



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> STREET  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM  
Planning Administrator

## HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 07-01-2014

PROPOSED GABRIEL AGUILAR SUBDIVISION, PRECINCT No. 3

ENGINEER: BIG ENGINEERING DEVELOPER: ROSA MARTINEZ

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE  
NUMBER OF LOTS: 15  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTION

LOCATION DESCRIPTION: Southeast corner of Brushline Rd & 5 Mile line Rd  
SUBDIVISION LIES WITHIN THE:  ETJ of MISSION and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: 01-06-2014 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be detained within the depressed area of the large lots. Contractor will re-construct roadside ditch to County specifications.

ROAD R.O.W. DEDICATION: 15 feet on Brushline Rd. & 30 feet on 5 Mile line Rd.

H.C.R.O.W. PRELIMINARY APPROVED DATE: 06-12-14 : By Victor Gallardo PCT 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 06-12-14 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM:  OSSF & SOIL ANALYSIS WERE CONDUCTED BY: \_\_\_\_\_  
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: \_\_\_\_\_

WATER SERVICE PROVIDER: AGUA S.U.D. LINE SIZE: 8" LOCATION: East of Brushline Rd & South 5 Mile Line Rd.

REQUEST FOR FINAL APPROVAL WITH:  Cash Deposit: Amount: \$\_\_\_\_\_ For:  OSSF(S) \_\_\_\_\_  PAVING  DRAINAGE  STREET SIGNS  
 A Letter of Credit Financial Institution: \_\_\_\_\_ L.O.C No. \_\_\_\_\_  
Amount: \$\_\_\_\_\_ For:  OSSF(S) \_\_\_\_\_  PAVING  DRAINAGE  STREET SIGNS

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_, 20\_\_.

VARIANCE REQUEST ON: Hidalgo County Subdivision Rules, Title B Chapter 2.8 Block and Lots Section A & B. Minimum lot width required for all lots fronting 5 Mile Line Rd shall be 100 feet. Lot 4 has a width of 50 feet. The variance request is to allow Lot 4 to remain at 50 feet to be used as a driveway access for an existing residence.

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

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.

**PROJECT LOCATION**

**LOCATION MAP**  
SCALE: 1"=200'

PREPARED BY:  
BARRERA INFRASTRUCTURE GROUP, INC.  
6316 N. 10TH STREET, BLDG. A, SUITE 103  
MCALEEN, TEXAS 78504  
DATE PREPARED: 2/14/2013  
DATE SURVEYED: 1/29/1990

**PLAT OF  
GABRIEL AGUILAR  
SUBDIVISION**

AN 11.74 ACRE TRACT OF LAND BEING ALL OF LOT 46 OF THE NICK DOPPING SUBDIVISION No. 1, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 5 PAGE 24 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PLAT SHEET 1 OF 2

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
THE PLAT OF GABRIEL AGUILAR SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN CENTRAL HIDALGO COUNTY AND LOCATED AT THE SOUTHEAST INTERSECTION OF BRUSHLINE ROAD AND 5 MILE LINE. THE NEAREST MUNICIPALITY IS THE CITY OF MISSION (POP. 77,058-2010 CENSUS), ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION. THE GABRIEL AGUILAR SUBDIVISION LIES APPROXIMATELY 2.50 MILES FROM THE CITY LIMITS OF MISSION AND IS WITHIN THE CITY'S FIVE MILE EXTRATERRITORIAL JURISDICTION (E.T.) UNDER LOCAL GOVERNMENT CODE §212.001.

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I (WE), GABRIEL & SUSANA AGUILAR, AS OWNER (S) OF THE 11.74 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MINOR PLAT OF GABRIEL AGUILAR SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, 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 THE 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.

GABRIEL AGUILAR	DATE	SUSANA AGUILAR	DATE
6019 W. 5 MILE RD. MISSION, TX 78572		6019 W. 5 MILE RD. MISSION, TX 78572	

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON(S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

HIDALGO COUNTY IRRIGATION DISTRICT No. 6  
THIS PLAT HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 6 ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ATTEST:  
PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

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 TEX. 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 DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

DISTRICT MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

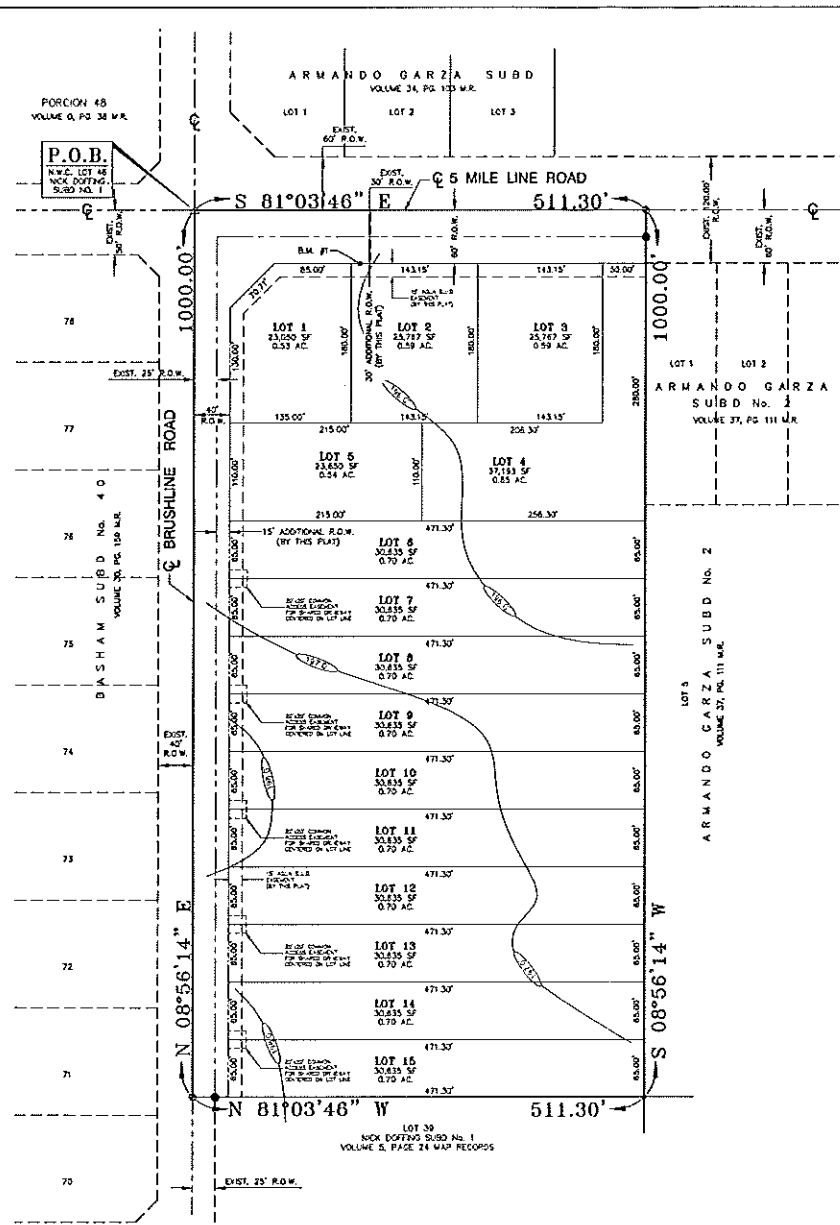
PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: GABRIEL AGUILAR	6019 W. 5 MILE ROAD	MISSION, TEXAS 78572		
ENGINEER: RENE BARRERA	8316 N. 10TH ST., BLDG. A, SUITE 102	MCALEEN, TEXAS 78504	(956) 687-3355	(956) 992-8801
SURVEYOR: MARIO GONZALEZ	8207 MATEO ESCOBAR	WORTHAM, TEXAS 78538	(956) 380-5134	(956) 680-5156

**LEGEND**

- △ - FND CPS
- - FND 5/8" ROD
- - SET 1/2" ROD
- ◆ - SET PK-NAIL

SCALE: 1"=100'  
BASIS OF BEARING AS PER STATE PLANE COORDINATES TEXAS SOUTH ZONE HAD 1983



**METES AND BOUNDS DESCRIPTION**

AN 11.74 ACRE TRACT OF LAND BEING ALL OF LOT 46 OF THE NICK DOPPING SUBDIVISION No. 1, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 5 PAGE 24 MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 11.74 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE FOUND AT THE NORTHEAST CORNER OF LOT 46, NICK DOPPING SUBDIVISION No. 1 FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE S 81°03'46" E, WITH THE NORTH LINE OF SAID LOT 46, A DISTANCE OF 511.30' TO A PK-NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 46 FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 08°56'14" W, WITH THE EAST LINE OF SAID LOT 46, AT 30.00 FEET PASS A 1/2" ROD SET AT THE SOUTH RIGHT OF WAY LINE OF MILE 5 NORTH ROAD, AT 1000.00' IN ALL TO A 1/2" IRON ROD SET AT THE SOUTHEAST CORNER OF SAID LOT 46 FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE N 81°03'46" W, WITH THE SOUTH LINE OF SAID LOT 46, AT 486.3 FEET PASS A 1/2" IRON ROD SET AT THE EAST RIGHT OF WAY LINE BRUSHLINE ROAD, AT 511.30' IN ALL TO A PK-NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 46 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 08°56'14" E, WITH THE WEST LINE OF SAID LOT 46, A DISTANCE OF 1000.00' TO THE POINT OF BEGINNING, CONTAINING 11.74 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, MARIO GONZALEZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENTS, AND STREETS OF GABRIEL AGUILAR SUBDIVISION AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MARIO GONZALEZ, RPLS  
REGISTERED PROFESSIONAL SURVEYOR  
NO. \_\_\_\_\_ STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO

I, RENE BARRERA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

FOR REVIEW ONLY  
REV. 3/5/14  
REGISTERED PROFESSIONAL ENGINEER  
NO. 86662 STATE OF TEXAS



CITY OF MISSION  
CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GABRIEL AGUILAR SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR OF CITY OF MISSION \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF GABRIEL AGUILAR SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 20\_\_.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GABRIEL AGUILAR SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 20\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**GENERAL PLAT NOTES & RESTRICTIONS:**

- FLOOD ZONE DESIGNATION: ZONE "X" COMMUNITY-PANEL NO. 450334 0290 D MAP REVISED JUNE 6, 2000  
ZONE "X": AREAS OUTSIDE THE 500-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 ON 5 MILE LINE  
FRONT: 40.00 FEET ON BRUSHLINE RD.  
FRONT: 186.00 FEET ON LOT 4  
REAR: 15.00 FEET OR EASEMENT WIDTH, WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WIDTH, WHICHEVER IS GREATER  
CORNER SIDE SETBACKS: BRUSHLINE RD. - 20' OR 15' IF BUFFERED AND MILE 5 - 40'
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE CENTER LINE OF STREET PAVEMENT OR 24" 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 LOCATED WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
--- B.M. NO. 1 - ELEV. 196.00 N.G.V.D. 29; DESCRIPTION: 2"x2" CONCRETE SLAB SET APPROXIMATELY 10 FEET FROM THE NORTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN 0.52 ACRE-FEET (22,677 CUBIC FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 2 FOR DRAINAGE REPORT AND DETENTION DETAILS.)
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL, & MULTI-FAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- GENERAL NOTE FOR COMMERCIAL LOTS: LOTS 1-3 SHALL BE FOR COMMERCIAL USE ONLY, THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1-3 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- NO STRUCTURE SHALL BE PERMITTED UNDER 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.
- 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 OR AS REQUIRED BY THE UTILITY COMPANY OCCUPYING THE EASEMENT. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- 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. A SEPARATE DESIGN SHALL BE SUBMITTED FOR MULTI-FAMILY AND/OR COMMERCIAL USE.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
C. ALL OSSF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT  
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS 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.
- 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:  
1. ANCHORING OF SEPTIC TANK(S)  
2. BACK FLOW VALVES  
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- GABRIEL AGUILAR, THE OWNER & SUBDIVIDER OF GABRIEL AGUILAR SUBDIVISION, RETAINS 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.
- 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.
- FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
- LOT 5 SHALL BE FOR MULTI-FAMILY USES. THE ENGINEER HAS SUBMITTED PLANNING MATERIALS FOR THIS PURPOSE AND NOT ALTERATIONS OR CHANGES TO THE APPROVED DESIGN OF THIS MULTI-FAMILY PROPOSAL SHALL BE MADE UNLESS A RE-SUBDIVISION PLAT IS APPROVED BY THE COUNTY FOR SUCH CHANGES. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THIS SUBDIVISION.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- COMMON ACCESS DRIVEWAYS SHALL BE REQUIRED FOR LOTS 6-15 AS SHOWN ON PLAT.

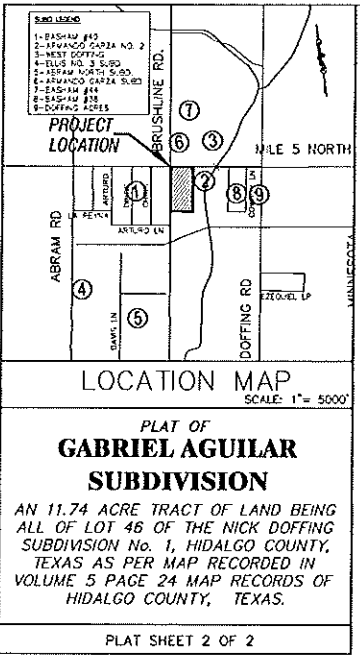
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW, AND COMMENTS UNDER THE AUTHORITY OF RENE BARRERA, P.E. 86662 ON REV. 3/5/14. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.



ON \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY

INDEX TO SHEET OF GABRIEL AGUILAR SUBDIVISION	
SHEET 1	HEADING; INDEX; LOCATION MAP AND E.T.; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; SURVEYOR'S AND ENGINEER'S CERTIFICATION; CITY CERTIFICATE OF PLAT APPROVAL; AND HEALTH DEPT. SIGNATURE OF APPROVAL CERTIFICATION; IRRIGATION DISTRICT NOTES AND CERTIFICATE OF APPROVAL; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; H.C.D.D. No. 1 CERTIFICATION
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 VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATION DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION

**BIG ENGINEERING**  
INFRASTRUCTURE GROUP, INC.  
FIRM NO. 6435  
6316 N. 10TH ST., BLDG. A, Ste. 300  
MCALEEN, TEXAS 78504  
956-687-3355  
956-992-8801 (FAX)



**PLAT OF GABRIEL AGUILAR SUBDIVISION**  
 AN 11.74 ACRE TRACT OF LAND BEING ALL OF LOT 46 OF THE NICK DOFFING SUBDIVISION No. 1, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 5 PAGE 24 MAP RECORDS OF HIDALGO COUNTY, TEXAS.  
 PLAT SHEET 2 OF 2

**FINAL WATER AND SEWER ENGINEERING REPORT**

**WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:**  
 GABRIEL AGUILAR SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA S.U.D.). THE SUBDIVIDER AND AGUA S.U.D. HAVE ENTERED INTO A CONTRACT IN WHICH AGUA S.U.D. HAS PROVIDED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA S.U.D. 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.

AGUA S.U.D. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF 5 MILE LINE ROAD AND ANOTHER RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF BRUSHLINE ROAD.

**WATER DISTRIBUTION FOR GABRIEL AGUILAR SUBDIVISION CONSISTS OF SEVEN-1" DIAMETER DUAL SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$\_\_\_\_\_ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID AGUA S.U.D. THE SUM OF \$\_\_\_\_\_ WHICH COVERS THE COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER RIGHTS, ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA S.U.D. UPON REQUEST BY THE LOT OWNER, AGUA S.U.D. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA S.U.D. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.**

**SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES**  
 SEWAGE FROM GABRIEL AGUILAR SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS 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 ACCEPTED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

**SOIL EVALUATION REPORT:**  
 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 LOAM SOIL FOR THE AREA. AT LEAST 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 LIMIT AREA). THE SOIL IS A UNIFORM SANDY 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 ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$\_\_\_\_\_ INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. OSSF FOR LOT 1 HAS BEEN INSTALLED AND NO OSSF HAS BEEN INSTALLED FOR LOTS 2-15 AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A CASHIERS CHECK OR PERSONAL CHECK REPRESENTING A CASH DEPOSIT TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$\_\_\_\_\_ WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.**

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

**ENGINEER CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

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

**SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$\_\_\_\_\_ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$\_\_\_\_\_ FOR THE ENTIRE SUBDIVISION.**

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

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

BY: \_\_\_\_\_ DEPUTY

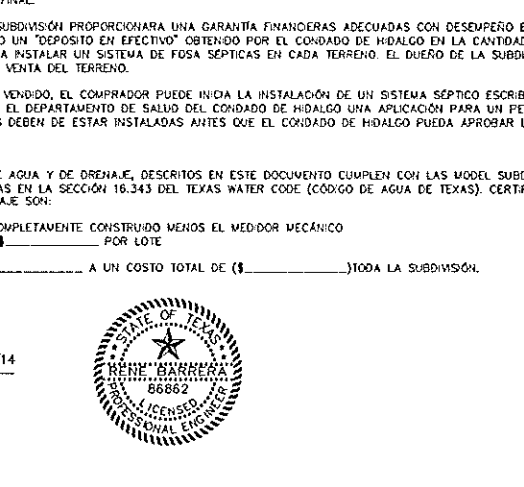
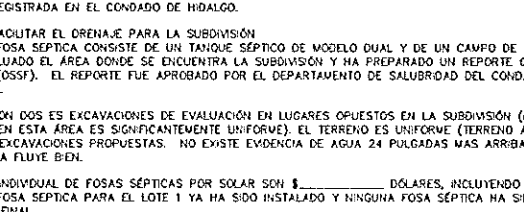
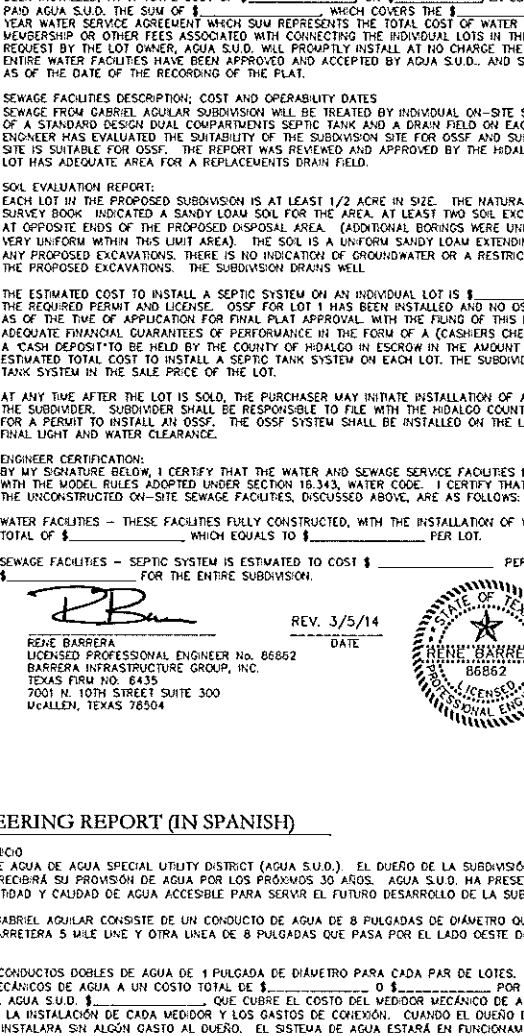
RENE BARRERA  
 LICENSED PROFESSIONAL ENGINEER No. 86862  
 BARRERA INFRASTRUCTURE GROUP, INC.  
 TEXAS FIRM NO. 6435  
 7001 N. 10TH STREET SUITE 300  
 McALLEN, TEXAS 78504

REV. 3/5/14

**MAP OF WATER DISTRIBUTION, OSSF TOPOGRAPHY AND DRAINAGE**

**LEGEND**  
 Δ - FND CPS  
 ○ - FND 5/8" ROD  
 ● - SET 1/2" ROD  
 ◆ - SET PK-MAIL

**SCALE: 1"=100'**  
 BASIS OF BEARING AS PER STATE PLANE COORDINATES TEXAS SOUTH ZONE NAD 1983



**DRAINAGE REPORT:**  
 DRAINAGE REPORT: BY RENE BARRERA, P.E. GABRIEL AGUILAR SUBDIVISION HIDALGO COUNTY, TEXAS

**I. PROJECT LOCATION**  
 THE GABRIEL AGUILAR SUBDIVISION DEVELOPMENT IS A 11.74 GROSS ACRE, FIFTEEN (15) LOT COMMERCIAL AND SINGLE FAMILY SUBDIVISION BEING OUT OF LOT 46, NICK DOFFING SUBDIVISION NO. 1, HIDALGO COUNTY, TEXAS AS RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE SOUTH EAST CORNER OF BRUSHLINE ROAD AND 5 MILE LINE ROAD, HIDALGO COUNTY, TEXAS.

**II. FLOOD PLAN**  
 THE SUBJECT TRACT LIES IN THE 'ZONE X' DESIGNATED FLOOD ZONE AREA WHICH IS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAN, IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. COMMUNITY PANEL NO. 480334-0290 D, MAP REVISED JUNE 6, 2000.

**III. SOIL CONDITIONS**  
 A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN 78.4% OF THE HIDALGO FINE SANDY LOAM AND 21.6% IN THE BRENNAN FINE SANDY LOAM. THE HIDALGO FINE SANDY LOAM HAS A DARK GRAYISH BROWN SANDY LOAM ABOUT 15 INCHES THICK. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS SLOW. THE BRENNAN FINE SANDY LOAM ALSO HAS A DARK GRAYISH SANDY LOAM ABOUT 15 INCHES THICK. THE BRENNAN SOILS ARE WELL DRAINED AND PERMEABLE. THESE SOILS ARE LISTED IN HYDROLOGIC GROUP 'B'.

**IV. EXISTING CONDITIONS**  
 THE MAJORITY OF THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED VACANT LAND. THERE IS A RESTAURANT AND A RESIDENCE THAT OCCUPIES APPROXIMATELY 1.5 ACRES OF THE SITE. TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A SLIGHT GRADE APPROXIMATELY (0-0.5%) TOWARDS THE NORTHEAST. EXISTING RUNOFF FROM THE SUBJECT SITE IS BY FORM OF SHEET RUNOFF FLOWING NORTHEAST AND DISCHARGING TO THE EXISTING ROADSIDE DRAINAGE DITCH MILE 5 NORTH ROAD. IN ACCORDANCE WITH THE DRAINAGE PRACTICES OF THE COUNTY OF HIDALGO, THE RATIONAL METHOD WAS UTILIZED TO CALCULATE THE EXISTING 10-YEAR FREQUENCY STORM EVENT. THE TOTAL CONTRIBUTING 10-YEAR EXISTING STORM WATER RUNOFF FROM THIS SITE IS APPROXIMATELY 11.05 CFS.

**V. PROPOSED CONDITIONS**  
 THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT WILL CONSIST OF A 15 LOT DEVELOPMENT. DEVELOPMENT IN THE FORM OF A COMMERCIAL LOTS (4 FRONTING MILE 5 ROAD) AND RESIDENTIAL LOTS (11 FRONTING BRUSHLINE ROAD) WILL INCREASE THE ULTIMATE STORM WATER RUNOFF. THERE WILL BE NO ROADWAY CONSTRUCTION WITH THE DEVELOPMENT OF THIS SUBDIVISION. THE 10-YEAR DEVELOPED STORM WATER RUNOFF FOR THE RESIDENTIAL AREAS WILL BE DETAILED WITHIN GRADED LANDSCAPE AREAS INSIDE EACH LOT. IN REGARDS TO THE COMMERCIAL LOTS FRONTING MILE 5 LINE ROAD, AN ENGINEERED DETENTION AND GRADING PLAN WILL BE REQUIRED TO BE SUBMITTED AND APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

THE COUNTY OF HIDALGO DRAINAGE POLICY, THE RATIONAL METHOD, 10-YEAR FREQUENCY STORM EVENT WAS UTILIZED TO DETERMINE THE PROPOSED STORM WATER RUNOFF FOR THIS SITE. THE TOTAL 10 YEAR DEVELOPED RUNOFF IS 19.2 CFS.

IN ACCORDANCE WITH THE COUNTY OF HIDALGO DRAINAGE POLICY, THE PEAK RATE FOR RUNOFF FOR THIS DEVELOPMENT WILL BE DETAILED TO THE EXISTING 10-YEAR STORM WATER RUNOFF. A TOTAL OF 22,577 CUB-Feet OF STORM WATER RUNOFF WILL BE REQUIRED TO BE DETAINED FOR THE SUBDIVISION. EACH LOT WILL BE REQUIRED TO OBTAIN 1,511 CF OF STORM WATER WITHIN THE LANDSCAPED AREAS OF EACH LOT.

**CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT BY GRAPHICAL PLOTTING THIS SUBDIVISION LIES IN THE 'ZONE C' DESIGNATED FLOOD ZONE AREA WHICH IS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAN, IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. COMMUNITY PANEL NO. 480334-0290 D, MAP REVISED JUNE 6, 2000 (REFER TO FEMA MAP).

RENE BARRERA, P.E.  
 LICENSED PROFESSIONAL ENGINEER No. 86862

INDEX TO SHEET OF GABRIEL AGUILAR SUBDIVISION

SHEET 1	HEADING; INDEX; LOCATION MAP AND E.T.A. PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; SURVEYOR'S AND ENGINEER'S CERTIFICATION; CITY CERTIFICATE OF PLAT APPROVAL; AND HEALTH DEPT. SIGNATURE OF APPROVAL CERTIFICATION; IRRIGATION DISTRICT NOTES AND CERTIFICATE OF APPROVAL; LEGAL DESCRIPTION (ENGLISH AND SPANISH); PLAT NOTES AND RESTRICTIONS; OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; H.C.D.D. No. 1 CERTIFICATION
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 VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATION

RENE BARRERA, P.E.  
 LICENSED PROFESSIONAL ENGINEER No. 86862

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW, AND COMMENTS UNDER THE AUTHORITY OF RENE BARRERA, P.E. 86862 ON REV. 3/5/14. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.

FIRM NO. 6435  
 6316 N. 10TH ST., BLDG. A, Ste. 300  
 McALLEN, TEXAS 78504  
 956-687-3350  
 956-992-8601 (FAX)

RENE BARRERA, P.E.  
 LICENSED PROFESSIONAL ENGINEER No. 86862

STATE OF TEXAS  
 RENE BARRERA  
 86862  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 RENE BARRERA  
 86862  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 RENE BARRERA  
 86862  
 LICENSED PROFESSIONAL ENGINEER

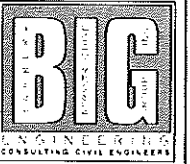
STATE OF TEXAS  
 RENE BARRERA  
 86862  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 RENE BARRERA  
 86862  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 RENE BARRERA  
 86862  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 RENE BARRERA  
 86862  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 RENE BARRERA  
 86862  
 LICENSED PROFESSIONAL ENGINEER



7001 N. 10TH STREET,  
SUITE #300  
McALLEN, TEXAS 78504  
T: 956.687.3355  
F: 956.992.8801

UTILITY SYSTEM  
LAYOUT

GABRIEL AGUILAR  
SUBDIVISION  
HIDALGO COUNTY, TEXAS

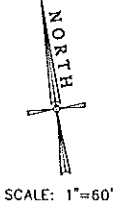
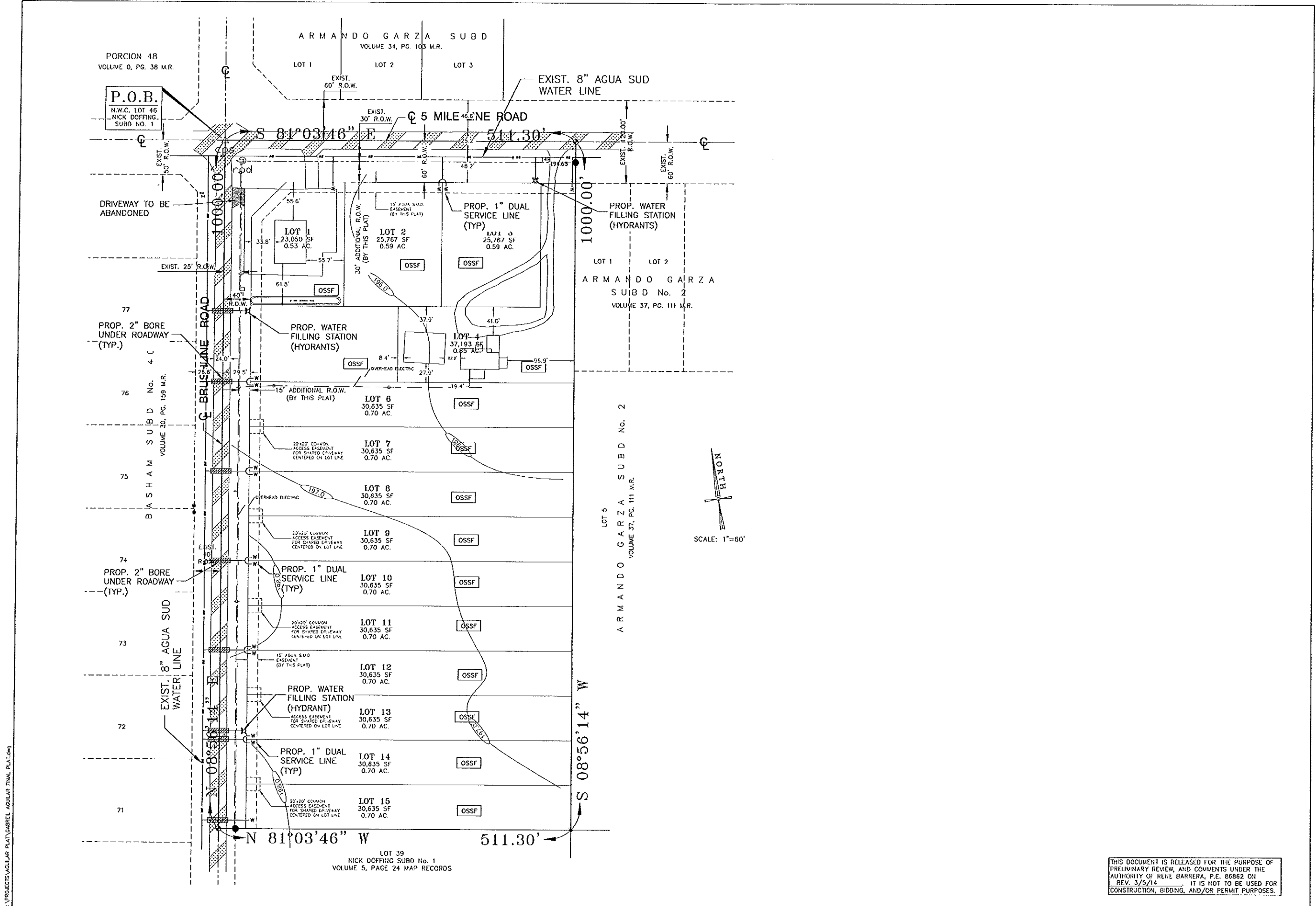


REV. 3/5/14  
Rene Barrera  
Licensed Professional  
Engineer # 86862  
TEXAS BOARD OF PROFESSIONAL  
ENGINEERS FIRM # 808

Date:	
Scale:	1"=60'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	

Sheet of

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF  
PRELIMINARY REVIEW, AND COMMENTS UNDER THE  
AUTHORITY OF RENE BARRERA, P.E. 86862 ON  
REV. 3/5/14. IT IS NOT TO BE USED FOR  
CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.



S:\PROJECTS\GABRIEL AGUILAR FINAL PLAT.dwg