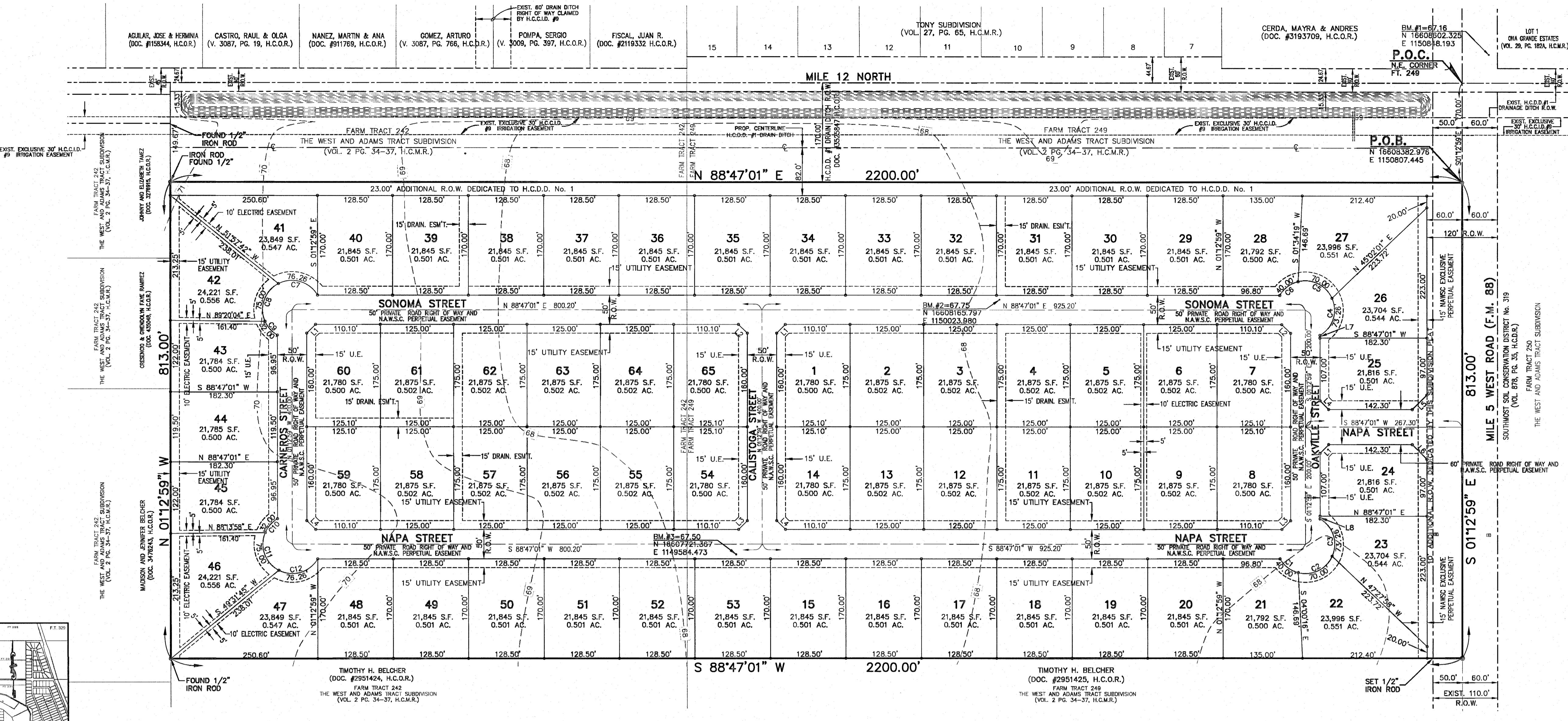


LOCATION MAP
SCALE: 1" = 2000'

UPDATED: MAY 6, 2025 (HCCID#9 COMMENTS)
UPDATED: MARCH 11, 2025 (HCCID#9 COMMENTS)
UPDATED: FEBRUARY 20, 2025 (HCCID#9 COMMENTS)
UPDATED: JANUARY 16, 2025
UPDATED: OCTOBER 10, 2024
DATE OF PREPARATION: AUGUST 28, 2024

DRAWN BY: G. TEEGARDIN

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javerhinojoseeng.com
TBPELS FIRM NUMBER F-1295



NORTH ALAMO WATER SUPPLY CORPORATION RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREIN 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, (HEREIN CALLED "GRANTEE") WHETHER ONE OR MORE PERSONS ARE NAMED, THE RIGHT AND SUFICIENCY 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 CENTERLINE 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 RELOCATED THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATERLINE 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 REITED HERIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND RELOCATION OF THE STRUCTURES REFERRED TO HERIN, THUS 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 HERIN 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 CONVEYED IS 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 THE EASEMENT THE 22nd DAY OF May, 2025.

PRINTED NAME: JASON E. GARZA, DEVELOPER

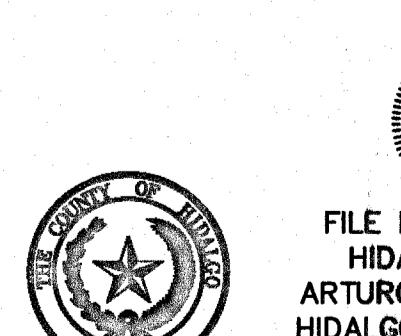
STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED JASON E. GARZA, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 22nd DAY OF May, 2025.

Claudia N. Ybarra
CLAUDIA N. YBARRA
My Notary ID #1190340
Expires March 23, 2028

INDEX TO SHEETS FOR ALTAMURA SUBDIVISION						
SHEET 1						
DATE, NORTH ARROW, MAIN SCALE, LEGEND OF ABBREVIATIONS, HEADING, LEGAL DESCRIPTION, INDEX, LOCATION MAP, PLAT WITH LOTS, STREETS AND EASEMENTS, LOT LINE CURVE DATE, LOT LINE TABLE AND NORTH ALAMO WATER SUPPLY CORPORATION RIGHT OF WAY EASEMENT.						
SHEET 2						
DATE, HEADING, LEGAL DESCRIPTION, E.T.J. AND LOCATION MAP, PRINCIPAL CONTACTS, METES AND BOUNDS, GENERAL NOTES, OWNER CERTIFICATION AND ATTESTATION, NOTARY PUBLIC, COUNTY CERTIFICATE, CITY OF WESLACO CERTIFICATE, COUNTY HEALTH DEPARTMENT CERTIFICATE, ENGINEERS CERTIFICATE, SURVEYORS CERTIFICATE, HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE, HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 CERTIFICATE, AND COUNTY CLERK'S RECORDING CERTIFICATE.						
SHEET 3						
FINAL ENGINEERING REPORT INCLUDING DESCRIPTION OF THE WATER AND OSSF LAYOUTS, THE ENGINEER'S CERTIFICATION AND THE SUBDIVIDERS CERTIFICATE AND STATEMENT. (ENGLISH AND SPANISH VERSIONS).						
SHEET 4						
DRAINAGE REPORT INCLUDING THE DESCRIPTION OF DRAINAGE, TOPOGRAPHIC MAP, THE ENGINEER'S DRAINAGE CERTIFICATION AND CONSTRUCTION DETAILS.						



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

ON: 7-21-2025 AT 11:25 AM/PM
INSTRUMENT NUMBER 3667292
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: Elysa C. G. DEPUTY

SUBDIVISION PLAT OF ALTAMURA SUBDIVISION (A PRIVATE SUBDIVISION)

SHEET NO. 1 OF 4



REVISIONS

ALTAMURA SUBDIVISION
(A PRIVATE SUBDIVISION)

A TRACT OF LAND CONTAINING 41.06 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF FARM TRACTS 242 AND 249, THE WEST AND ADAMS TRACTS, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 41.06 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTHEAST CORNER OF SAID FARM TRACT 249, WITHIN THE INTERSECTION OF MILE 5 WEST ROAD (F.M. 88) AND MILE 12 NORTH ROAD, THENCE S 01° 12' 59" E ALONG THE EAST LINE OF SAID FARM TRACT 249 AND WITHIN THE RIGHT OF WAY OF MILE 5 WEST ROAD (F.M. 88), A DISTANCE OF 170.00 FEET A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO L5" FOR THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 01° 12' 59" E, CONTINUING ALONG THE EAST LINE OF SAID FARM TRACT 249, WITHIN SAID MILE 5 WEST ROAD (F.M. 88) A DISTANCE OF 813.00 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 88° 47' 01" W, AT DISTANCE OF 50.00 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO L5" SET ON THE WEST RIGHT-OF-WAY LINE OF SAID MILE 5 WEST ROAD (F.M. 88) AS RECORDED VOLUME 817, PAGE 294, H.C.D.R. AND THE EAST LINE OF A 15.0 FOOT EASEMENT TO NORTH ALAMO WATER SUPPLY COMPANY (NAWSC), RECORDED VOLUME 2393, PAGE 551, H.C.D.R., AT DISTANCE OF 65.00 FEET PASS THE WEST LINE OF SAID NAWSC EASEMENT, AT A DISTANCE OF 1,320.00 FEET PASS THE COMMON LINE OF SAID FARM TRACTS 249 AND 242, AND CONTINUING A TOTAL DISTANCE OF 2,200.00 FEET A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO L5" SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 01° 12' 59" W, AT A DISTANCE OF 461.00 FEET PASS A 1/2" IRON ROD FOUND ON THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO CRESENCIO RAMIREZ AND GWENDOLYN FAT RAMIREZ, RECORDED IN DOCUMENT NO. 425048, H.C.D.R. AND CONTINUING ALONG THE EAST LINE OF SAID MARTINEZ TRACT A DISTANCE OF 883.00 FEET PASS A 1/2" IRON ROD FOUND ON THE EASTERN MOST NORTHEAST CORNER OF SAID MARTINEZ TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO JOHNNY TAMEZ AND ELIZABETH TAMEZ, RECORDED IN DOCUMENT NUMBER 3276915, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND CONTINUING ALONG THE EAST LINE OF SAID TAMEZ TRACT AT A DISTANCE OF 813.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO L5" SET ON THE SOUTH RIGHT-OF-WAY LINE OF A 170 FOOT HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 RIGHT-OF-WAY FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 88° 47' 01" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 RIGHT-OF-WAY, AT DISTANCE OF 880.00 FEET PASS THE COMMON LINE OF SAID FARM TRACTS 242 AND 249 AND CONTINUING ALONG THE SOUTH LINE OF SAID DRAINAGE DISTRICT RIGHT-OF-WAY, AT 2,150.00 FEET THE WEST RIGHT-OF-WAY LINE OF SAID MILE 5 WEST (F.M. 88), IN ALL A TOTAL DISTANCE OF 2,200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 41.06 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: THIS PROPERTY IS LOCATED WITHIN ZONE "X" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450 C, REVISED MAY 30, 2002. ZONE "X" IS DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF RESIDENTIAL HOMES 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: 35.00 FEET REAR: 20% OF LOT DEPTH, NOT TO EXCEED 25 FEET OR GREATER FOR EASEMENT. SIDE: 10.00 FEET, CORNER GARAGE SIDE: 18.00 FEET CORNER SIDE WHERE R.O.W. IS GREATER THAN 50 FEET: 20.00 FEET.
- 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. (NO OTHER LAND USE WILL BE PERMITTED). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- NO COMMERCIAL USE SHALL BE ALLOWED WITHIN THE SUBDIVISION.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB OR 18" ABOVE NATURAL GROUND OR ELEVATION 69.00, WHICHEVER IS GREATER. AN 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 LOT 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: B.M. #1 TOP OF STORM MANHOLE LOCATED APPROXIMATELY 48 FEET NORTH AND 45 FEET EAST OF THE INTERSECTION OF MILE 12 NORTH & F.M. 88. ELEVATION=67.16 B.M. #2 TOP OF MANHOLE ON CURB INLET LOCATED ALONG THE NORTH SIDE OF SONOMA STREET APPROXIMATELY 405 FEET EAST OF THE CENTERLINE OF CALISTOGA STREET. ELEVATION=67.75 B.M. #3 TOP OF MANHOLE ON CURB INLET LOCATED ALONG THE SOUTH SIDE OF NAPA STREET APPROXIMATELY 44 FEET WEST OF THE CENTERLINE OF CALISTOGA STREET. ELEVATION=67.50
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 160,290 CUBIC FEET (3,680 ACF') OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 4 FOR STORM SEWER IMPROVEMENTS).
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTING (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 15.0 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
- A. OSSF SYSTEM IS BEING DESIGNED OR DISPOSAL OF DOMESTIC SEWERAGE ONLY. B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY. C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT. D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE PROVIDED TO THE ENGINEER 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 OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- JASON E. GARZA, THE OWNER AND SUBDIVIDER OF ALTAMURA SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 3 OF THIS PLAT.
- NO ACCESS WILL BE ALLOWED FROM MILE 5 WEST (F.M. 88) ON TO LOTS 22 THROUGH 27. NO ACCESS WILL BE PROVIDED FROM NAPA STREET FOR LOTS 24 AND 25. A 48 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 24 AND 25 TO PROVIDE INGRESS AND EGRESS TO LOTS 24 THROUGH 25 FROM F.M. 88. IDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY AND THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.
- DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY THE COUNTY.
- THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE CITY OF WESLACO AND COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY CITY AND COUNTY FROM ANY AND LIABILITY AND ALLEGED CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, ACCOMPANYING STORM DRAINAGE, PRIVATE SIDEWALKS, AND PRIVATE STREET LIGHTING. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.
- SET A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CVO L5" ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO THE CITY OF WESLACO ORDINANCE BY THE DEVELOPER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH THE CITY OF WESLACO ACCESS MANAGEMENT ORDINANCE.

GENERAL NOTES CONTINUED ON NEXT COLUMN TO THE RIGHT

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 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 THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER7-15-25
DATERAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

COST ESTIMATE:	
STREET PAVING	\$ 836,247.70
WATER SUPPLY SYSTEM:	\$ 449,088.46
SEPTIC TANK SYSTEM:	\$ 227,500.00
DRAINAGE:	\$ 568,579.21

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:

I, JASON E. GARZA, SUBDIVIDER OF ALTAMURA SUBDIVISION, HEREBY CERTIFY THAT SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

Stiles

BY: JASON E. GARZA
OWNER: RIO ALTAMURA, LLC.
ADDRESS: P.O. BOX 6105
MCALEN, TEXAS 78596

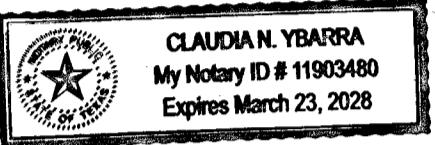
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON E. GARZA KNOWN TO ME AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THE 22nd DAY OF May 2025 A.D.

Charlie A. Ybarra
NOTARY PUBLIC
MY COMMISSION EXPIRES 3-23-2028



FINAL ENGINEERING REPORT FOR ALTAMURA SUBDIVISION
BY JAVIER HINOJOSA, P.E.

WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

ALTAMURA SUBDIVISION IS PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION. THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORPORATION HAVE ENTERED INTO A CONTRACT IN WHICH NORTH ALAMO WATER SUPPLY CORPORATION HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION. THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORPORATION 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. THE SUBDIVIDER HAS PROVIDED A 15' EXISTING 8" DIAMETER WATER LINE LOCATED ALONG THE WEST SIDE OF FM 88. 791 FEET OF EXISTING 8" WATER LINE WILL BE RELOCATED TO A 15' NAWSC EXCLUSIVE PERPETUAL EASEMENT WITHIN THE SUBDIVISION ALONG FM 88. 8" NAWSC WATER LINES WILL BE EXTENDED INTO THE SUBDIVISION WITHIN THE NORTH SIDE OF CALISTOGA STREET, THE WEST SIDE OF CARNERS STREET, THE WEST SIDE OF SONOMA STREET, THE WEST SIDE OF OAKVILLE STREET, AND THE WITHIN THE SOUTH RIGHT OF WAY LINE OF SONOMA STREET FOR A TOTAL OF 4,258 FEET OF 8" WATER LINE. EACH LINE IS PROVIDED WITH A 1/2" DUAL SERVICE LINE AND A 1/2" TEE TAPPING THE EXISTING 8" WATER LINE. A TOTAL OF 29 1/2" DUAL SERVICE LINES AND 8 SINGLE SERVICE LINE CONNECTIONS HAVE BEEN INSTALLED. IN ADDITION, THE SUBDIVIDER HAS INSTALLED TWELVE FIRE HYDRANTS WITHIN THE SUBDIVISION. THE COST FOR THE TWELVE FIRE HYDRANTS IS \$14,495.00. THE SUBDIVIDER HAS AN ADDITION PAID TO THE NORTH ALAMO WATER SUPPLY CORPORATION THE SUM OF \$50,375.00 WHICH COVERS THE COST PER LOT FOR THE WATER METER (INCLUDING INSTALLATION COSTS, ALL TAP FEES, WATER RIGHTS AND MEMBERSHIP FEES), UPON REQUEST BY THE OWNER OF A LOT, THE SUBDIVIDER WILL PAY THE COST OF THE WATER METER. AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NORTH ALAMO WATER SUPPLY CORPORATION AND said DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

SEWAGE FROM ALTAMURA SUBDIVISION IS TREATED BY INDIVIDUAL ON SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND GRAVITY SEPARATION. EACH LOT HAS AN INDIVIDUAL OSSF. THE OSSF WAS EVALUATED FOR 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 ENVIRONMENTAL HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR REPLACEMENT DRAIN FIELD.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$3,500.00 INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR THE FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE AMOUNT OF \$3,500.00 FOR THE ESTIMATED COST OF THE OSSF. A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$227,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC SYSTEM IN THE SALE PRICE OF EACH LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

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.

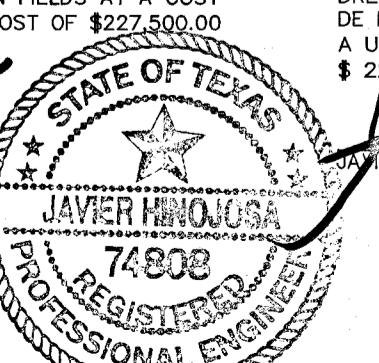
I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL THE WATER AND SEWAGE FACILITIES DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED UPON FINAL PLAT APPROVAL, EXCEPT FOR INSTALLATION OF WATER METERS. AT A COST OF \$449,088.46, THE SUBDIVIDER HAS ALSO PAID A TOTAL OF \$50,375.00 TO THE ALAMO WATER SUPPLY CORPORATION FOR THE COSTS OF INSTALLATION OF METERS, WATER RIGHTS, MEMBERSHIPS AND ALL TAP FEES.

SEWAGE FACILITIES - SEPTIC SYSTEMS HAVE BEEN CONSTRUCTED UPON FINAL PLAT APPROVAL BY MEANS OF SEPTIC TANKS AND DRAIN FIELDS AT A COST OF \$3,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL COST OF \$227,500.00 FOR THE SUBDIVISION.

5/1/25

JAVIER HINOJOSA, P.E. #808 DATE



CERTIFICATION:

CON MI FIRMA CERTIFICO QUE LOS SERVICIOS DE AGUA Y DRENAJE SANITARIO DESCRITOS ANTERIORMENTE, CUMPLAN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343 DEL CODIGO DE AGUA.

CERTIFICO QUE LOS COSTOS ESTIMADOS DE INSTALACION DE LOS SERVICIOS DE AGUA Y DRENAJE SANITARIO (OSSF), DISCUTIDOS ANTERIORMENTE SON DE LA SIGUIENTE MANERA:

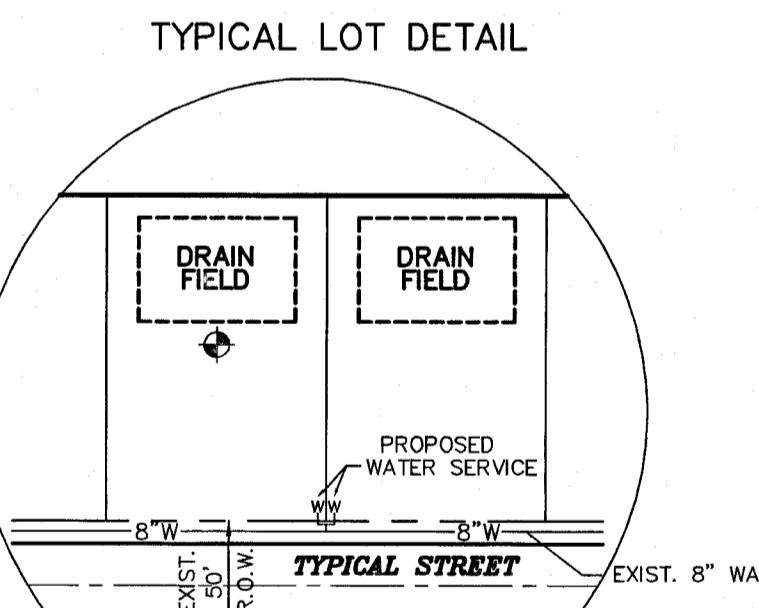
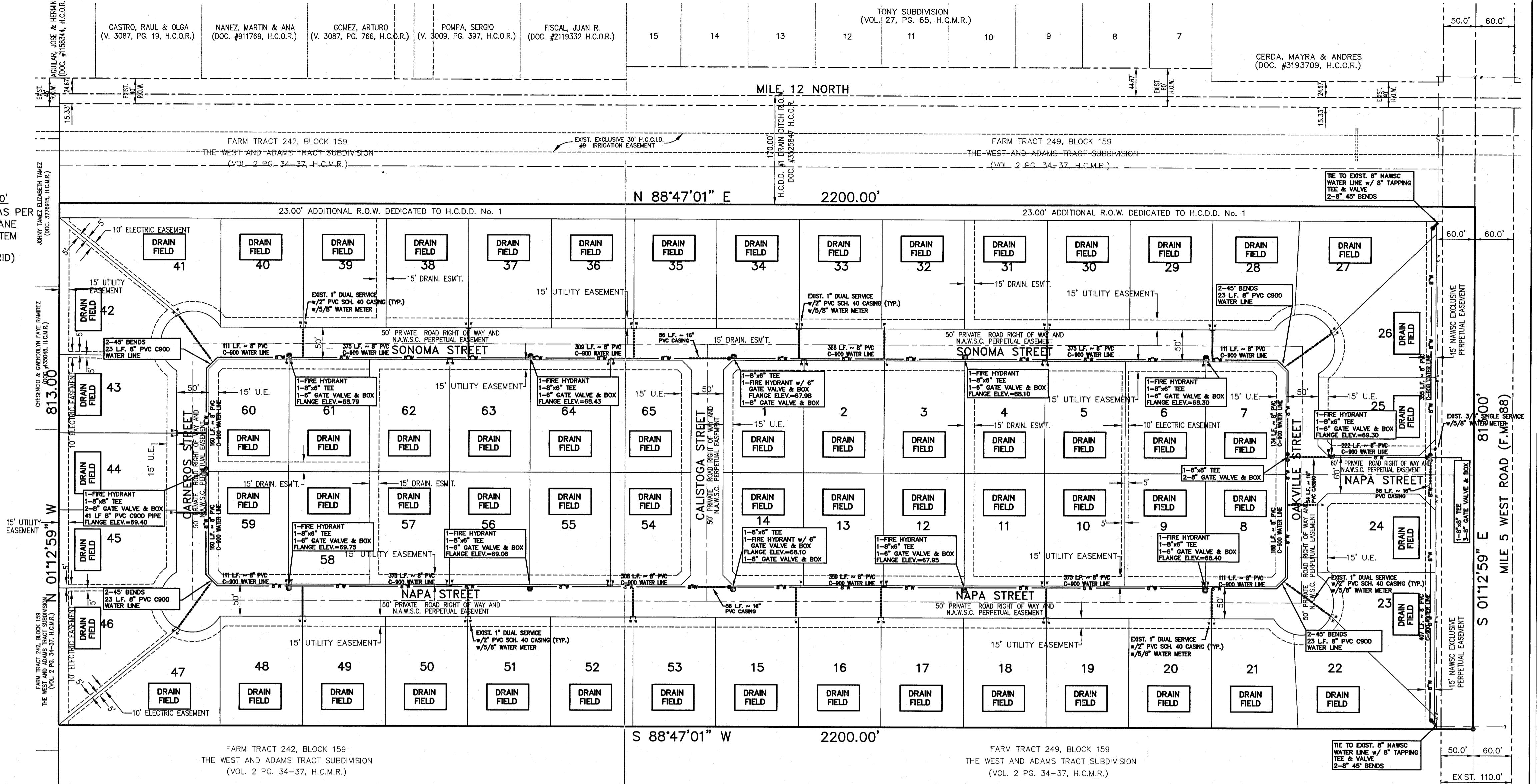
AGUA - EL SISTEMA ESTARA TOTALMENTE CONSTRUIDO DESPUES DE LA APROBACION DEL PLAT APPROVAL EXCEPTO LA INSTALACION DE MEDIDORES DE AGUA CON UN COSTO DE \$449,088.46. EL SUBDIVIDER, ANTES DE LA SUBDIVISION DEBERA PAGAR UN TOTAL DE \$50,375.00 A NORTH ALAMO WATER SUPPLY CORP. PARA CUBRIR LOS GASTOS DE INSTALACION DE MEDIDORES DE AGUA, POR LOS DERECHOS DE AGUA, Y COSTOS DE INSTALACION.

DRENAJE SANITARIO - EL SISTEMA SEPTICO HA SIDO CONSTRUIDO AL TIEMPO DE LA APROBACION FINAL CONSISTENDO EN TANQUES SEPTICOS Y DESAGUES A UN COSTO DE \$3,500.00 POR LOTE (TODO INCLUIDO), CON UN TOTAL DE \$227,500.00 POR LA SUBDIVISION.

5/1/25

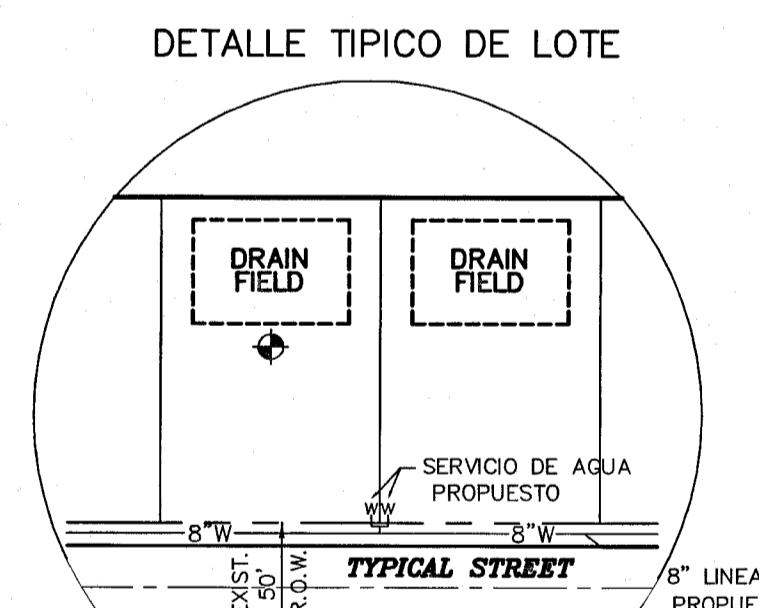
JAVIER HINOJOSA, P.E. #808 DATE

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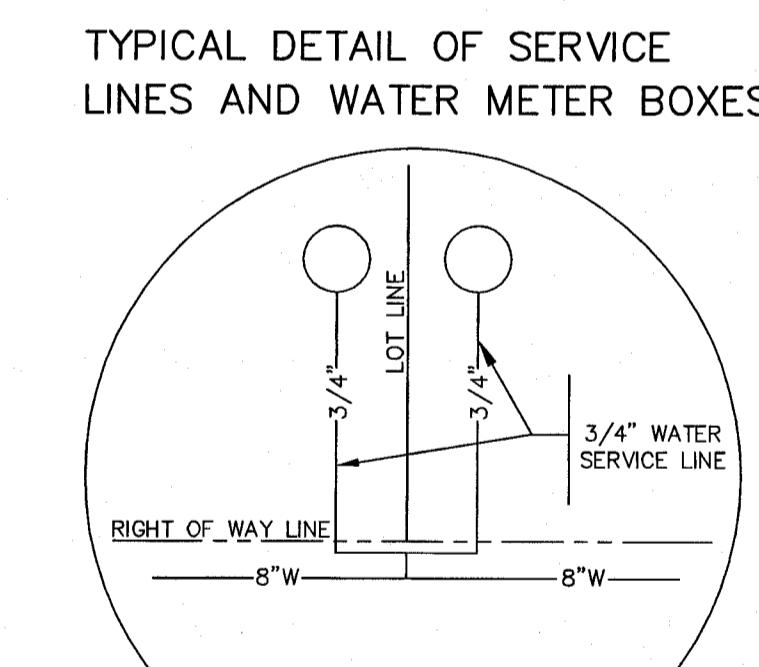
LEGEND:

● APPROXIMATE LOCATION OF SOIL BORINGS AS PERFORMED BY THE SOILS EVALUATOR.



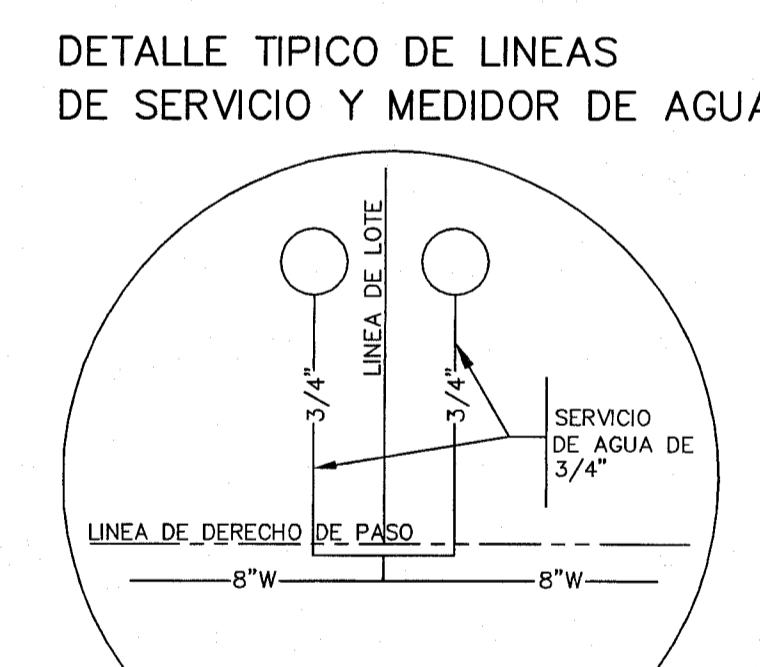
LEGEND:

● WATER METER BOX



LEGEND:

● MEDIDOR DE AGUA



LEGEND:

● MEDIDOR DE AGUA



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

ON: 7-21-2025 AT 11:25 AM/PM

INSTRUMENT NUMBER 3667292

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: *Elton Clegg* DEPUTY

SHEET NO. 3 OF 4

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