



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH 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: 09-30-2014

PROPOSED ELLIS NO. 6 SUBDIVISION, PRECINCT No. 3.

ENGINEER: SALINAS ENGINEERING DEVELOPER: ALFREDO & JUAN RODRIGUEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 10 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: 1/2 mile North of Mile 4 Road, West side of Davis Lane
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: ON 07-31-14 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.
Drainage will be accomplished within the low areas of the Lot and out falling into a re-graded road side ditch along Davis Lane.

ROAD R.O.W. DEDICATION: No ROW dedication is required. Davis Lane complies with H.C. MPO Map

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 09-05-14 : By, Victor Gallardo PCT 3 R.O.W. AGENT

H.C.H.D APPROVAL DATE: 09-03-14 by: Elizardo "Chardo" Ramos, Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: A. Izaguirre

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 4" LOCATION: East side of Davis Lane

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 09-03-14 .: By Martin Ramirez, Director of Office of Environmental Compliance

SMALL CONSTRUCTION

The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:
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

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

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.

ELLIS NO. 6 SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 5.01 NET ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 7, ABRAM NORTH SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGE 152 (1 OF 2), MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X". ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER: 480334 0290 D. EFFECTIVE DATE: JUNE 6, 2000.

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 480334 0290 D, EFFECTIVE DATE JUNE 6, 2000, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

- MINIMUM SETBACKS: FRONT: 25.0 FEET. REAR: 15.0 FEET OR EASEMENT WHICHEVER IS GREATER. SIDE: 6.0 FEET OR EASEMENT WHICHEVER IS GREATER.

- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- NO COMMERCIAL USE SHALL BE ALLOWED ON ANY LOT.

- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

- THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. DESCRIPTION: TOP OF SPINDLE FOUND AT THE NORTHEAST CORNER OF ABRAM NORTH SUBDIVISION LOCATED IN THE CENTER OF BRUSHLINE ROAD, ELEV. = 93.90, N.G.V.D. 29

- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 6,708.00 CUBIC-Feet OR 0.15 ACRE-Feet OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS.)

- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

- ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE, REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.

- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TGD AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

- OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

- SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.

- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

- WE, ALFREDO RODRIGUEZ AND JUAN RODRIGUEZ, JR., THE OWNERS & SUBDIVIDERS OF ELLIS NO. 6 SUBDIVISION, RETAIN A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.

- CLEARANCES FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.

- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT IS DETERMINED 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 A DRIVEWAY CURB/REINFORCED CONCRETE PIPE OF NOT LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

- ANY ADDITION TO AN EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ANY LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.

- UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.

THIS PLAN IS HEREBY APPROVED BY THE IRRIGATION DISTRICT NO. 6 SUBJECT TO THE CONDITION THAT THE SUBDIVIDER WILL PROVIDE DOMESTIC WATER SYSTEM TO DISTRIBUTE POTABLE WATER. THIS DISTRICT WILL PROVIDE ONLY IRRIGATION WATER WHERE DISTRIBUTING FACILITIES MUST BE CONSTRUCTED AND MAINTAINED AT THE EXPENSE OF THE OWNER AND CONSISTING OF PIPE LINES, VALVES, CHECK GATES TO BE CONNECTED TO THE NEAREST DISTRICT FACILITY.

DATED THIS THE ____ DAY OF _____ A.D. 2014

ATTEST: _____ SECRETARY BY: _____ PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

WE, ALFREDO RODRIGUEZ AND JUAN RODRIGUEZ, JR., AS OWNERS TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS ELLIS NO. 6 SUBDIVISION, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY CERTIFY TO THE USE OF THE PUBLIC OR ENTITIES, ALL STREETS, WATER WAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED, AND, FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2000 EDITION, HAVE BEEN MET AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

ALFREDO RODRIGUEZ
1924 NEWPORT ST.
MCCALLEN, TEXAS 78501

JUAN RODRIGUEZ, JR.
1924 NEWPORT ST.
MCCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS, 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 THE ____ DAY OF _____, 2014.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES.

STATE OF TEXAS
CITY OF MISSION

THIS PLAT OF ELLIS NO. 6 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____, 2014

CHAIRMAN
CITY OF MISSION
CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ELLIS NO. 6 SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION

MAYOR OF CITY OF MISSION DATE: _____

ATTEST: _____ CITY SECRETARY DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATED HEREIN AS ELLIS NO. 6 SUBDIVISION AS DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
COUNTY OF HIDALGO

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

DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ DATE: _____

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF ELLIS NO. 6 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 2014.

ATTEST: _____ HIDALGO COUNTY JUDGE DATE: _____

_____ HIDALGO COUNTY CLERK DATE: _____

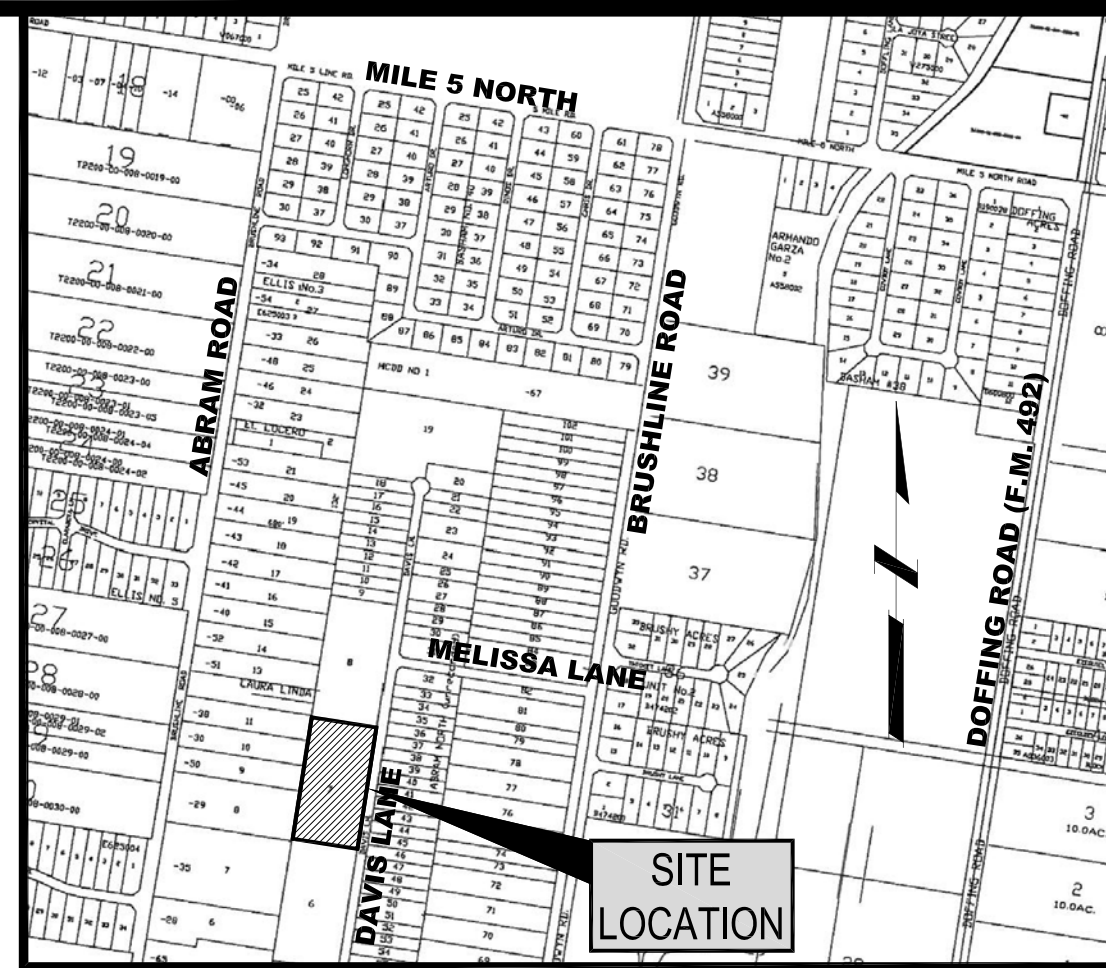
HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF ELLIS NO. 6 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2014.

ATTEST: _____ HIDALGO COUNTY JUDGE DATE: _____

_____ HIDALGO COUNTY CLERK DATE: _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE: _____



LOCATION MAP SCALE: 1" = 1000'

ELLIS NO. 6 SUBDIVISION
PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVE.
MCCALLEN, TEXAS 78501
DATE PREPARED: SEPTEMBER 11, 2014

PLAT SHEET 1 OF 2

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
ELLIS NO. 6 SUBDIVISION IS LOCATED ON THE SOUTHWEST CORNER NEAR THE INTERSECTION OF MELISSA LANE AND DAVIS LANE, APPROXIMATELY 400 FEET SOUTH OF MELISSA LANE. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 77,058 AS PER THE 2010 CENSUS), ELLIS NO. 6 SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF MISSION. IT IS WITHIN THE FIVE MILE EXTRATERRITORIAL JURISDICTION OF MISSION UNDER LOCAL GOVERNMENT CODE 42.021, PRECINCT NO. 3.

METES AND BOUNDS DESCRIPTION

BEING A 5.01 NET ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 7, ABRAM NORTH SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGE 152 (1 OF 2), MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 5.01 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/4 INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT 7 BEING FURTHER LOCATED ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF DAVIS LANE, A 50.0 FOOT PUBLIC ROAD RIGHT-OF-WAY, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

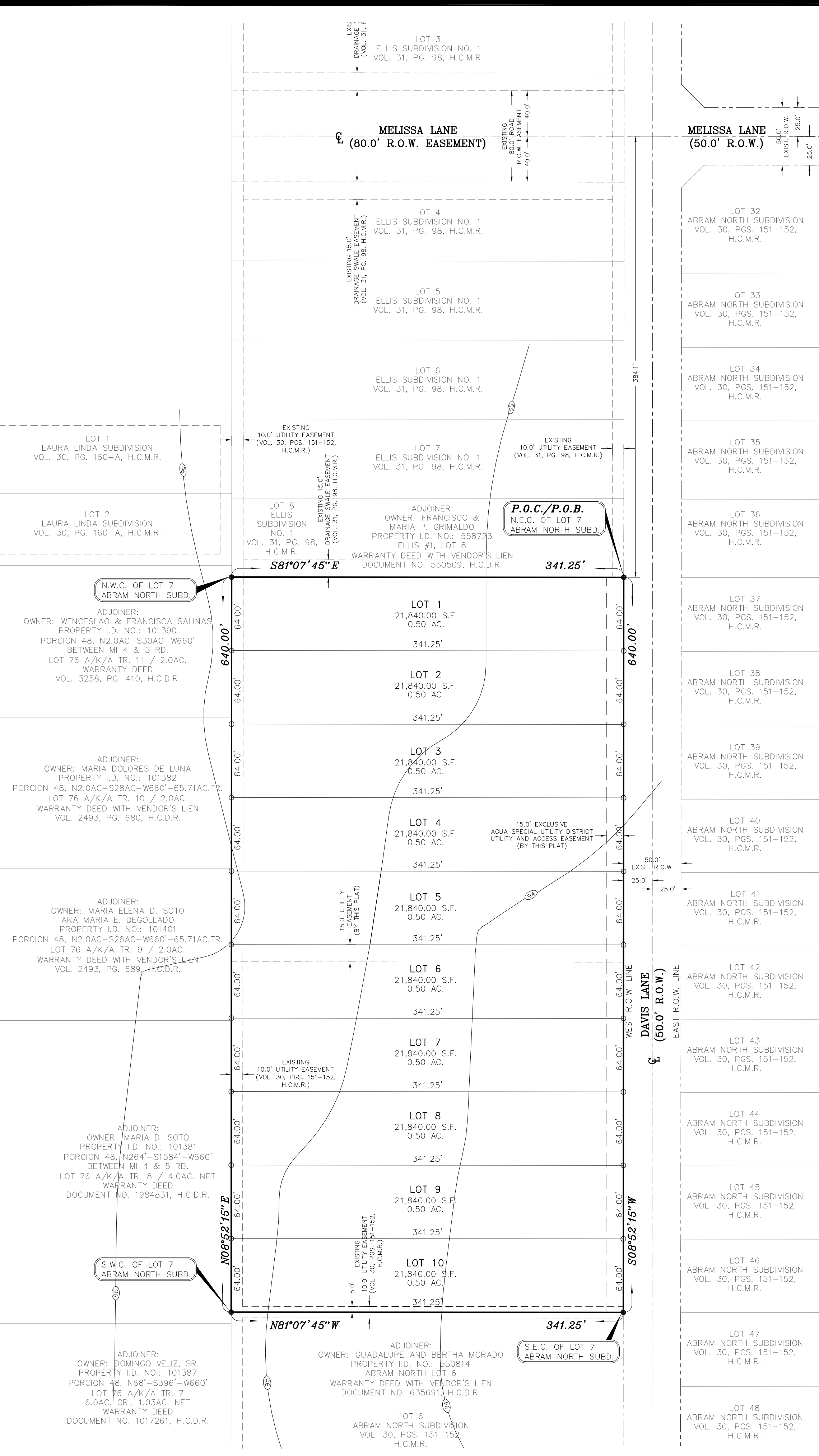
- THENCE, SOUTH 08 DEGREES 52 MINUTES 15 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 7 AND THE WEST RIGHT-OF-WAY LINE OF SAID DAVIS LANE, A DISTANCE OF 640.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 7 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 81 DEGREES 07 MINUTES 45 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 341.25 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 7 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 08 DEGREES 52 MINUTES 15 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 7, A DISTANCE OF 640.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 7 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 81 DEGREES 07 MINUTES 45 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 341.25 FEET TO THE POINT OF BEGINNING, CONTAINING 5.01 NET ACRES OF LAND, MORE OR LESS.

BEARING BASIS: WEST LINE OF SAID LOT 7.
N(\SUBDIVISIONPLAT)\ELLISNO.6SUBDIVISION\METESANDBOUNDS DESCRIPTION.061214

INDEX SHEET OF ELLIS NO. 6 SUBDIVISION

SHEET 1	HEADING; INDEX; LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYORS AND ENGINEERS CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION; AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; HIDALGO COUNTY HEALTH DEPT. 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 VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER'S CERTIFICATE AND STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE.

SEA
SALINAS ENGINEERING & ASSOCIATES
(P-6875)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - MCCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)



PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ALFREDO RODRIGUEZ	1924 NEWPORT ST.	MCCALLEN, TEXAS 78501	(956) XXX-XXXX	(956) XXX-XXXX
OWNER: JUAN RODRIGUEZ, JR.	1924 NEWPORT ST.	MCCALLEN, TEXAS 78501	(956) XXX-XXXX	(956) XXX-XXXX
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

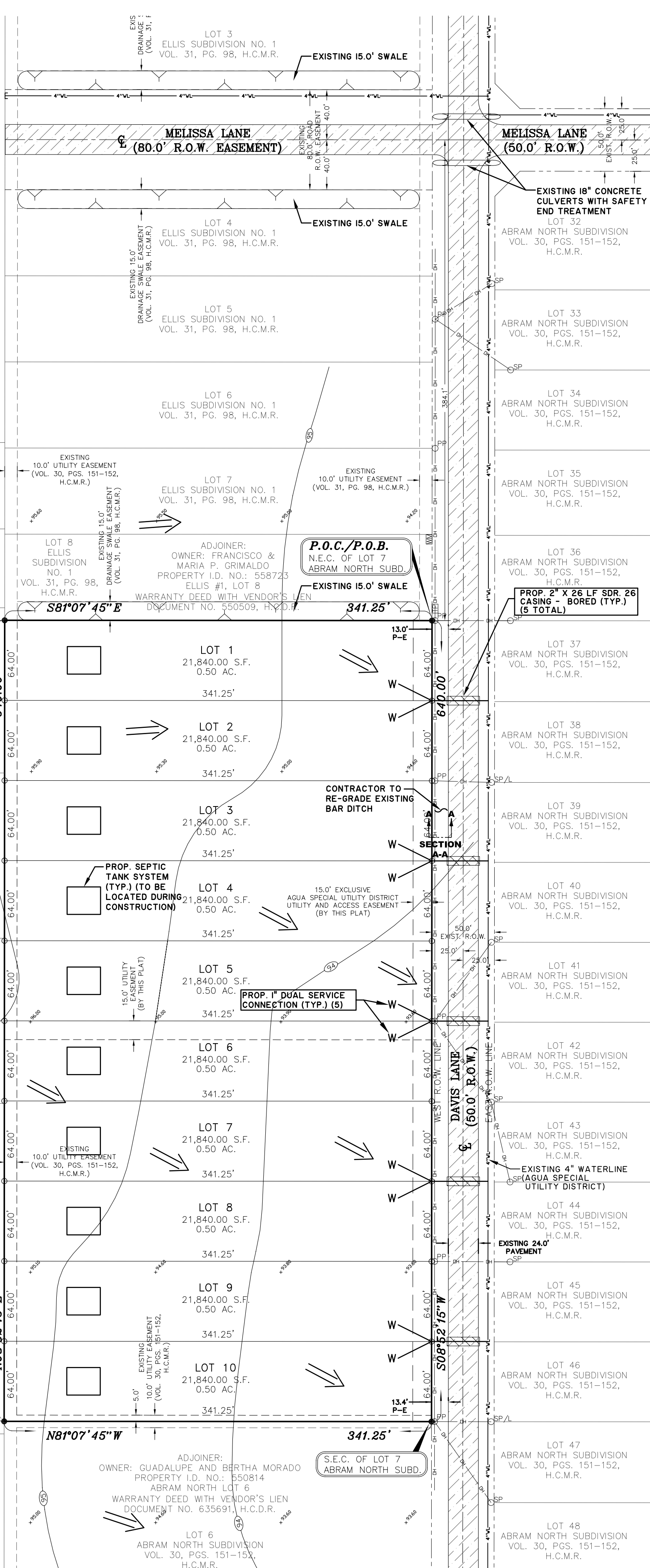
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON SEPTEMBER 11, 2014. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

ELLIS NO. 6 SUBDIVISION

HIDALGO COUNTY, TEXAS BEING A 5.01 NET ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 7, ABRAM NORTH SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGE 152 (1 OF 2), MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SCALE: 1" = 60'

- LEGEND: FOUND 1/2" IRON ROD, SET 1/2" IRON ROD, POWER POLE, SERVICE POLE, SERVICE POLE WITH LIGHT FIXTURE, OVERHEAD POWERLINE, TELEPHONE PEDESTAL, WATER METER, P.O.B., POINT OF COMMENCEMENT, R.O.W., RIGHT OF WAY, H.C.D.R., HIDALGO COUNTY DEED RECORDS, H.C.D.R., HIDALGO COUNTY OFFICIAL RECORDS, H.C.M.R., HIDALGO COUNTY MAP RECORDS



COST ESTIMATE CHART table with columns for COST ESTIMATE, PAAVING IMPROVEMENTS, DRAINAGE IMPROVEMENTS, WATER DISTRIBUTION, SANITARY SEWER IMPROVEMENTS/OSSF, ESTIMACION DE COSTO, PAVIMENTACION DE CALLES, SERVICIO DE AGUA POTABLE, and SERVICIO DE DRENAJE SANITARIO.

Proposed Ellis No. 6 Subdivision is a re-plot of all of Lot 7, Abram North Subdivision, Hidalgo County, Texas (Volume 30, Page 152 - 1 and 2 of 2), and consists of 5.01 Net Acres. The proposed re-plot is into 10 1/2 acre residential lots. Said tract is located along the west side of Davis Lane between Mile 4 and Mile 5.

This site is covered by native vegetation consisting primarily of grass and some trees, with no development of any structures. The overall site is rectangular in shape and has 640.00 feet of frontage along Davis Lane and is 341.25 feet in depth.

The lands occupied by the proposed site are located in part within Zone "X" according to the FIRM dated June 6, 2000 - Community Panel No. 480334 0290 D. A review of Sheet 81 of the Soil Survey of Hidalgo County, Texas, reveals that the underlying conditions of the subject property consist of a Rio clay, silt loam complex with slopes between 0 and 1 percent. Such soils are somewhat poorly drained and surface runoff typically ponds with no surface runoff.

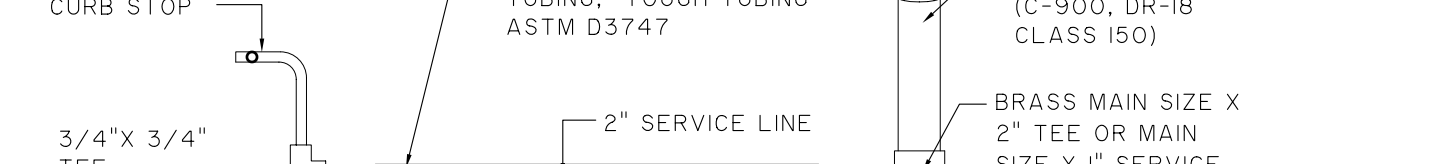
In accordance with the drainage policies of the City of Mission and the County of Hidalgo, the subdivision shall be required to retain on-site the total volume of water created by the post-development of this property. Using an existing drainage coefficient of 0.20 and a future computed drainage coefficient of 0.25 (using a total of 15,000 square feet of impervious improvements), an average drainage rate of 341.25 feet and an average slope of 0.879% it was computed that the improved condition would produce an additional volume of 6,708.05 cubic feet (or 0.15 Acre-Feet) of drainage waters. This volume of water is for the entire proposed residential development.

The developer shall provide improvements to Davis Lane by re-grading and forming like new the bar ditches along the frontage of this proposed subdivision. The proposed site is large enough to accommodate an approximately 671 cubic feet each. Most of that volume of water will likely be absorbed by natural means - natural percolation into the soil. The subdivision understands that the County planning department or the City's Engineering department may require a grading plan or some other form of proof on how the lot owner will comply with the determination of the minimum volume for each proposed lot during the building permit application process. This report only determines the volume to be retained by the development and does not determine the method of retention. Each grading plan must illustrate how the minimum volumes of required retention shall be accomplished. In addition, it is also noted that off-site discharge from this re-subdivision may not exceed 10.92 CFS.

Aside from the re-grading of the bar ditch along the frontage of Davis Lane, no other drainage improvements to the roadway are planned at this time unless otherwise directed by the subdivision process. Lot owners will have to provide for culverts along Davis Lane for ingress/egress to each lot in accordance with the installation rules and regulations of the County of Hidalgo.

DATE: July 23, 2014. CERTIFICATION: By my signature below, I certify that this subdivision lies in a Flood Zone "X" - Areas of minimal flooding. (No shading) (Community-Panel No. 480334 0290 D - Map Revised June 6, 2000)

DAVID OMAR SALINAS, Registered Professional Engineer #71973, Registered Professional Land Surveyor #5782. DATE: _____



FINAL ENGINEERING REPORT FOR ELLIS NO. 6 SUBDIVISION: BY DAVID O. SALINAS, P.E. WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

ELLIS NO. 6 SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AQUA SPECIAL UTILITY DISTRICT (A.S.U.D.). THE SUBDIVIDER AND A.S.U.D. HAVE ENTERED INTO A CONTRACT IN WHICH A.S.U.D. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND A.S.U.D. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.

A.S.U.D. HAS AN EXISTING 4" DIAMETER WATER MAIN RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF DAVIS LANE. THE WATER SYSTEM FOR ELLIS NO. 6 SUBDIVISION CONSISTS OF FIVE (5) 4" DIAMETER DUAL SERVICE LINES PLANNED TO BE INSTALLED TO THE EAST SIDE OF DAVIS LANE. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE DUAL SERVICES AND THE WATER METER BOXES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$30,000.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PROVIDED A LETTER OF GOOD WILL TO A.S.U.D. WHICH COVERS THE \$3000 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH IS REPRESENTED BY THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE MEMBER LOT TO THE SUBDIVISION TO A.S.U.D. UPON REQUEST BY THE LOT OWNER, A.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 A.S.U.D. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

THE LOCATION OF A FUTURE FILLING STATION (PUMP HYDRA) SHALL BE DETERMINED BY AND BETWEEN THE HIDALGO COUNTY PLANNING DEPARTMENT AND AQUA SPECIAL UTILITY DISTRICT. THE SUBDIVIDER HAS AGREED TO THE HIDALGO COUNTY PLANNING DEPARTMENT THE AMOUNT OF \$15,000.00 FOR SAID FUTURE FILLING STATION (PUMP HYDRA).

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES. SEWAGE FROM ELLIS NO. 6 SUBDIVISION WILL 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 HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT: EACH LOT OF THE PROPOSED SUBDIVISION IS AT LEAST 12 ACRES 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 THE LIMIT AREA. THE SOIL IS UNIFORM SANDY LOAM EXTENDING UP TO 30" 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 DRAINAGE WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$15,000.00 INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$150,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON.

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 16.34 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 \$30,000.00 WHICH EQUALS TO \$3,000.00 PER LOT. SEWAGE FACILITIES - SEPTIC SYSTEMS ESTIMATED TO COST \$15,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$150,000.00 FOR THE ENTIRE SUBDIVISION.

REPORTE DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO: LA SUBDIVISION ELLIS NO. 6 SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE AGUA SPECIAL UTILITY DISTRICT (LA COMPANIA DE AGUA A.S.U.D.), EL DUEÑO DE LA SUBDIVISION Y A.S.U.D. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. A.S.U.D. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION ELLIS NO. 6 SUBDIVISION CONSISTE DE UN CONDUCTO EXISTENTE DE AGUA DE 4 PULGADAS DE DIAMETRO QUE PASA POR EL LADO ESTE DEL LUGAR DE DRENAJE PARA CADA UNO DE LOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 2 PULGADAS DE DIAMETRO PARA CADA UNO DE LOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2 PULGADA DE DIAMETRO PARA CADA UNO DE LOS LOTES. LOS CONDUCTOS DE AGUA DE 4 PULGADAS DE DIAMETRO Y LOS CONDUCTOS DE AGUA DE 2 PULGADAS DE DIAMETRO SON DE 4 PULGADAS DE DIAMETRO Y LOS CONDUCTOS DE AGUA DE 1/2 PULGADA DE DIAMETRO SON DE 1/2 PULGADA DE DIAMETRO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA PAGADO A LA COMPANIA A.S.U.D. \$3,000.00 POR LOTE COMO ESTA DECLARADO EN EL ACUERDO DE 30 ANOS CUYA ALMA. CUBRE EL COSTO DEL MEMORANDUM DE AGUA PARA CADA LOTE, COSTOS DE DERECHOS DE AGUA Y GASTOS DE MEMBRERIA. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA METERO Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE INICIE EL MEDICOR DE AGUA LA COMPANIA A.S.U.D. INSTALARA UN MEDICOR DE AGUA EN CADA LOTE. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES DE LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMIO DE HIDALGO.

EL LUGAR DE LA FUTURA ESTACION DE SERVICIO DE AGUA (BOMBEO) SE DETERMINARA POR Y ENTRE EL DEPARTAMENTO DE PLANEACION DEL CONDOMIO DE HIDALGO Y LA COMPANIA DE AGUA A.S.U.D. EL DUEÑO DE LA SUBDIVISION HA HECHO UN DEPOSITO DE FIDUCIARIO CON EL DEPARTAMENTO DE PLANEACION DEL CONDOMIO DE HIDALGO POR LA CANTIDAD DE \$15,000.00 PARA LA INSTALACION DE LA ESTACION DE SERVICIO DE AGUA EN EL LUGAR QUE SE DETERMINARA EN UN FUTURO MOMENTO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION: SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCONTRARA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE HA SIDO APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDOMIO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MEDIO ACRE ADECUADO SE HECHERON DOS (2) EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SUFICIENTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO UNIFORME) Y SE EXTIENDE A 1/2 PULGADA BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA SUBTERRANEA EN LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTAS EXCAVACIONES PROVIENE DE LA SUPERFICIE DEL TERRENO.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA RESIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$15,000.00 CADA UNA, INCLUIDO EL COSTO DEL PERMISO REGULADO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL AL UN COSTO TOTAL DE \$150,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDOMIO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DE ESTE MODO.

CERTIFICACION: CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDAS A LOS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.34 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON: AGUA: EL SISTEMA QUE LA FOSA SEPTICA INSTALADA Y COMPLETAMENTE CONSTRUIMOS MENOS EL MEDICOR MEDICOR DE AGUA QUE COSTARA UN TOTAL DE \$3,000.00 X 8 X 3,000.00 POR LOTE. DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$15,000.00 A UN COSTO TOTAL DE \$150,000.00 PARA LA SUBDIVISION.

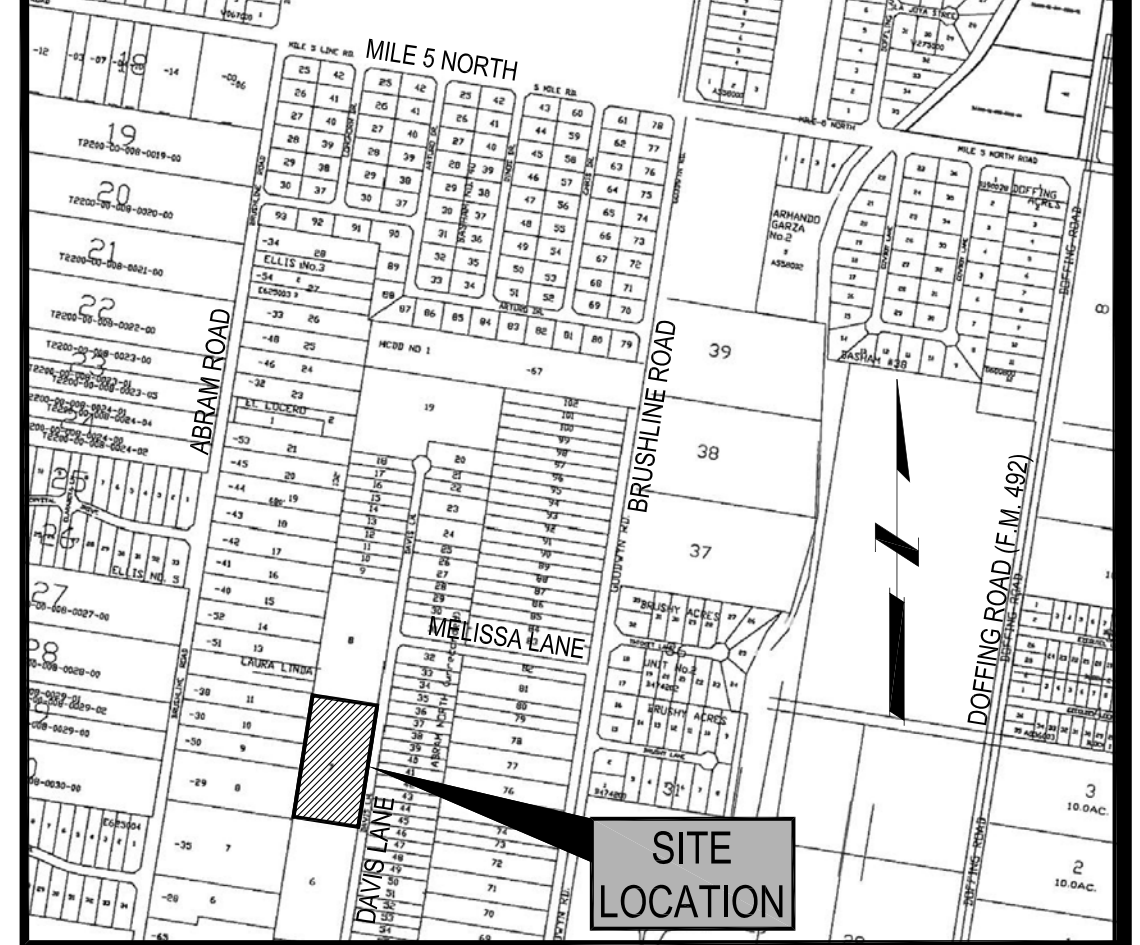
ALFREDO RODRIGUEZ, DATE: 1924 NEWPORT ST, McALLEN, TEXAS 78501. JUAN RODRIGUEZ, JR., DATE: 1924 NEWPORT ST, McALLEN, TEXAS 78501.

STATE OF TEXAS COUNTY OF HIDALGO. BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2014.

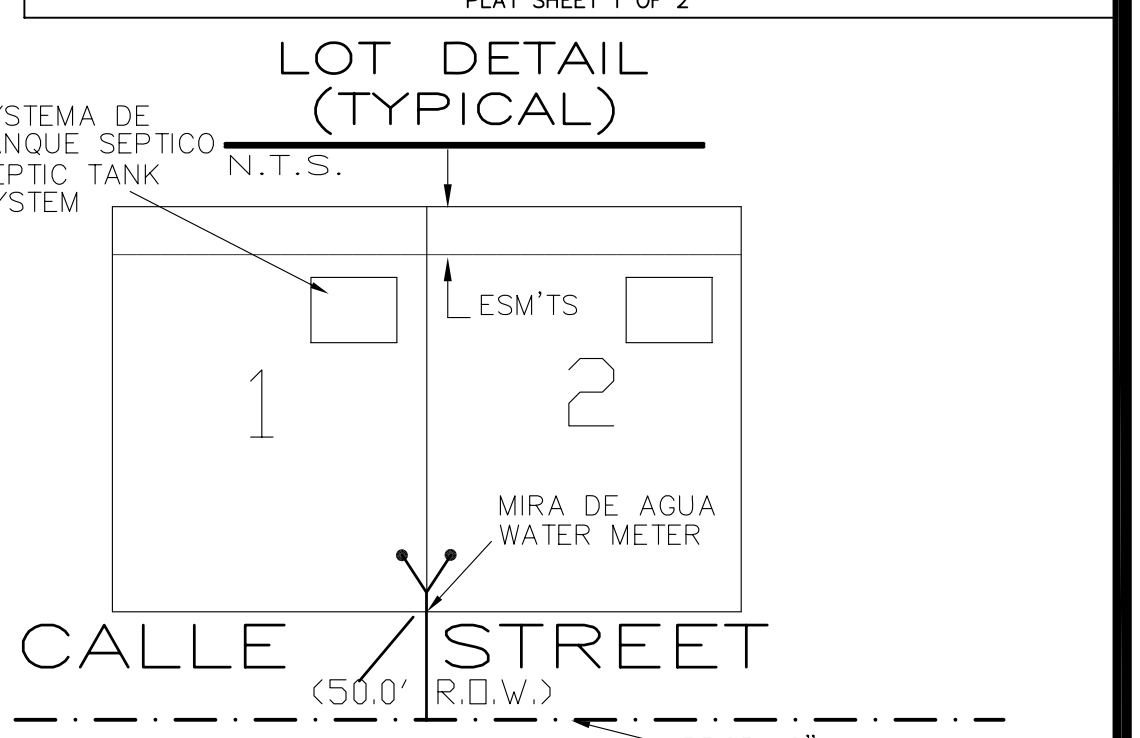
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS. MY COMMISSION EXPIRES: _____

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON SEPTEMBER 11, 2014. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



LOCATION MAP SCALE: 1" = 1000'

ELLIS NO. 6 SUBDIVISION PREPARED BY: SALINAS ENGINEERING & ASSOCIATES 2221 DAFFODIL AVE. McALLEN, TEXAS 78501 DATE PREPARED: SEPTEMBER 11, 2014 PLAT SHEET 1 OF 2



LEGEND: DENOTES PROPOSED SEPTIC AND DRAIN FIELD SYSTEM, DENOTES PROPOSED WATER METER LOCATION, SEPTIC TANK - 2-500 GALLON SYSTEM SOIL ABSORPTION FIELD - 190 SQ. FT. THIS IS BASED ON A 3 BEDROOM STRUCTURE, DENOTA PROPOSTO SEPTICO Y SISTEMA DE CAMPO DE DESAGUE, DENOTA MEDIDOR DE AGUA PROPUUESTO, TANQUE SEPTICO - 2-500 SYSTEMA DE GALON CAMPO ABSORPCION DE LA TIERRA - 190 SQ. FT. ESTO SE BASE EN UNA ESTRUCTURA DE 3 DORMITORIOS.

REVISION NOTES table with columns for NO., SHEET, REVISION, DATE, APPROVED.

INDEX SHEET OF ELLIS NO. 6 SUBDIVISION SHEET 1, SHEET 2.

HEADING, INDEX, LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYORS AND ENGINEERS CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED IN; H.C.D.C. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; HIDALGO COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL; REVISION NOTES.

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); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER'S CERTIFICATE AND STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE.

SEAL and SALINAS ENGINEERING & ASSOCIATES (F-6675) CONSULTING ENGINEERS & SURVEYORS 2221 DAFFODIL - McALLEN, TEXAS 78501 (956) 682-9081 (956) 686-1489 (FAX)

MAP OF WATER DISTRIBUTION, SANITARY SEWER COLLECTION, TOPOGRAPHY, PAVING AND DRAINAGE