICT NO. 1, SURVEYOR'S, ENGINEER'S;
SHEET 2	MAP OF WATER DISTRIBUTION, PRELIMINARY SITE PLAN, PRELIMINARY DIMENSIONED SITE PLAN & TYPICAL DETAILS.
SHEET 3	TOPOGRAPHY LAYOUT & DRAINAGE PLAN, TYPICAL DETAILS, AND DRAINAGE REPORT.