



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: 8-04-2026

PROPOSED TAMEZ ESTATES, PRECINCT No. 1

ENGINEER: CMD ENGINEERING, PLLC. DEVELOPER: JUAN TAMEZ

☒ PRELIMINARY APPROVAL ☐ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☒ WITH VARIANCE

NUMBER OF LOTS: 1 ☒ *SINGLE FAMILY ☐ *MULTI-FAMILY 2 ☒ COMMERCIAL ☐ INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: WEST OF MILE 6 WEST ROAD APPROXIMATELY ½ OF MILE NORTH OF MILE 10 WEST ROAD.

SUBDIVISION LIES WITHIN THE: ☒ ETJ OF WESLACO

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-9-2026 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 6 W. ROAD

SEWER SYSTEM: ☒ OSSF

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 8" LOCATION: MILE 6 WEST ROAD.

VARIANCE REQUEST TITLE B. CHAPTER 2. SECTION 2.8 ITEM LOT WIDTH

STAFF RECOMMENDS: ☒ **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of WESLACO.

☐ **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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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	26.67'	24,039.75'	000°03'49"	S02°07'35"W	26.67'
C2	13.35'	24,039.75'	000°01'55"	S02°10'56"W	13.35'
C3	70.70'	7,802.00'	000°31'09"	S00°25'09"W	70.70'
C4	6.51'	7,802.00'	000°02'52"	S01°25'29"W	6.51'
C5	14.01'	7,683.00'	000°06'16"	N02°02'59"E	14.01'
C6	40.02'	7,787.00'	000°17'40"	N00°31'49"E	40.02'

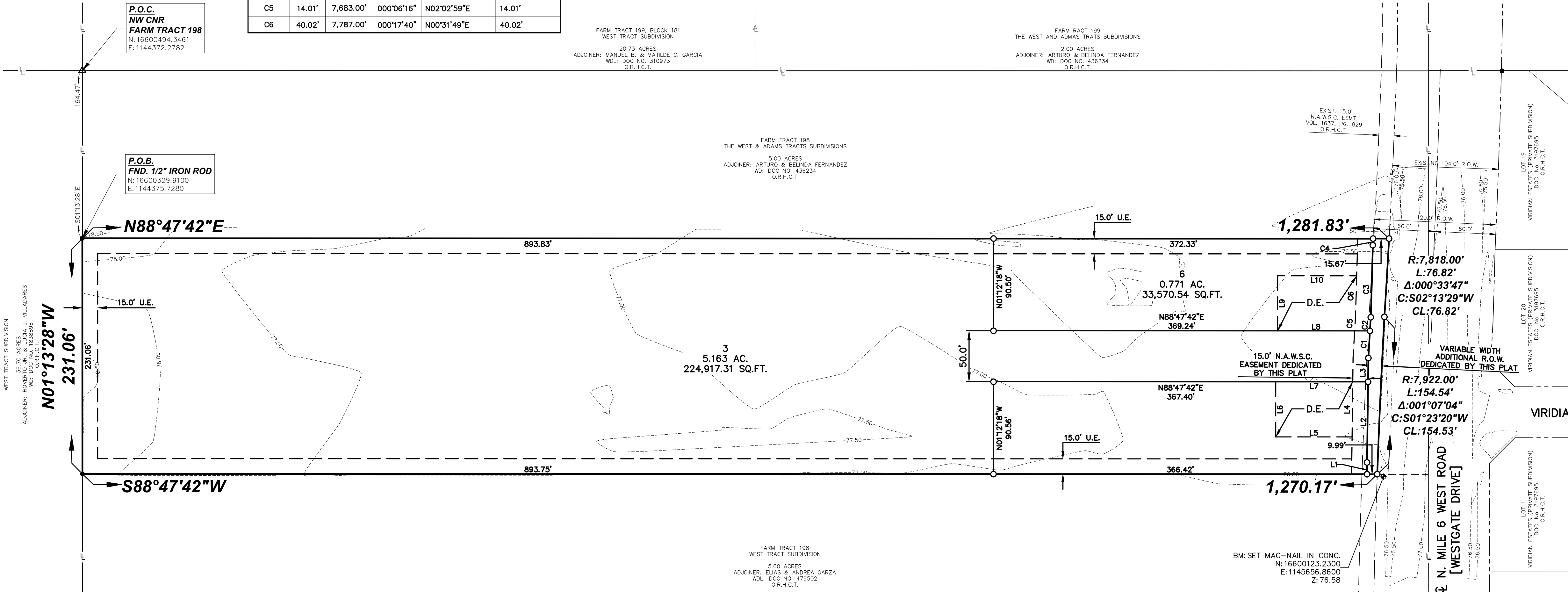
MAP OF TAMEZ ESTATES SUBDIVISION

A 6.766 [294,705.96 SQ. FT.] ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF THE SOUTH 7 ACRES OF THE NORTH 12 ACRES OF FARM TRACT 198, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS

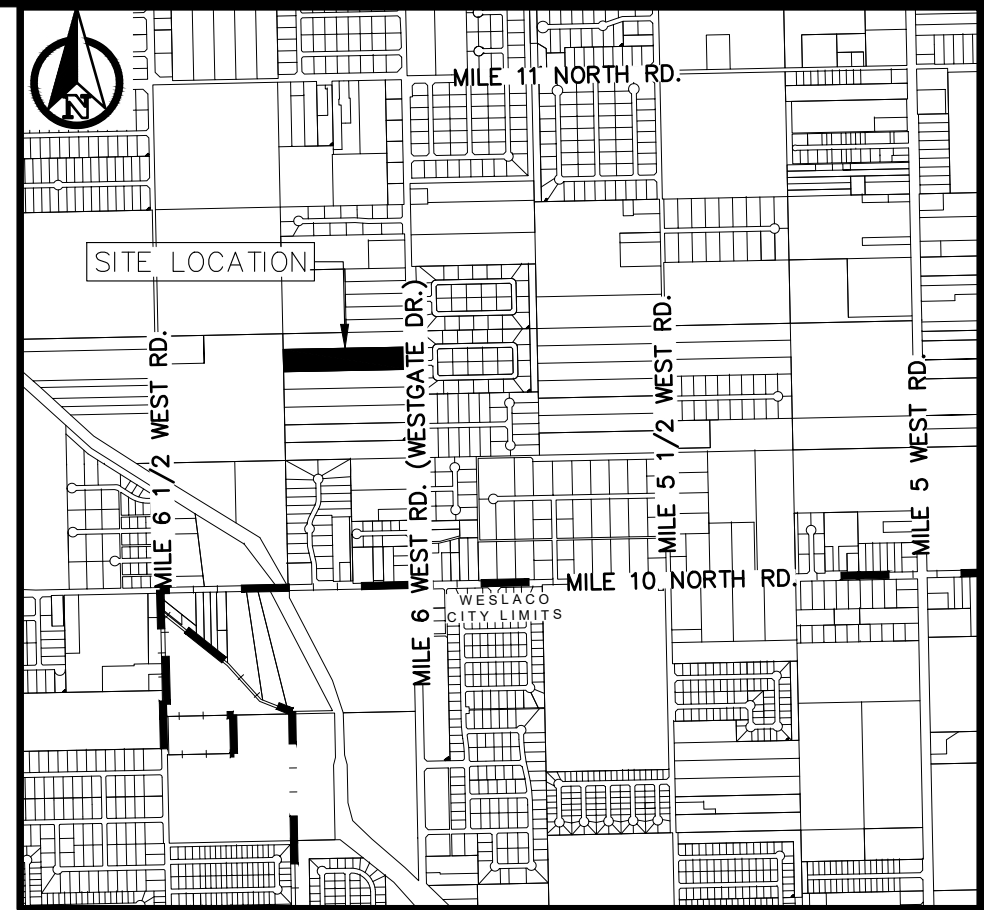
FARM TRACT 199, BLOCK 181
WEST TRACT SUBDIVISION
20.73 ACRES
ADJOINER: MANUEL E. & MATILDE C. GARCIA
WOL: DOC NO. 310973
O.R.H.C.T.

FARM TRACT 199
THE WEST AND ADAMS TRACTS SUBDIVISIONS
2.00 ACRES
ADJOINER: ARTURO & BELINDA FERNANDEZ
WOL: DOC NO. 436234
O.R.H.C.T.

FARM TRACT 198
THE WEST & ADAMS TRACTS SUBDIVISIONS
5.60 ACRES
ADJOINER: ARTURO & BELINDA FERNANDEZ
WOL: DOC NO. 436234
O.R.H.C.T.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	11.50	S01°12'31"E
L2	79.06	S00°29'49"E
L3	23.37	S00°29'49"E
L4	54.00	N00°29'49"W
L5	74.89	N88°47'31"E
L6	54.00	S01°12'18"E
L7	75.56	S88°47'42"W
L8	75.54	N88°47'42"E
L9	54.03	S01°12'18"E
L10	77.55	S88°49'22"W



LOCATION MAP 1" = 2,000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
TAMEZ ESTATES SUBDIVISION, IS LOCATED IN CENTRAL HIDALGO COUNTY, PRECINCT NO. 1, ON THE WEST SIDE OF MILE 6 WEST ROAD [WESTGATE DRIVE] APPROXIMATELY 5.244 FEET NORTH OF MILE 10 NORTH ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 43,103 (2000 CENSUS)). TAMEZ ESTATES SUBDIVISION LIES APPROXIMATELY 0.43 MILES FROM THE CITY LIMITS AND IS WITHIN THE CITY'S 3.5-MILE EXTRA-TERRITORIAL JURISDICTION. (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021.

GENERAL PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADING)
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 4803340400, DATED 6/8/2000.
- SETRACKS:
FRONT: 50.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
LOT 2 WILL BE DESIGNATED FOR COMMERCIAL USE.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 1 & 3. NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 1 & 3. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOTS.
- FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
- BENCH MARK NOTE:
THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
BM 1 - MAG-NAIL SET IN CONCRETE
NORTHING: 16600123.2300
EASTING: 1144375.7280
ELEVATION: 76.58
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAD 88 US SURVEY FEET
- DRAINAGE NOTE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 21,431 C.F. (0.492 ACRE-FEET) TO BE DIVIDED AS FOLLOWS:
LOT 1 - 2,526 C.F. (0.058 ACRE FEET)
LOT 2 - 2,526 C.F. (0.058 ACRE FEET)
LOT 3 - 16,379 C.F. (0.376 ACRE FEET)
- NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. 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 TO THE OPERATION 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. THE HIDALGO COUNTY DEPARTMENT OF PUBLIC UTILITIES, SHOWING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY THE UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH PORTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXPERTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DIVISION. THE ENGINEER 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.
F. THERE ARE NO WATER WELLS WITHIN 100 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
G. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
H. ANCHORING OF SEPTIC TANKS) BACK FLOW VALVES SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- JUAN TAMEZ, THE OWNER & SUBDIVIDER OF TAMEZ ESTATES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAILED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPER'S OPTION, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE INDIVIDUAL AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.2% GRADE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- A 5.0' CONCRETE SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER STREETS, TO BE REMOVED DURING CONSTRUCTION OF SUBDIVISION, AS PER CITY OF WESLACO.
- ALL DRAINAGE EASEMENTS SHALL BE PRIVATE WITHIN THE PROPERTY LINES AND MAINTAINED BY PROPERTY OWNERS/HOA.
- LANDSCAPING IS REQUIRED AS PER CITY ORDINANCE.

- *****
- STATE OF TEXAS**
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER
- I, THE UNDERSIGNED, MARK D. CORBITT, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
- DATED THIS _____ DAY OF _____, 20____.
- MARK D. CORBITT, PROFESSIONAL ENGINEER NO. 107980
STATE OF TEXAS
- *****
- STATE OF TEXAS**
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR
- I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THIS PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.
- DATED THIS _____ DAY OF _____, 20____.
- MANUEL CARRIZALES, R.P.L.S. # 6388
DATE SURVEYED: 01/20/25
SURVEYING JOB NO. 20120

***** NORTH ALAMO WATER SUPPLY COMPANY

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, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE EASEMENT 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.

***** OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I, JUAN TAMEZ, OWNER OF THE 6.766 ACRE TRACT OF LAND ENCOMPASSED WITH THE PROPOSED "TAMEZ ESTATES SUBDIVISION", HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS, AND EASEMENTS, SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE, CHAPTER 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.

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUAN TAMEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

***** CERTIFICATE OF APPROVAL PLANNING & ZONING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

***** CITY OF WESLACO MAYOR CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF WESLACO _____ DATE _____

CITY SECRETARY _____ DATE _____

***** CERTIFICATE OF APPROVAL HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 DATED THIS _____ DAY OF _____, 20____.

1. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. No.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. H.C.C.I.D. No. 9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL H.C.C.I.D. No. 9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.

4. H.C.C.I.D. No. 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.

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 TAMEZ ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE _____

ATTEST _____ HIDALGO COUNTY CLERK

***** HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TAMEZ ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

***** CERTIFICATE OF APPROVAL HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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 CODE NO. 48.211(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 HIS ENGINEER TO MAKE THESE DETERMINATIONS.

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

***** METES AND BOUNDS DESCRIPTION:

A 6.766 [294,705.96 SQ. FT.] ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF THE SOUTH 7 ACRES OF THE NORTH 12 ACRES OF FARM TRACT 198, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AS CONVEYED TO JUAN TAMEZ, BY WRIT OF WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1183613, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 6.766 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT, BEING THE NORTHWEST CORNER OF SAID FARM TRACT 198, THENCE SOUTH 01 DEGREES 13 MINUTES 28 SECONDS EAST ALONG THE WEST LINE OF SAID FARM TRACT 198 A DISTANCE OF 164.47 FEET TO A HALF (1/2) - INCH IRON ROD FOUND [N: 16600329.9100, E: 1144375.7280], FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING

THENCE NORTH 88 DEGREES 47 MINUTES 42 SECONDS EAST, A DISTANCE OF 1,281.83 FEET TO A HALF (1/2) - INCH IRON ROD WITH A PINK CAP STAMPED "CLS RPLS #6388" SET ON THE WEST RIGHT OF WAY LINE OF MILE 6 WEST ROAD (WESTGATE DRIVE) AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF SAID MILE 6 WEST ROAD (WESTGATE DRIVE) AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 7,818.00 FEET, A DELTA ANGLE OF 900 DEGREES 33 MINUTES 47 SECONDS, A CHORD BEARING SOUTH 02 DEGREES 13 MINUTES 29 SECONDS WEST WITH A CHORD LENGTH OF 76.82 FEET, AN ARC DISTANCE OF 76.82 FEET TO A HALF (1/2) - INCH IRON ROD WITH A PINK CAP STAMPED "CLS RPLS #6388" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF SAID MILE 6 WEST ROAD (WESTGATE DRIVE) AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 7,922.00 FEET, A DELTA ANGLE OF 901 DEGREES 07 MINUTES 04 SECONDS, A CHORD BEARING OF SOUTH 01 DEGREES 23 MINUTES 20 SECONDS WEST WITH A CHORD LENGTH OF 154.53 FEET, AN ARC DISTANCE OF 154.54 FEET TO A HALF (1/2) - INCH IRON ROD WITH A PINK CAP STAMPED "CLS RPLS #6388" SET FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 88 DEGREES 47 MINUTES 42 SECONDS WEST, A DISTANCE OF 1,270.17 FEET TO A HALF (1/2) - INCH IRON ROD FOUND ON THE WEST LINE OF SAID FARM TRACT 198 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 01 DEGREES 13 MINUTES 28 SECONDS WEST, ALONG THE WEST LINE OF SAID FARM TRACT 198 A DISTANCE OF 233.06 FEET TO THE POINT OF BEGINNING, CONTAINING 6.766 ACRES [294,705.96 SQ. FT.] OF LAND, MORE OR LESS.

***** STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATION OF SURVEYOR

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THIS PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS _____ DAY OF _____, 20____.

MANUEL CARRIZALES, R.P.L.S. # 6388
DATE SURVEYED: 01/20/25
SURVEYING JOB NO. 20120

ACKNOWLEDGEMENT 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 JUAN TAMEZ 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 _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

INDEX OF SHEETS OF TAMEZ ESTATES SUBDIVISION	
SHEET 1	LOCATION MAP AND ETS, PRINCIPAL CONTACT, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.C.I.D. CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; H.C.C.I.D. CERTIFICATION; CITY OF WESLACO CERTIFICATE OF APPROVAL/REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH) TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS



ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS _____

OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JUAN TAMEZ	2410 HIGHLAND DR.	WESLACO, TX 78596	956.975.1580
ENGINEER: MARK D. CORBITT, PE	3400 N. MCCOLL RD., SUITE 26	MALLEN, TX 78501	956.650.6034
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TX 78542	956.567.2167

NO.	DATE	DESCRIPTION	BY



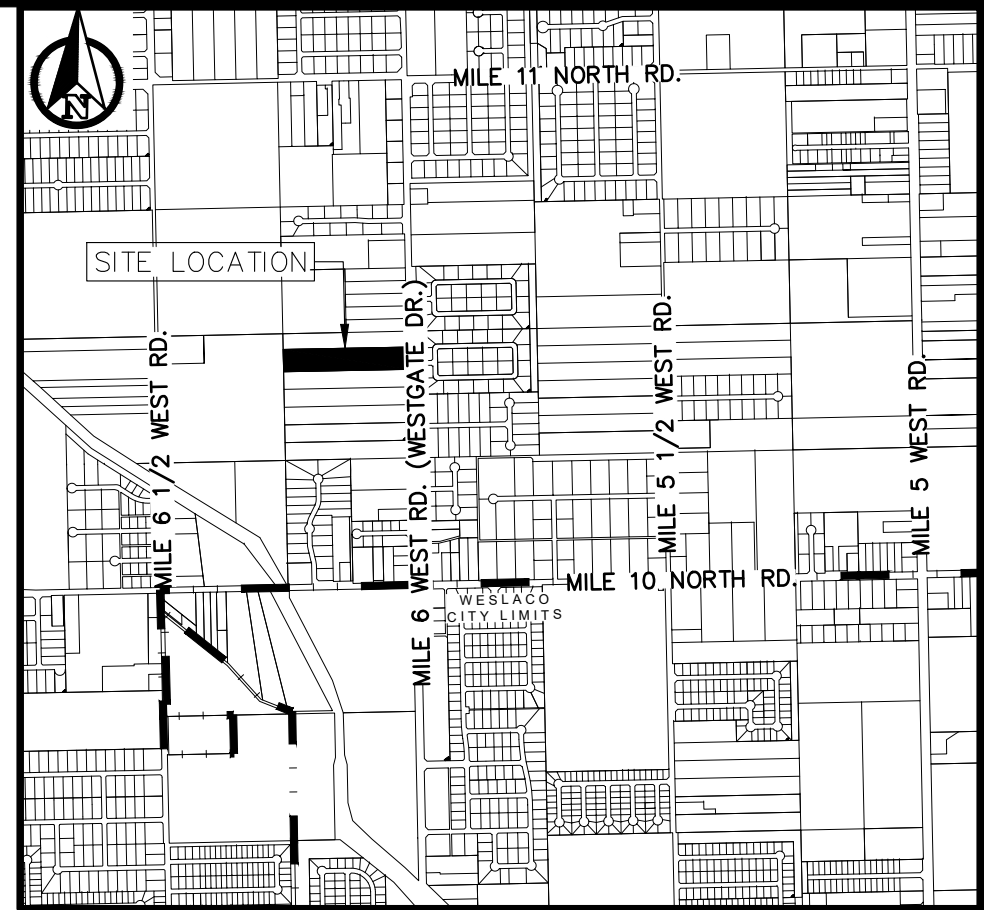
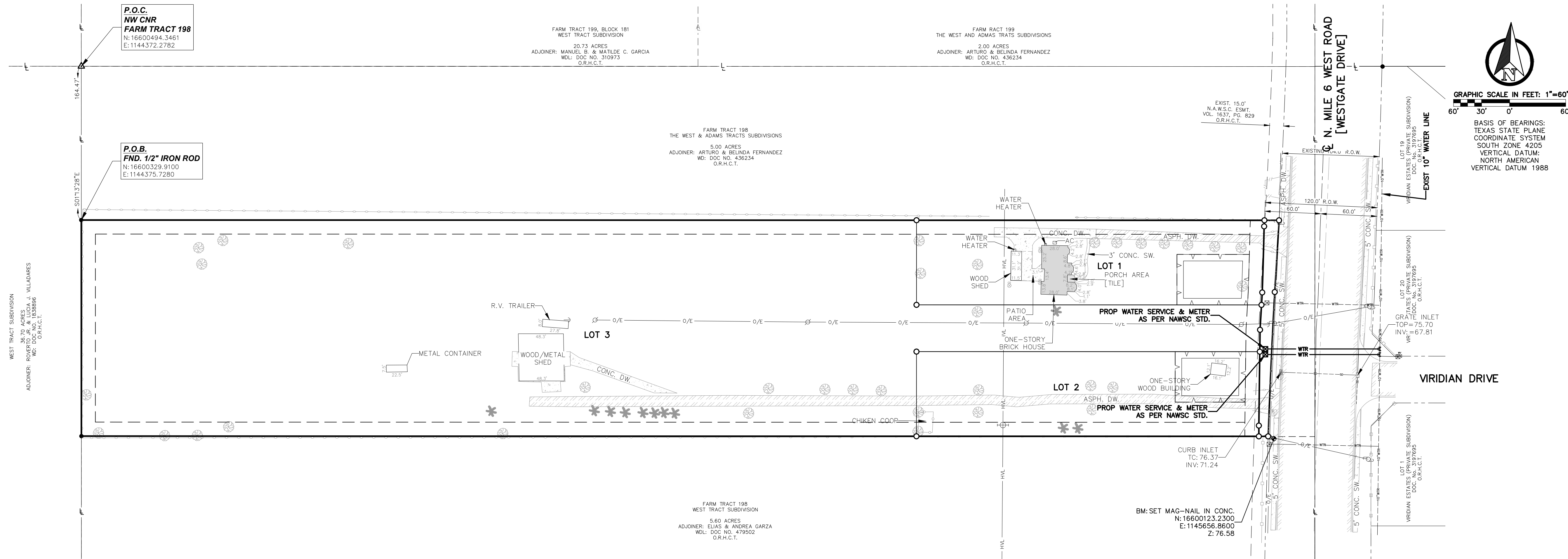
Carrizales Land Surveying, LLC
Texas Registered Surveying Firm
TBPELS FIRM NO. 0204412
4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-567-2167
www.cls.ltd

MD ENGINEERING, PLLC
TBPELS F-21922

3400 N. MCCOLL RD., SUITE 26
MCALLEN, TX 78501
956-650-6034

SHEET 01 OF 03
DATE OF PREPARATION: 7.7.2026
PROJECT NO: MDC25001

MAP OF
TAMEZ ESTATES SUBDIVISION
WATER AND SANITARY SEWER UTILITY LAYOUT



LOCATION MAP 1" = 2,000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
TAMEZ ESTATES SUBDIVISION, IS LOCATED IN CENTRAL HIDALGO COUNTY, PRECINCT NO. 1, ON THE WEST SIDE OF MILE 6 WEST ROAD [WESTGATE DRIVE] APPROXIMATELY 5,244 FEET NORTH OF MILE 10 NORTH ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 43,103 (2020 CENSUS)). TAMEZ ESTATES SUBDIVISION LIES APPROXIMATELY 0.43 MILES FROM THE CITY LIMITS AND IS WITHIN THE CITY'S 3.5-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021.

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- RIGHT OF WAY CENTERLINE
- EASEMENT LINE
- LOT LINE
- ADJONER BOUNDARY LINE
- CONTOUR LINE WITH ELEVATION
- FOUND 1/2" IRON ROD OR AS NOTED
- FOUND 1/2" IRON PIPE
- SET 1/2" IRON ROD W/PINK CAP
- STAMPED "CLS RPLS #6388"
- CALCULATED POINT
- BENCHMARK
- POINT OF BEGINNING
- P.O.B.
- NE - NORTHEAST
- COR. - CORNER
- R.O.W. - RIGHT OF WAY
- VOL. - VOLUME
- PG. - PAGE
- DOC. - DOCUMENT
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- I.E. - IRRIGATION EASEMENT
- S/W & U.E. - SIDEWALK & UTILITY EASEMENT
- ESMT. - EASEMENT
- GND. - GENERAL WARRANTY DEED
- WD. - WARRANTY DEED
- WDL. - WARRANTY DEED W/VENDOR'S LIEN
- O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
- U.I.D. - UNITED IRRIGATION DISTRICT

WATER SUPPLY DESCRIPTION, COST & OPERABILITY DATE

TAMEZ ESTATES SUBDIVISION LIES WITHIN THE CON OF THE NORTH ALAMO WATER SUPPLY COMPANY (NAWSC) AND WILL PROVIDE POTABLE WATER SERVICE. THE SUBDIVISION 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 "NAWSC" 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.

THERE IS AN EXISTING 10" PVC WATERLINE ON THE EAST SIDE OF N. MILE 6 WEST ROAD [WESTGATE DRIVE]. "NAWSC" WILL INSTALL A WATER METER WITHIN THE WATER SERVICE AND METER BOX CONSTRUCTED BY THE DEVELOPER. UPON REQUEST OF THE LOT OWNER, EACH WATER SERVICE WILL CONSIST OF A DOUBLE STRAPPED BRONZE OR STAINLESS-STEEL SERVICE CLAMP ON SAID 10" PVC WATERLINE, A SINGLE 1" WATER SERVICE (TYPE "K" COPPER TUBING) EXTENDING TO A 1" TEFLO BALL LOOKING CURB STOP INSTALLED WITHIN A METER BOX, AS PER "NAWSC" DESIGN STANDARDS. THE DEVELOPER HAS PAID \$_____ TO "NAWSC" FOR THE INSPECTION OF THE CONSTRUCTION OF THE SERVICES AND HAS FURTHER PAID TO "NAWSC" \$_____ FOR WATER METER INSTALLATIONS AND \$_____ FOR WATER IMPACT FEES. THE DEVELOPER HAS EXECUTED A CONTRACT WITH "NAWSC" WHEREIN THE PROVIDER WARRANTS THAT IT HAS SUFFICIENT CAPACITY TO PROVIDE POTABLE WATER TO THIS DEVELOPMENT FOR A PERIOD OF NOT LESS THAN 30 YEARS AND THAT SUCH SERVICE WILL MEET OR EXCEED THE MINIMUM STATE STANDARDS FOR DOMESTIC WATER SERVICE.

SEWAGE FACILITIES DESCRIPTION COST & OPERABILITY DATE

WASTEWATER FROM TAMEZ ESTATES SUBDIVISION SHALL 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 CAMERON COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST HALF AN ACRE IN SIZE. ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY INDICATES THAT THE PROPOSED SUBDIVISION IS LOCATED ON TWO TYPES OF SOILS: HIDALGO FINE SANDY LOAM (25) AND HIDALGO SANDY CLAY LOAM (28). HIDALGO FINE SANDY LOAM AND HIDALGO SANDY CLAY LOAM ARE CLASSIFIED AS HYDROLOGIC SOIL GROUP B SOILS. GROUP B SOILS HAVE MODERATELY LOW RUNOFF POTENTIAL WHEN THOROUGHLY WET AND WATER TRANSFER THROUGH THE SOIL IS UNIMPEDED.

PROVISIÓN DE AGUA: DESCRIPCIÓN Y GASTOS:

LA SUBDIVISIÓN TAMEZ ESTATES SE ENCUENTRA DENTRO DEL CON DE LA NORTH ALAMO WATER SUPPLY COMPANY (NAWSC) Y PROPORCIONARÁ SERVICIO DE AGUA POTABLE. EL SUBDIVIDOR Y LA "NAWSC" HAN FIRMADO UN CONTRATO EN EL QUE LA "NAWSC" PROMETE SUMINISTRAR SUFICIENTE AGUA A LA SUBDIVISIÓN DURANTE AL MENOS 30 AÑOS Y LA "NAWSC" HA PROPORCIONADO DOCUMENTACIÓN PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL DESARROLLO COMPLETO DE ESTA SUBDIVISIÓN.

EXISTE UNA LÍNEA DE AGUA DE PVC DE 10" EN EL LADO ESTE DE N. MILE 6 WEST ROAD [WESTGATE DRIVE]. "NAWSC" INSTALARÁ UN CONTADOR DE AGUA DENTRO DEL SERVICIO DE AGUA Y LA CAJA DE CONTADORES CONSTRUÍDA POR EL PROMOTOR, A PETICIÓN DEL PROPIETARIO DEL LOTE. CADA SERVICIO DE AGUA CONSISTIRÁ EN UNA ABRAZADERA DOBLE DE BRONCE O ACERO INOXIDABLE EN DICHA TUBERÍA DE PVC DE 10", Y UNA ÚNICA TUBERÍA DE COBRE TIPO "K" DE 1" QUE SE EXTIENDE HASTA UN TOPE DE FRENO CON BLOQUEO DE BOLA DE TEFLÓN DE 1" INSTALADO DENTRO DE UNA CAJA DE CONTADOR, SEGÚN LOS ESTÁNDARES DE DISEÑO "NAWSC". EL PROMOTOR HA PAGADO \$_____ A "NAWSC" POR LA INSPECCIÓN DE LA CONSTRUCCIÓN DE LOS SERVICIOS Y ADÉMÁS HA PAGADO A "NAWSC" \$_____ POR INSTALACIONES DE CONTADORES DE AGUA Y \$_____ POR TASAS DE IMPACTO HÍDRICO. EL PROMOTOR HA FIRMADO UN CONTRATO CON "NAWSC" EN EL QUE EL PROVEEDOR GARANTIZA QUE TIENE SUFICIENTE CAPACIDAD PARA SUMINISTRAR AGUA POTABLE A ESTE DESARROLLO DURANTE UN PERÍODO NO INFERIOR A 30 AÑOS Y QUE DICHO SERVICIO CUMPLIRÁ O SUPERARÁ LOS ESTÁNDARES MÍNIMOS ESTATALES PARA EL SERVICIO DOMÉSTICO DE AGUA.

SERVICIO DE DRENAJE: DESCRIPCIÓN Y GASTOS:

LAS AGUAS RESIDUALES DE LA SUBDIVISIÓN TAMEZ ESTATES DEBERÁN SER TRATADAS POR INSTALACIONES INDIVIDUALES DE TRATAMIENTO DE AGUAS RESIDUALES IN SITU ("OSSF"), QUE CONSISTIRÁN EN UN TANQUE SÉPTICO ESTÁNDAR DE DOBLE COMPARTIMIENTO Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL FIRMANTE HA EVALUADO LA IDONEIDAD DEL EMPLAZAMIENTO DE LA SUBDIVISIÓN PARA EL "OSSF" Y HA PRESENTADO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA EL "OSSF". EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE CAMERON. CADA PARCELA TIENE UN ÁREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

CADA PARCELA DE LA URBANIZACIÓN PROPUESTA TIENE AL MENOS MEDIO ACRE DE TAMAÑO, SEGÚN EL SERVICIO DE CONSERVACIÓN DE RECURSOS NATURALES DEL USDA. LA ENCUESTA DE SUELOS INDICA QUE LA SUBDIVISIÓN PROPUESTA SE ENCUENTRA EN DOS TIPOS DE SUELOS: LA FRANCO ARENOSA FINA HIDALGO (25) Y LA ARCILLA ARENOSA HIDALGO (28). EL FRANCO ARENOSO FINO HIDALGO Y EL ARCILLO ARENOSO HIDALGO SE CLASIFICAN COMO SUELOS HIDROLÓGICOS DEL GRUPO B. LOS SUELOS DEL GRUPO B TIENEN UN POTENCIAL DE ESCORRENTÍA MODERADAMENTE BAJO CUANDO ESTÁN COMPLETAMENTE HÚMEDOS Y LA TRANSFERENCIA DE AGUA A TRAVÉS DEL SUELO NO SE INTERPONE.

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 ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WASTEWATER FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$7,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$22,500.00 FOR THE ENTIRE SUBDIVISION.

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$_____ WHICH EQUALS TO \$_____ PER LOT.

CERTIFICACION DE INGENIERO:

POR MI FIRMA A CONTINUACIÓN, CERTIFICO QUE LAS INSTALACIONES DE SERVICIOS DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCIÓN 16.343, CÓDIGO DE AGUAS. CERTIFICO QUE LOS COSTOS ESTIMADOS PARA INSTALAR INSTALACIONES DE AGUA Y ALCANTARILLADO EN EL SITIO, DISCUTIDOS ANTERIORMENTE, SON LOS SIGUIENTES:

INSTALACIONES DE AGUAS RESIDUALES - SE ESTIMA QUE EL SISTEMA SÉPTICO CUESTA \$7,500.00 POR PROPIEDAD (TODO INCLUIDO), PARA UN TOTAL DE \$22,500.00 PARA TODA LA SUBDIVISIÓN.

INSTALACIONES DE AGUA - ESTAS INSTALACIONES COMPLETAMENTE CONSTRUÍDAS, CON LA INSTALACIÓN DE MEDIDORES DE AGUA, COSTARÁN UN TOTAL DE \$_____, LO QUE EQUIVALE A \$_____ POR PROPIEDAD.

MARK D. CORBITT, P.E.
TEXAS LICENSED PROFESSIONAL ENGINEER NO. 101980
TBPELS FIRM NO. F-21992

INDEX OF SHEETS OF TAMEZ ESTATES SUBDIVISION	
LOCATION MAP AND ETJ; PRINCIPAL CONTACT; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; H.C.H.D. CERTIFICATION; CITY OF WESLACO CERTIFICATE OF APPROVAL; REVISION NOTES.	
SHEET 1	
WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH) TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT	
SHEET 2	
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	
SHEET 3	



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

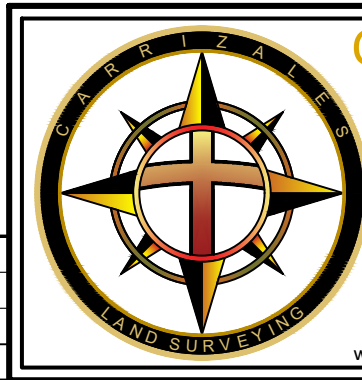
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS
OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JUAN TAMEZ	2410 HIGHLAND DR.	WESLACO, TX 78596	956.975.1580
ENGINEER: MARK D. CORBITT, PE	3400 N. MCCOLL RD., SUITE 26	MCALLEN, TX 78501	956.650.6034
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TX 78542	956.567.2167

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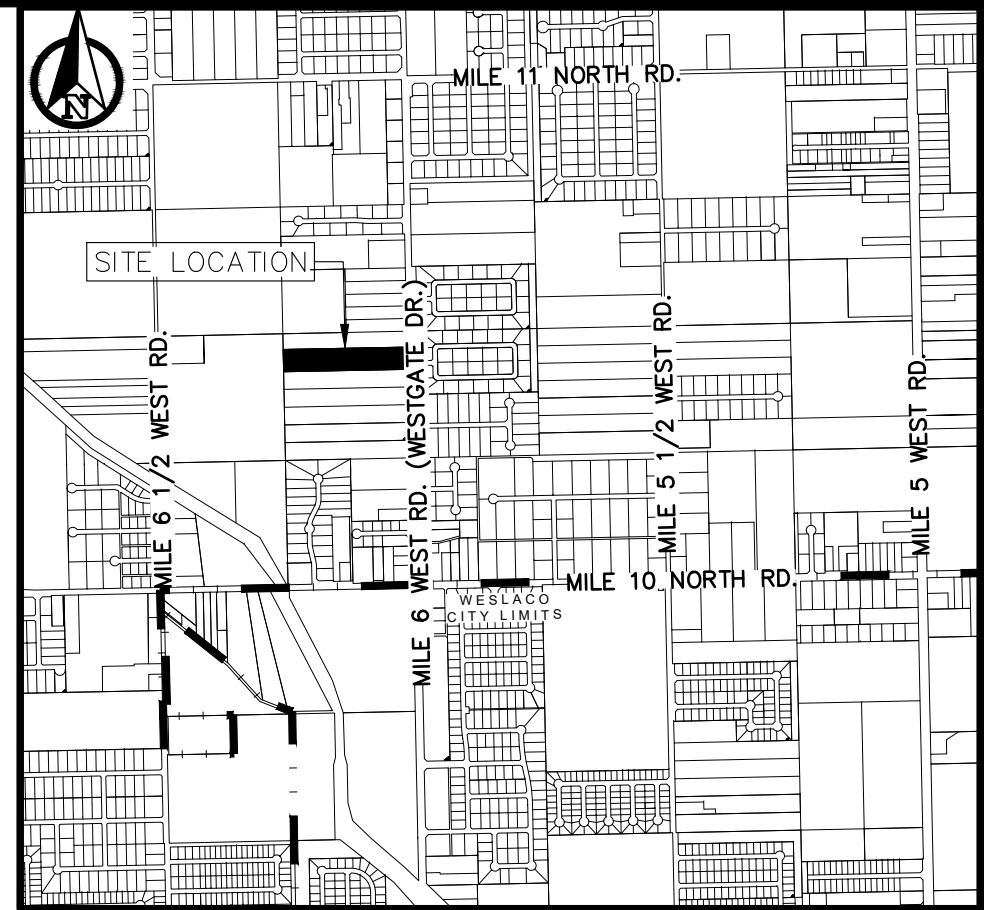
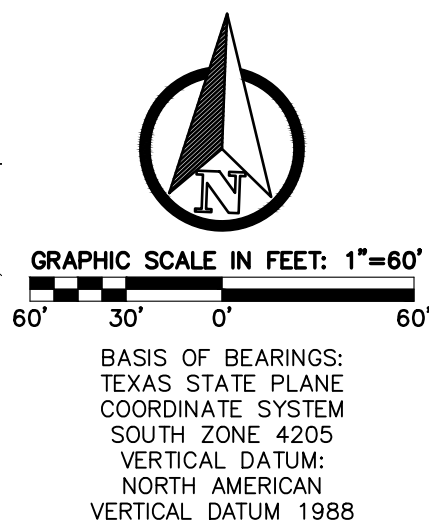
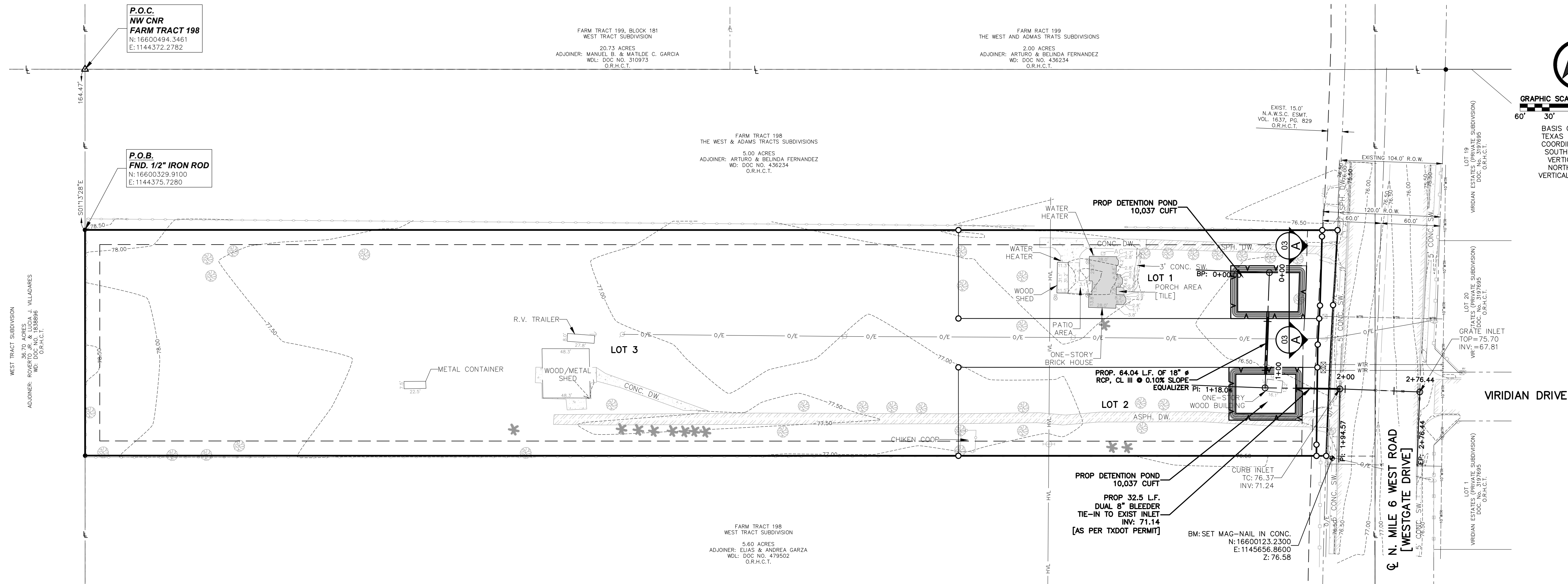


Carrizales
Land
Surveying, LLC

Texas Registered Surveying Firm
TBPELS FIRM NO. 1094417
4807 Gondola Avenue,
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Office: 956-567-2167
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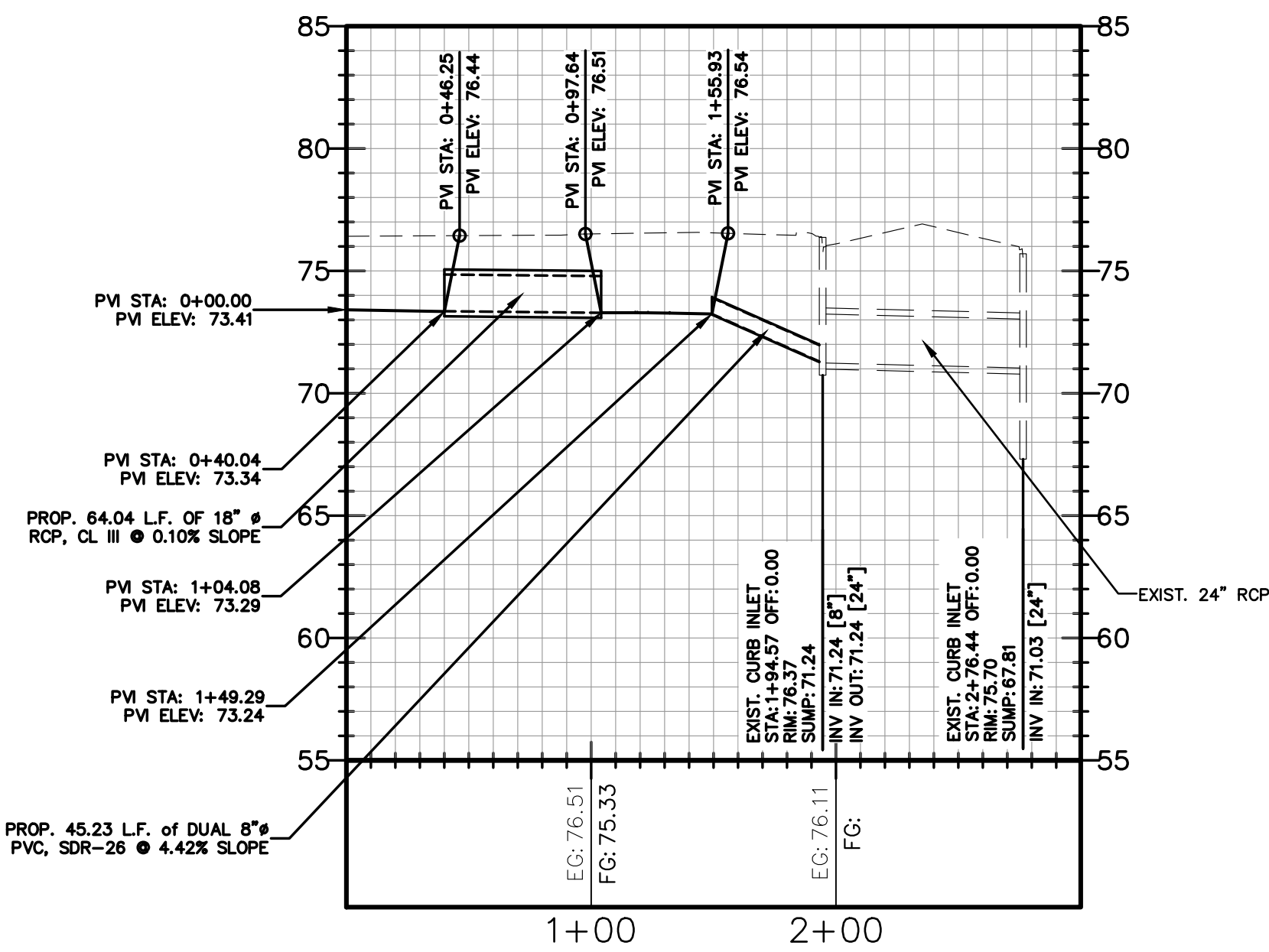
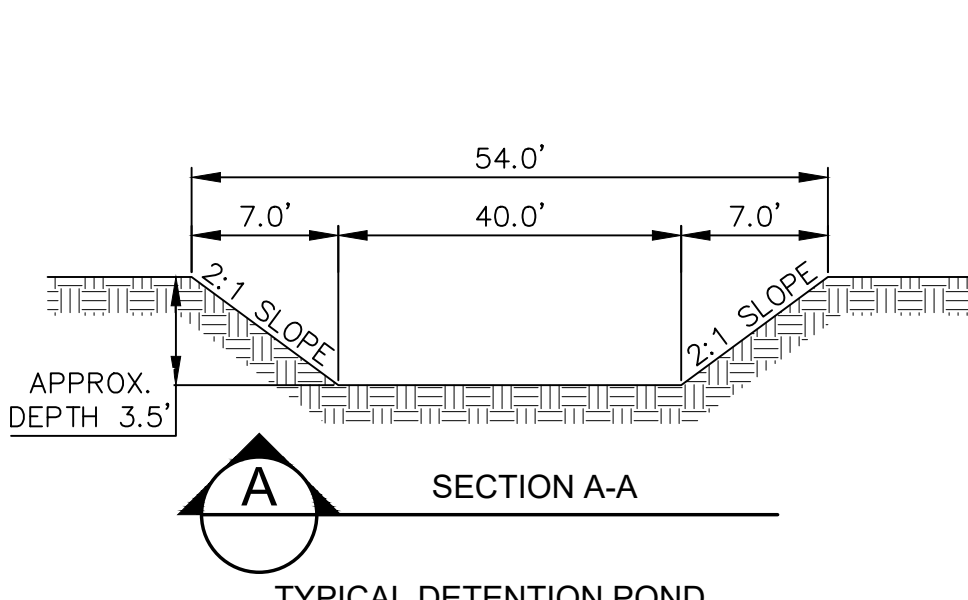
3400 N. MCCOLL RD.; SUITE 26
MCALLEN, TX 78501
956-650-6034

MAP OF
TAMEZ ESTATES SUBDIVISION
DRAINAGE PLAN AND MAP OF TOPOGRAPHY LAYOUT



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
TAMEZ ESTATES SUBDIVISION, IS LOCATED IN CENTRAL HIDALGO COUNTY, PRECINCT NO. 1, ON THE WEST SIDE OF MILE 6 WEST ROAD (WESTGATE DRIVE) APPROXIMATELY 2.244 FEET NORTH OF MILE 10 NORTH ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 43,103 (2020 CENSUS)). TAMEZ ESTATES SUBDIVISION LIES APPROXIMATELY 0.43 MILES FROM THE CITY LIMITS AND IS WITHIN THE CITY'S 3.5-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021.

- LEGEND**
- BOUNDARY LINE
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 - - - CONTOUR LINE WITH ELEVATION
 - FOUND 1/2" IRON ROD OR AS NOTED
 - FOUND 1/2" IRON PIPE
 - SET 1/2" IRON ROD W/PHK CAP STAMPED "CLS RPLS #6388"
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 - U.I.D. - UNITED IRRIGATION DISTRICT



DRAINAGE ENGINEERING NOTES:
THE SUBDIVISION IS A PROPOSED 1 LOT COMMERCIAL SUBDIVISION WITH THE REMAINDER BEING SINGLE FAMILY RESIDENTIAL. THE TOTAL INCREASE IN IMPERVIOUS AREA WILL BE LIMITED TO CONSTRUCTION OF THE BUILDING AND ASSOCIATED PAVING ON THE PROPOSED 2 LOTS WITH THE REMAINDER BEING UNDEVELOPED. THE EXISTING LOTS WILL TOTAL 1.587-ACRES. THE PROPERTY DESCRIPTION IS: "A 6.766 AC TRACT OF LAND, MORE OR LESS, BEING OUT OF THE SOUTH 7 ACRES OF THE NORTH 12 ACRES OF FARM TRACT 198, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TX, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 34 HIDALGO COUNTY MAP RECORDS". THE PROPERTY IS LOCATED 2,250FT NORTH OF THE INTERSECTION OF MILE 10 AND MILE 6 RD. (WESTGATE) WITHIN THE ETJ OF THE CITY OF WESLACO, TX.
AS DEPICTED IN THE FEMA FIRM INCLUDED IN THIS REPORT THE SUBJECT PROPERTIES LIE IN THE AREA DESIGNATED AS "ZONE A", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN". THE FEMA FIRM IS COMMUNITY-PANEL NUMBER 480334 0450 C, REVISED JUNE 6, 2000.
EXISTING RUNOFF FOR THE PROPOSED SUBDIVISION CURRENTLY FLOWS EAST TO THE MILE 6 RD (WESTGATE). THE PROPOSED IMPROVEMENTS WILL INCLUDE PROPOSED INTERCONNECTED DETENTION PONDS ON THE 2 PROPOSED LOTS THAT WILL BLEED INTO THE EXISTING STORM DRAIN FACILITY ALONG MILE 6 RD. VIA AN 8IN PIPE THAT WILL CONNECT TO THE ADJACENT STORM DRAIN INLET NEAR THE SOUTHEAST CORNER OF THE PROPERTY. CALCULATION OF THE PROPOSED RUNOFF WAS ACHIEVED USING THE RATIONAL METHOD. A WEIGHTED RUNOFF COEFFICIENT OF 0.30 WAS USED FOR THE EXISTING CONDITION AND 0.65 WAS USED FOR THE PROPOSED LOTS WITH 0.3 FOR THE RESIDENTIAL REMAINDER. THE RAINFALL INTENSITY WAS CALCULATED FROM THE TIME OF CONCENTRATION AND RAINFALL FREQUENCY-DURATION DATA OBTAINED FROM THE NATIONAL WEATHER SERVICE'S ATLAS 14 DATA FOR THE PROJECT LOCATION. THE PEAK FLOWS CALCULATED FOR THE EXISTING AND PROPOSED CONDITIONS ARE 9.47 CFS (10YR) AND 18.30 CFS (50YR) RESPECTIVELY. A DETENTION REQUIREMENT OF 20.074 CUFT OR 0.48 AC-FT WAS CALCULATED FOR THIS SITE. DETENTION WILL BE ACCOMPLISHED BY THE PROPOSED ON-SITE DETENTION PONDS AS SHOWN IN THE DRAINAGE LAYOUT INCLUDED IN THIS REPORT. OUTFALL WILL BE TO THE EXISTING/ADJACENT STORM DRAIN INLET VIA A DUAL 8" BLEEDER.

NOTAS DE INGENIERIA DE DRENAJE:
LA SUBDIVISION ES UNA PROPUESTA DE UN LOTE COMERCIAL Y EL RESTO SERA RESIDENCIAL UNIFAMILIAR. EL AUMENTO TOTAL DE LA SUPERFICIE IMPERMEABLE SE LIMITARA A LA CONSTRUCCION DEL EDIFICIO Y EL PAVIMENTO ASOCIADO EN LOS 2 LOTES PROPUESTOS, MIENTRAS QUE EL RESTO QUEDARA SIN DESARROLLAR. LOS LOTES EXISTENTES SUMARAN 1.587 ACRES. LA DESCRIPCION DE LA PROPIEDAD ES: "UNA PARCELA DE 6.766 ACRES, MAS O MENOS, QUE SE EXTIENDE A 7 ACRES DEL SUR DE LAS 12 ACRES DEL NORTE DE LA PARCELA AGRICOLA 198, SUBDIVISION WEST TRACT, CONDADO DE HIDALGO, TX, SEGUN EL MAPA REGISTRADO EN EL VOLUMEN 2, PAGINA 34 REGISTROS CARTOGRAFICOS DEL CONDADO DE HIDALGO". LA PROPIEDAD SE ENCUENTRA A 2.250 PIES AL NORTE DE LA INTERSECCION DE LA MILLA 10 Y LA MILLA 6 RD. (WESTGATE) DENTRO DEL ETJ DE LA CIUDAD DE WESLACO, TX.
COMO SE MUESTRA EN LA FIRMA DE LA FEMA INCLUIDA EN ESTE INFORME, LAS PROPIEDADES EN CUESTION SE ENCUENTRAN EN EL AREA DESIGNADA COMO "ZONA A", AREAS DETERMINADAS FUERA DE LA LLANURA DE INUNDACION DE 500 AÑOS". LA FIRMA DE FEMA ES PANEL COMUNITARIO NUMERO 480334 0450 C, REVISADA EL 6 DE JUNIO DE 2000.
EL ESCORRENTIA EXISTENTE PARA LA URBANIZACION PROPUESTA FLUYE ACTUALMENTE HACIA EL ESTE HASTA LA MILLA 6 RD (WESTGATE). LAS MEJORAS PROPUESTAS INCLUIRAN ESTANQUES DE RETENCION INTERCONECTADOS EN LOS 2 SOLARES PROPUESTOS QUE DESEMBOCARAN EN LA INSTALACION DE DRENAJE PLUVIAL EXISTENTE A LO LARGO DE LA MILLA 6 RD. MEDIANTE UNA TUBERIA DE 8 PULGADAS QUE CONECTARA CON LA ENTRADA ADYACENTE DEL DESAGUE PLUVIAL CERCA DE LA ESQUINA SURESTE DE LA PROPIEDAD. EL CALCULO DEL ESCORRENTIA PROPUESTO SE REALIZO MEDIANTE EL METODO RACIONAL. SE UTILIZO UN COEFICIENTE DE ESCORRENTIA PONDERADO DE 0.30 PARA LA CONDICION EXISTENTE Y 0.65 PARA LOS LOTES PROPUESTOS, CON 0.3 PARA EL RESTO RESIDENCIAL. LA INTENSIDAD DE LA LLUVIA SE CALCULO A PARTIR DEL MOMENTO DE CONCENTRACION Y LOS DATOS DE FRECUENCIA DE LLUVIA OBTENIDOS A PARTIR DE LOS DATOS DEL ATLAS 14 DEL SERVICIO METEOROLOGICO NACIONAL PARA LA UBICACION DEL PROYECTO. LOS CAUDALES MAXIMOS CALCULADOS PARA LAS CONDICIONES EXISTENTES Y PROPUESTAS SON 9.47 CFS (10 AÑOS) Y 18.30 CFS (50 AÑOS) RESPECTIVAMENTE. SE CALCULO UN REQUISITO DE DETENCION DE 20.074 PIES CUBICOS O 0.46 AC-FT PARA ESTE SITIO. LA DETENCION SE LLEVARA A CABO MEDIANTE LOS ESTANQUES DE DETENCION PROPUESTOS IN SITU, TAL COMO SE MUESTRA EN EL DISEÑO DE DRENAJE INCLUIDO EN ESTE INFORME. LA SALIDA DE SALIDA SERA HACIA LA ENTRADA DE DESAGUE PLUVIAL EXISTENTE O ADYACENTE MEDIANTE UN PURGADOR DOBLE DE 8".

INDEX OF SHEETS OF TAMEZ ESTATES SUBDIVISION	
SHEET 1	LOCATION MAP AND ETJ. PRINCIPAL CONTACT; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.C. CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; H.C.H.D. CERTIFICATION; CITY OF WESLACO CERTIFICATE OF APPROVAL/REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSS) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSS) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH) TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS



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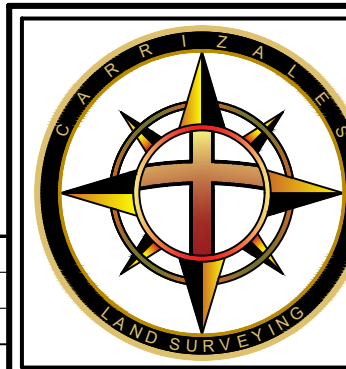
ON: _____ AT: _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS
OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JUAN TAMEZ	2410 HIGHLAND DR.	WESLACO, TX 78596	956.975.1580
ENGINEER: MARK D. CORBITT, PE	3400 N. MCCOLL RD., SUITE 26	M-ALLEN, TX 78501	956.650.6034
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TX 78542	956.567.2167

NO.	DATE	DESCRIPTION	BY



**Carrizales
Land
Surveying, LLC**

Texas Registered Surveying Firm
TBPELS F-21922

4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-567-2167
www.cls.land

MD ENGINEERING, PLLC
TBPELS F-21922

3400 N. MCCOLL RD.; SUITE 26
MCALLEN, TX 78501
956-650-6034

SHEET 03 OF 03
DATE OF PREPARATION: 6.2.2026
PROJECT NO: MDC25001