



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 03-31-2015

PROPOSED DAVID GARZA SUBDIVISION, PRECINCT No. 3.

ENGINEER FIRM: RIO DELTA ENGINEERING DEVELOPER: DAVID GARZA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

LOCATION DESCRIPTION: West side of Schuerbach Rd., ½ mile North of Mile 2 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: ON 01-15-15 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be detained within the large depressed areas of the lot

DISTANCE TO DRAIN DITCH: 1 ¼ mile South of the development

ROAD R.O.W. DEDICATION: 15 feet onto Schuerbach Rd

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 02-18-15 By, Victor Gallardo PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 03-12-15 By, Elizardo Ramos, Environmental Health Division Manager

SEWER SYSTEM: OSSF IS EXISTING

WATER SERVICE PROVIDER: SWSC LINE SIZE: 6" LOCATION: West side of Schuerbach Rd.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 02-19-15 : By Martin Ramirez, Environmental Compliance Coordinator

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:

STAFF RECOMMENDS: Staff Recommending No Action

Preliminary Approval subject 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.

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DAVID GARZA SUBDIVISION

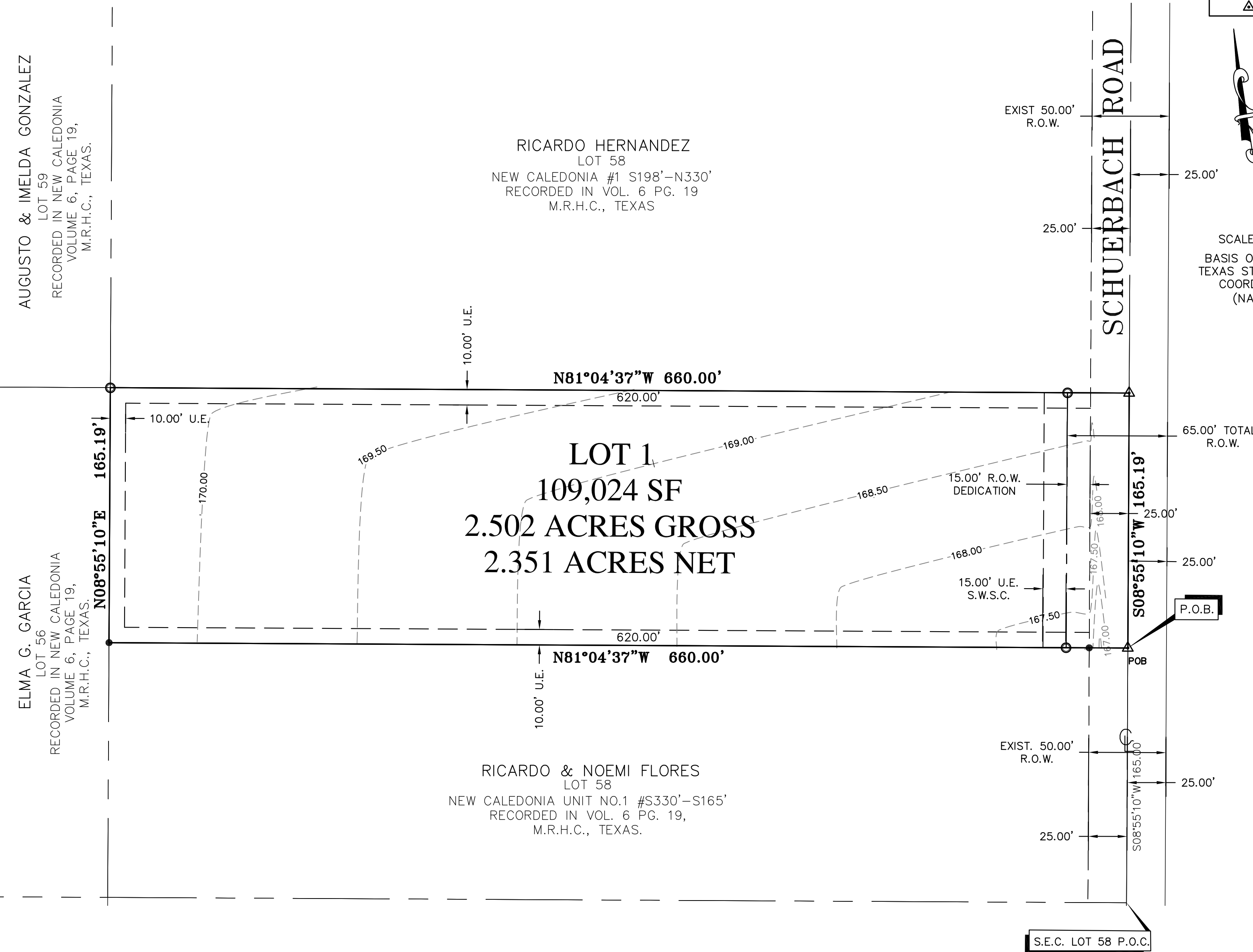
BEING THE NORTH 2.502 ACRES OF THE SOUTH 5.00 ACRES, OUT OF LOT 58, NEW CALEDONIA UNIT NO.1, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 6, PAGE 19, MAP RECORDS, HIDALGO COUNTY, TEXAS.

AUGUSTO & IMELDA GONZALEZ
LOT 59
RECORDED IN NEW CALEDONIA
VOLUME 6, PAGE 19,
M.R.H.C., TEXAS.

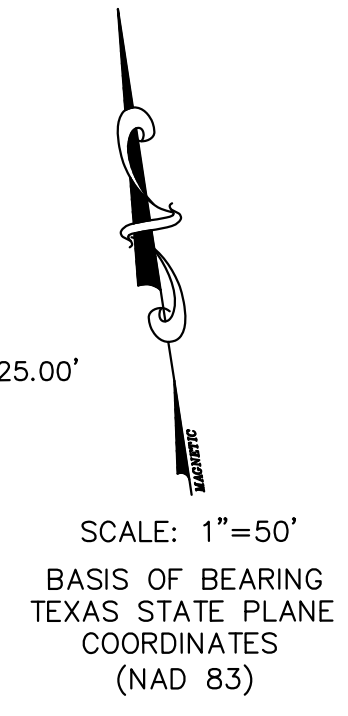
ELMA G. GARCIA
LOT 56
RECORDED IN NEW CALEDONIA
VOLUME 6, PAGE 19,
M.R.H.C., TEXAS.

RICARDO HERNANDEZ
LOT 58
NEW CALEDONIA #1 S198'-N330'
RECORDED IN VOL. 6 PG. 19
M.R.H.C., TEXAS

RICARDO & NOEMI FLORES
LOT 58
NEW CALEDONIA UNIT NO.1 #S330'-S165'
RECORDED IN VOL. 6 PG. 19,
M.R.H.C., TEXAS.



LEGEND	
○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
M.R.H.C.	MAP RECORDS OF HIDALGO COUNTY
⊕	CENTER LINE
U.E.	UTILITY EASEMENT
S.W.S.C.	SHARYLAND WATER SUPPLY CORP.
△	COTTON PICKER SPINDLE



**STATE OF TEXAS
COUNTY OF HIDALGO**

I, (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE DAVID GARZA SUBDIVISION TO THE CITY OF MISSION, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE THE FEE TITLE TO THE USE OF THE PUBLIC ALL STREETS & EASEMENTS WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MISSION, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MISSION.

DAVID GARZA, TANYA RUTH GARZA
3207 BAILEY STREET
MISSION, TX 78574

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID 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 CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC
COUNTY OF HIDALGO

**STATE OF TEXAS - CITY OF MISSION
PLANNING AND ZONING COMMISSION**

THIS PLAT OF DAVID GARZA 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 DAVID GARZA SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY CLERK OF THE CITY OF MISSION.

MAYOR OF CITY OF MISSION DATE

ATTEST: CITY SECRETARY DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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. 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.

BY _____ DATE

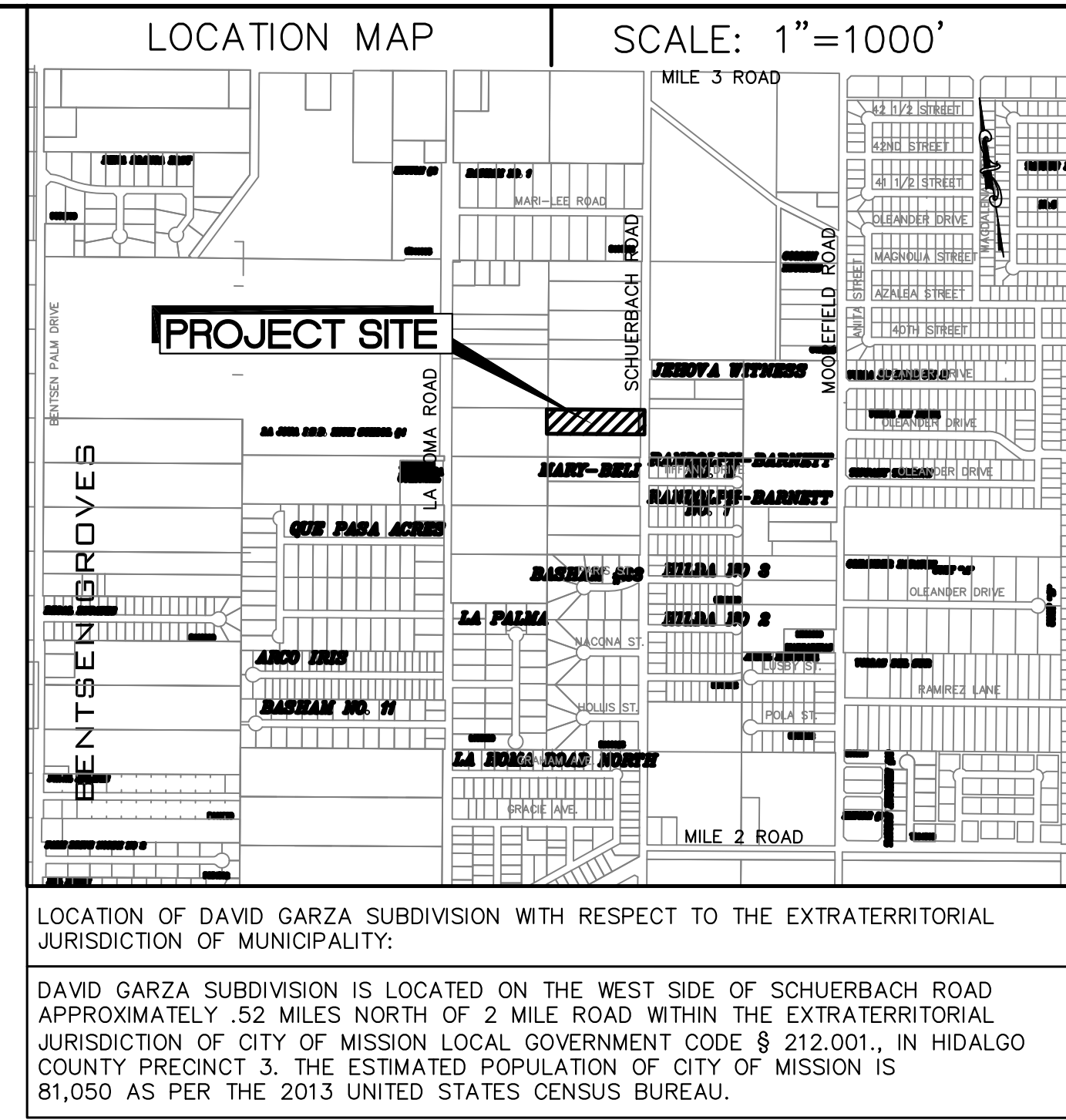
HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 DATED THIS _____ DAY OF _____, 2015.

BOARD OF DIRECTORS DATE

BOARD OF DIRECTORS DATE

**FILED FOR RECORD IN:
HIDALGO COUNTY
BY ARTURO GUAJARDO, JR.
COUNTY CLERK**
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER: _____
BY: _____ DEPUTY



LOCATION OF DAVID GARZA SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:
DAVID GARZA SUBDIVISION IS LOCATED ON THE WEST SIDE OF SCHUERBACH ROAD APPROXIMATELY .52 MILES NORTH OF 2 MILE ROAD WITHIN THE EXTRATERRITORIAL JURISDICTION OF CITY OF MISSION LOCAL GOVERNMENT CODE § 212.001., IN HIDALGO COUNTY PRECINCT 3. THE ESTIMATED POPULATION OF CITY OF MISSION IS 81,050 AS PER THE 2013 UNITED STATES CENSUS BUREAU.

METES AND BOUNDS

BEING THE NORTH 2,502 ACRES OF THE SOUTH 5.00 ACRES, OUT OF LOT 58, NEW CALEDONIA UNIT NO.1, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 6, PAGE 19, MAP RECORDS, HIDALGO COUNTY, TEXAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF LOT 58, THENCE, NORTH, WITH AND ALONG THE EAST LINE OF LOT 58, AND ALSO BEING THE CENTERLINE OF SCHUERBACH ROAD, A DISTANCE OF 165.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION FOR THE POINT OF BEGINNING;

THENCE, WEST, PARALLEL TO THE SOUTH LINE OF LOT 58, A DISTANCE OF 25.00 FEET PASS A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND AT THE EXISTING WEST RIGHT OF WAY LINE OF SCHUERBACH ROAD AND A TOTAL DISTANCE OF 660.00 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER AND ALSO BEING A POINT ON THE WEST LINE OF LOT 58 AND THE EAST LINE OF LOT 59;

THENCE, NORTH, WITH AND ALONG THE WEST LINE OF LOT 58 AND THE EAST LINE OF LOT 59, A DISTANCE OF 165.00 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR THE NORTHWEST CORNER;

THENCE, EAST, PARALLEL TO THE SOUTH LINE OF LOT 58, A DISTANCE OF 635.00 FEET PASS A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET AT THE EXISTING WEST RIGHT OF WAY LINE OF SCHUERBACH ROAD, AND A TOTAL DISTANCE OF 660.00 FEET TO A POINT FOR THE NORTHEAST CORNER, AND ALSO BEING THE CENTERLINE OF SCHUERBACH ROAD;

THENCE, SOUTH, WITH ALONG THE EAST LINE OF LOT 58, A DISTANCE OF 165.00 FEET WEST OF THE SOUTH EAST CORNER OF THIS DESCRIPTIONS FOR THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING 2,502 ACRES, MORE OR LESS.

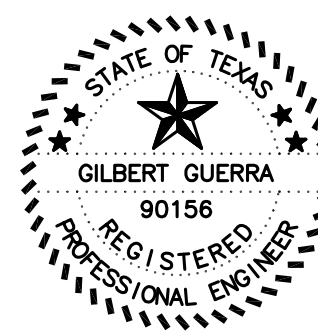
GENERAL NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C" (NO SHADE)
ZONE "C" AREAS (NO SHADE), AREAS OF MINIMAL FLOODING ACCORDING TO COMMUNITY-PANEL NO. 480334 0400C, REVISED NOVEMBER 16, 1982.
- SETBACKS:
FRONT: 40.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS SHALL 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.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF SCHUERBACH RD. 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
-->B.M. NO. 1-- ELEV. 163.95 N.G.V.D. 88, DESCRIPTIONS: TOP OF SANITARY SEWER MANHOLE FOUND 345' SOUTH FROM THE SOUTHEAST CORNER OF THIS SUBDIVISION. GPS POINT, GRID COORDINATES N 16595789.91, E 1056160.44.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 388,000 CUBIC-FEET OR 0.0022 ACRE- FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS IN THE LOT.
- 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 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 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 TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON LOT 1.
A. OSSF SYSTEM IS BEING DESIGNED FOR 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 ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- DAVID GARZA, AND TANYA RUTH GARZA, THE OWNERS & SUBDIVIDERS OF THIS SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.

**STATE OF TEXAS
COUNTY OF HIDALGO**

I KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, GILBERT GUERRA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF MISSION SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.



GILBERT GUERRA P.E.
REG. PROFESSIONAL ENGINEER NO. 90156 DATE

**STATE OF TEXAS
COUNTY OF HIDALGO**

I KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, IVAN GARCIA, A REGISTERED PROFESSIONAL PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF MISSION SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.



IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027 DATE

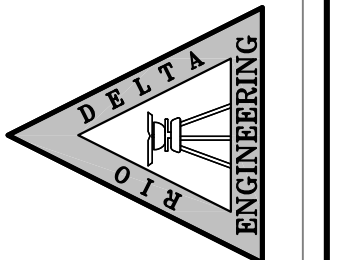
INDEX TO SHEETS OF DAVID GARZA SUBDIVISION

SHEET 1:	HEADING; INDEX; LOCATION MAP AND ETI.; PRINCIPAL CONTACTS; MAP; LOT, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF MISSION APPROVAL CERTIFICATE; HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES.
SHEET 2:	FINAL ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATIONS, SUBDIVIDER CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING.

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER: DAVID GARZA	3207 BAILEY ST. MISSION, TX. 78574	(956) 222-2128
ENGINEER: GILBERT GUERRA P.E. RIO DELTA ENGINEERING	921 S. 10TH ST. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR: IVAN GARCIA P.E., R.P.L.S. RIO DELTA ENGINEERING	921 S. 10TH ST. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
TEXAS LICENSED SURVEYING FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



DRAWN: PETER HERMIDA, E.I.T.

DESIGN BOUNDARY: IVAN GARCIA, P.E., R.P.L.S.

CHECKED: GILBERT J. GUERRA, P.E.

SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.

SCALE: 1"=50'

DATE: MARCH, 2015

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF GILBERT J. GUERRA, P.E. 90156 ON MARCH, 2015. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: PRELIMINARY

**PLAT SHEET
DAVID GARZA SUBDIVISION
CITY OF MISSION
HIDALGO COUNTY, TEXAS**

PROJECT: SUB 14 015

PAGE NO. 1-OF-2

DAVID GARZA SUBDIVISION

BEING THE NORTH 2.502 ACRES OF THE SOUTH 5.00 ACRES, OUT OF LOT 58, NEW CALEDONIA UNIT NO.1, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 6, PAGE 19, MAP RECORDS, HIDALGO COUNTY, TEXAS.

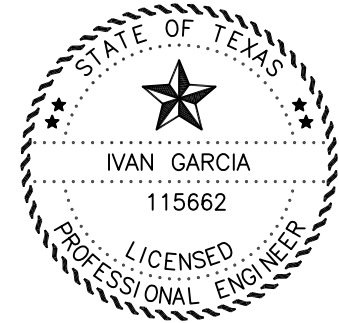
DRAINAGE REPORT DAVID GARZA SUBDIVISION MISSION, TEXAS

DAVID GARZA SUBDIVISION IS A 1 LOT SUBDIVISION BEING 2.502 ACRES OF THE SOUTH 5.00 ACRES, OUT OF LOT 58, NEW CALEDONIA UNIT NO.1, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 6, PAGE 19, MAP RECORDS, HIDALGO COUNTY, TEXAS. THE SUBDIVISION IS IN ZONE "C"; (NO SHADES), AREAS OF MINIMAL FLOODING, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0400 C, REVISED NOVEMBER 16, 1982. THE LOT WILL BE USED FOR RESIDENTIAL PURPOSES.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100% OF HIDALGO FINE SANDY LOAM, WITH 0 TO 1 % SLOPES. THESE SOILS ARE WELL-DRAINED, SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS MODERATE. PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN AN EASTERN DIRECTION TOWARDS SCHUERBACH ROAD IN TO AN EXISTING ROAD SIDE DITCH WITHIN THE RIGHT OF WAY OF SCHUERBACH ROAD, THEN CONTINUES SOUTH INTO MISSION LATERAL, THEN EAST INTO MISSION/MCALLEN LATERAL; THEN NORTH TO THE WEST MAIN, THEN EASTERLY INTO NORTH MAIN DRAIN TO FINAL OUTFALL AT THE LAGUNA MADRE. USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 3.30 CFS OF STORM RUNOFF ON THIS PROPERTY. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SUBDIVISION WILL GENERATE AN ESTIMATED 3.93 CFS OF RUNOFF FOR A 25-YR RAINFALL EVENT.

IN ACCORDANCE WITH THE CITY OF MISSION'S AND COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY 708 CF OR 0.016 AC-FT OF STORM RUNOFF WILL NEED TO BE DETAINED ONSITE. CURRENT RUNOFF WILL BE DETAINED IN THE DETENTION GREEN AREAS OF THE LOT. OVERFLOW WILL BE RELEASED OVERLAND TO FOLLOW THE EXISTING DRAINAGE PATTERNS OF THE AREA IN AN EASTERN DIRECTION TOWARDS SCHUERBACH ROAD IN TO AN EXISTING ROADSIDE DITCH WITHIN THE RIGHT OF WAY OF SCHUERBACH ROAD, THEN CONTINUES SOUTH INTO MISSION LATERAL, THEN EAST INTO MISSION/MCALLEN LATERAL; THEN NORTH TO THE WEST MAIN, THEN EASTERLY INTO NORTH MAIN DRAIN TO FINAL OUTFALL AT THE LAGUNA MADRE. TABLES AND CALCULATIONS ARE ATTACHED.



IVAN GARCIA, P.E., R.P.L.S.

DATE

ENGINEERING REPORT FOR DAVID GARZA SUBDIVISION
BY IVAN GARCIA, P.E., R.P.L.S.

LEGAL DESCRIPTION:
BEING THE NORTH 2.502 ACRES OF THE SOUTH 5.00 ACRES, OUT OF LOT 58, NEW CALEDONIA UNIT NO.1, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 6, PAGE 19, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PROPOSED USE:
THE PROPOSED USE FOR THIS SUBDIVISION IS SINGLE FAMILY RESIDENTIAL.

WATER SUPPLY AND DISTRIBUTION:
THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.).

S.W.S.C. HAS AN EXISTING 6" WATER LINE THAT RUNS ON THE EAST RIGHT OF WAY OF SCHUERBACH ROAD. THE LOT HAS AN EXISTING INDIVIDUAL WATER SERVICE CONNECTION AND METER FROM SAID EXISTING WATER LINE. THE EXISTING WATER SERVICE AND METER WILL CONTINUE TO SERVICE THIS SUBDIVISION.

THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO THIS SUBDIVISION IS ESTIMATED TO BE \$ 0.000, AT A COST PER LOT OF \$0.000. THE OWNER OF THIS DEVELOPMENT. ALL ASSOCIATED WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO S.W.S.C. HAVE BEEN WAIVED.

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATA:

SEWAGE FROM DAVID GARZA 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 APPROVED 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. ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A., SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100% OF HIDALGO FINE SANDY LOAM, WITH 0 TO 1 % SLOPES. THESE SOILS ARE WELL-DRAINED, SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS MODERATE. THE SOIL IS A UNIFORM SANDY LOAM EXTENDING 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 \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED 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 \$1,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC 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.

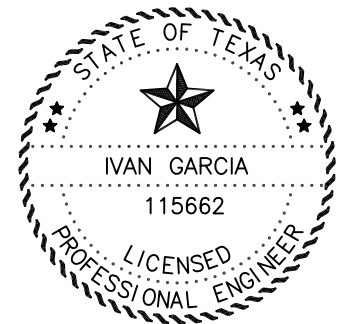
ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED 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 \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$1,500 FOR THE ENTIRE SUBDIVISION.

IVAN GARCIA, P.E., R.P.L.S.

DATE



REPORT DE INGENIERIA PARA DAVID GARZA SUBDIVISION
IVAN GARCIA, P.E., R.P.L.S.

ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTO, Y FECHA DE OPERACION

DAVID GARZA SUBDIVISION RECIBIRA SERVICIO DE AGUA POTABLE DE SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.).

S.W.S.C. TIENE UNA TUBERIA EXISTENTE DE AGUA DE SEIS (6") PULGADAS LOCALIZADA AL LADO ESTE DE SCHUERBACH ROAD. EL LOTE CUENTA ACTUALMENTE CON UN SERVICIO Y MEDIDOR INDIVIDUAL CONECTADO A LA MENCIONADA TUBERIA DE SEIS (6") PULGADAS. ESTE SERVICIO Y MEDIDOR EXISTENTES CONTINUARAN PROVEYENDO SERVICIO A ESTA SUBDIVISION.

EL COSTO DE INSTALACION DEL SISTEMA DE DISTRIBUCION DE AGUA POTABLE DE DAVID GARZA SUBDIVISION SE ESTIMA DE \$0.000 A UN COSTO POR LOTE DE \$ 0.000. NO HABRA CARGOS A PAGAR POR CONECCION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE S.W.S.C.

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 ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. ACORDE CON EL REPORTE DE SUELOS PREPARADO PARA EL CONDADO DE HIDALGO POR EL SOIL CONSERVATION SERVICE DE U.S.D.A., EL SITO CONSISTE DE 100% DE HIDALGO FINE SANDY LOAM, CON PENDIENTES DE A 1% ESTAS TIERRAS SON DE BUEN DRENAJE. ESCORRIENTA SUPERFICIAL ES MINIMA, PERMEABILIDAD ES MODERADAMENTE ALTA A ALTA Y LA CAPACIDAD PARA ABSORBER AGUA ES MODERADA. LA TIERRA CONSISTE DE UNA CAPA UNIFORME DE SANDY LOAM QUE SE EXTIENDE BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON 1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL.

CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUERO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERAS ADECUADAS CON DESEMPEÑO EN FORMA DE UN (CHEQUE DE CAJEROS O CHEQUE PERSONAL) REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE \$1,500.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICAS EN CADA TERRENO. EL DUERO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIA LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUERO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

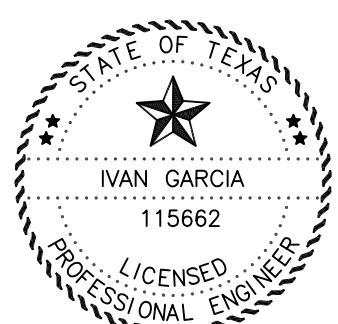
CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ _____ O \$ _____ POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 A UN COSTO TOTAL DE \$1,500.00 TODA LA SUBDIVISION.

IVAN GARCIA, P.E., R.P.L.S.

DATE



AUGUSTO & IMELDA GONZALEZ
LOT 59
RECORDED IN NEW CALEDONIA
VOLUME 6, PAGE 19,
M.R.H.C., TEXAS.

ELMA G. GARCIA
LOT 58
RECORDED IN NEW CALEDONIA
VOLUME 6, PAGE 19,
M.R.H.C., TEXAS.

RICARDO HERNANDEZ
LOT 58
NEW CALEDONIA #1 S198'-N330'
RECORDED IN VOL. 6 PG. 19
M.R.H.C., TEXAS

RICARDO & NOEMI FLORES
LOT 58
NEW CALEDONIA UNIT NO.1 #S330'-S165'
RECORDED IN VOL. 6 PG. 19,
M.R.H.C., TEXAS.

OSSF - FINANCIAL GUARANTEE OF PERFORMANCE

SUBDIVIDER CERTIFICATION:

1.- 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:

1.- WE, DAVID GARZA, AND TANYA RUTH GARZA, SUBDIVIDERS OF DAVID GARZA SUBDIVISION HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

DAVID GARZA
OWNER

TANYA RUTH GARZA
OWNER

STATE OF TEXAS
COUNTY OF HIDALGO:

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

NOTARY PUBLIC
MY COMSTUART EXPIRES _____

FILED FOR RECORD IN:
HIDALGO COUNTY
BY ARTURO GUAJARDO, JR.
COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER: _____
BY: _____ DEPUTY

INDEX TO SHEETS OF DAVID GARZA SUBDIVISION	
SHEET 1: HEADING, INDEX, LOCATION MAP AND ET.; PRINCIPAL CONTACTS; MAP; LOT, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF MISSION APPROVAL CERTIFICATE; HIDALGO COUNTY IRRIGATION DISTRICT No. 6, COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES.	
SHEET 2: FINAL ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATIONS, SUBDIVIDER CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING.	

PLAT SHEET 2-UTILITY AND DRAINAGE LAYOUT
DAVID GARZA SUBDIVISION
CITY OF MISSION
HIDALGO COUNTY, TEXAS

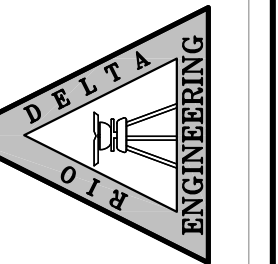
PROJECT:
SUB 14 015
PAGE NO:
2-OF-2

SCALE: 1"=50'
BASIS OF BEARING
TEXAS STATE PLANE
COORDINATES
(NAD 83)

LEGEND	
○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
M.R.H.C.	MAP RECORDS OF HIDALGO COUNTY
⊕	CENTER LINE
U.E.	UTILITY EASEMENT
S.W.S.C.	SHARYLAND WATER SUPPLY CORP.
△	COTTON PICKER SPINDLE

RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
TEXAS LICENSED SURVEYING FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



DRAWN:

PETER HERMIDA, E.I.T.

DESIGN BOUNDARY:

IVAN GARCIA, P.E., R.P.L.S.

CHECKED:

GILBERT J. GUERRA, P.E.

SURVEYOR:

IVAN GARCIA, P.E., R.P.L.S.

SCALE:

1"=50'

DATE:

MARCH, 2015

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF GILBERT J. GUERRA, P.E. 90156 ON MARCH, 2015. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR:
PRELIMINARY