



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: 12-01-2015

PROPOSED California Apartments SUBDIVISION, PRECINCT No. 3.

ENGINEER: Scott A. Holden DEVELOPER: Francisco J. Alanis

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

LOCATION DESCRIPTION: South of Mile 5 North Road approximately ¼ East of Minnesota Road.

SUBDIVISION LIES WITHIN THE: ETJ of Mission and was approved administratively by said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 05-01-2014 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: On-site detention pond as part of site plan parking design.

ROAD R.O.W. DEDICATION: 15.00 feet on to Minnesota Road.

H.C.R.O.W. FINAL APPROVAL DATE: 09-30-2014 By, Victor Gallardo Pct. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 11-13-2014 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Hector J. Lopez, P.E.

WATER SERVICE PROVIDER: Agua S.U.D. LINE SIZE: 8" LOCATION: East side of Minnesota Road.

H.C.O.E.C. FINAL APPROVAL DATE: 11-12-2014: 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.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ 7,000.00 For: OSSF 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
HIDALGO COUNTY COMMISSIONERS COURT ON:

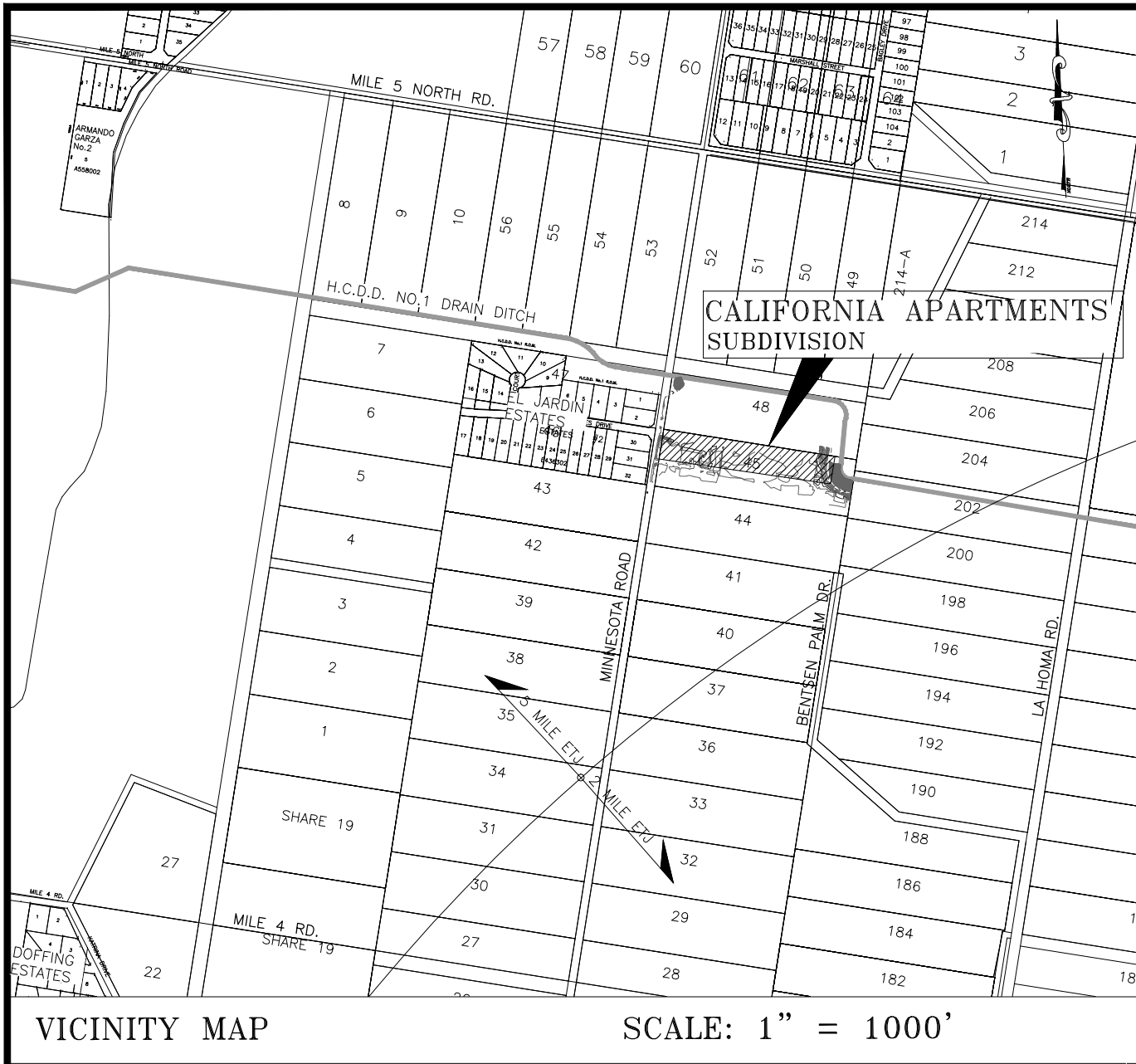
May 5, 2015

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

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.



CALIFORNIA APARTMENTS SUBDIVISION IS LOCATED WITHIN THE 5 MILE ETJ OF MISSION CITY LIMITS HIDALGO COUNTY (POPULATION OF 81,050 - 2013 CENSUS). AT THE INTERSECTION OF MILE 5 NORTH AND MINNESOTA ROAD, TRAVELING SOUTH ON MINNESOTA ROAD AND LEAVING MILE 5 NORTH, APPROXIMATE 1768.35 FEET TO THE N.W. CORNER OF SAID SUBDIVISION LOCATED ON THE EAST R.O.W. OF MINNESOTA ROAD, BEING 4.21 ACRES OUT OF LOT 45, THE NICK DOFFING SUBDIVISION No. 3, HIDALGO COUNTY, TEXAS.

NOTES:
 1. FLOOD ZONE STATEMENT:
 THE SUBJECT TRACT LIES IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS PER THE FEMA, FLOOD INSURANCE RATE MAP OF COMMUNITY-PANEL NO. 480334 0290 D EFFECTIVE DATE: JANUARY 2, 1981, MAP REVISED JUNE 6, 2000.

2. BEARINGS ARE BASED ON CAMPACUAS ADDITION
 3. LOT 1 SHALL BE FOR MULTI-FAMILY AND AGRICULTURAL USES. THE ENGINEER HAS SUBMITTED PLANNING MATERIALS FOR THIS PURPOSE AND NO ALTERATION OR CHANGES TO THE APPROVED DESIGN OF THIS MULTI-FAMILY/AGRICULTURAL PROPOSAL SHALL BE MADE UNLESS A RESUBDIVISION 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 OCCUPYING LOT.

4. BUILDING SETBACKS: 40' FRONT
 6' FROM SIDE LOT LINES
 10' FROM REAR LOT LINES

5. 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 FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATION. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

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

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR MULTI-FAMILY USE.

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 DRAIN FIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIAL PRIOR TO OCCUPYING THE LOT.

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

8. BENCHMARK DISK PID No. AB0785, LOCATED AT THE EAST EDGE OF THE TOWN OF MERCEDDES, ABOUT 0.3 MILES EAST OF THE MISSOURI PACIFIC RAILROAD STATION, AND ABOUT 200.0 FEET SOUTH OF THE TRACKS, IT IS 27.0 FEET NORTH OF THE CENTERLINE OF U.S. HIGHWAY NO. 83, SET HORIZONTALLY IN THE WEST ABUTMENT OF HIGHWAY BRIDGE OVER AN IRRIGATION CANAL. EL = 75.26

9. THE IMPROVEMENTS NOTED HEREON AND IN THE ACCOMPANYING ENGINEER'S REPORT WILL COMPLY WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 232.032 AND WATER, SEWER, AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STATE STANDARDS

10. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL NOT BE REQUIRED TO DETAIN STORM WATER RUNOFF. (SEE SHEET 2 FOR FINAL ENGINEERING REPORT)

11. THERE SHALL BE NO LANDSCAPING, UTILITIES, BUILDING, OR OTHER STRUCTURES PERMITTED ON IRRIGATION EASEMENTS WITHOUT APPROVAL BY IRRIGATION DISTRICT NO. 6.

12. THIS SUBDIVISION LIES WITHIN THE MISSION EXTRA TERRITORIAL JURISDICTION (E.T.J.)

13. DUE TO AN EXISTING DRAIN DITCH TO THE EAST OF THE PROPERTY, A BUFFER FENCE BUFFER IS REQUIRED ALONG EAST SIDE OF PROPERTY.

14. NO SIDEWALKS ARE REQUIRED ALONG MINNESOTA ROAD, UNLESS REQUIRED BY THE REVIEWING AUTHORITY AT THE BUILDING PERMIT STAGE.

15. 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.

16. 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 OCCUPYING AN EASEMENT.

17. PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE ON ANY EASEMENT AREA.

18. 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.

19. THE DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED EASEMENT AREA AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.

20. THE PURCHASER SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF OR NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

NAME	ADDRESS	PHONE NUMBER / FAX NUMBER
OWNERS: FRANCISCO J. ALANIS	5908 NORTH MINNESOTA RD. MISSION, TEXAS 78504	HIDALGO COUNTY 209-840-4486 / 209-846-2669
ENGINEER: SCOTT A. HOLDEN, P.E.	1221 E. TYLER AVE. HARLINGEN, TX. 78550	956-423-1702 / 956-423-1488
SURVEYOR: JUAN GARCIA JR., R.P.L.S.	1221 E. TYLER AVE. HARLINGEN, TX. 78550	956-423-1702 / 956-423-1488

OWNERS ACKNOWLEDGMENT
 THE STATE OF TEXAS
 COUNTY OF HIDALGO
 I, FRANCISCO J. ALANIS, KNOWN AS OWNER OF THE 4.21 ACRE TRACT ENCOMPASSED WITHIN THE PROPOSED CALIFORNIA APARTMENTS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREON.
 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 CONNECTION TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
 (D) GAS CONNECTION, 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.

FRANCISCO J. ALANIS DATE _____
 THE STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANCISCO J. ALANIS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.
 NOTARY PUBLIC _____ COUNTY, TEXAS
 SIGNATURE _____
 MY COMMISSION EXPIRES: _____

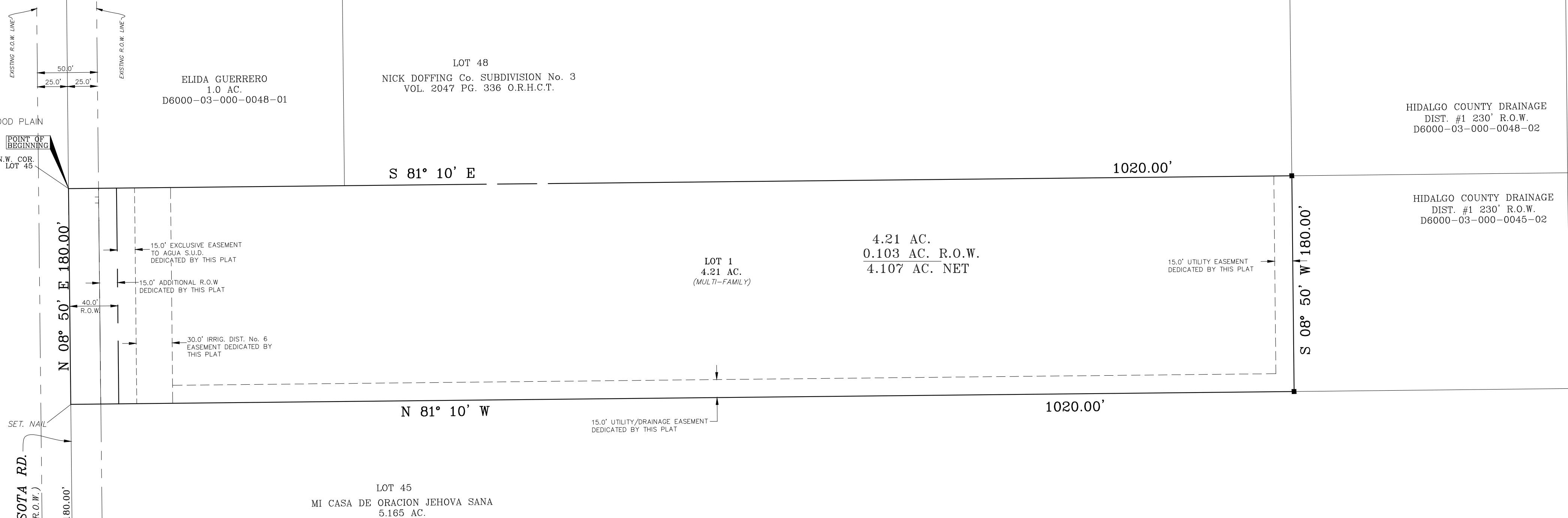
PLANNING AND ZONING
 THE STATE OF TEXAS
 CITY OF MISSION
 THIS PLAT OF CALIFORNIA APARTMENTS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
 DATED THIS THE _____ DAY OF _____, 2015.
 CHAIRMAN, PLANNING & ZONING _____

CITY OF MISSION CERTIFICATE OF APPROVAL
 UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CALIFORNIA APARTMENTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.
 _____ MAYOR OF CITY OF MISSION DATE _____
 _____ ATTEST: CITY SECRETARY DATE _____

DRAINAGE DISTRICT 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 § 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: _____

IRRIGATION DISTRICT CERTIFICATE
 THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6. SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOT IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM INDIVIDUAL LOTS IN SAID SUBDIVISION. PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.
 HIDALGO COUNTY IRRIGATION DISTRICT No. 6 ATTEST: _____
 PRESIDENT SECRETARY
 DATE: _____ DATE: _____

AGUA SUD CERTIFICATE
 I, FRANCISCO FLORES, DISTRICT MANAGER FOR AGUA SPECIAL UTILITY DISTRICT HEREBY CERTIFY THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE CALIFORNIA APARTMENTS SUBDIVISION LOCATED IN HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY (CCN) ISSUED BY THE STATE OF TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THE PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.
 DISTRICT MANAGER _____ DATE: _____
 AGUA SPECIAL UTILITY DISTRICT _____



PLAT APPROVAL CERTIFICATION
 HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 232.028 (4)
 WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE CALIFORNIA APARTMENTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____
 DATE: _____
 _____ HIDALGO COUNTY JUDGE DATE: _____
 _____ ATTEST: HIDALGO COUNTY CLERK DATE: _____

SURVEYORS CERTIFICATE
 THE STATE OF TEXAS
 COUNTY OF HIDALGO
 I, JUAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT. WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH SUITABLE PERMANENT MONUMENTS OF THE SIZE AND TYPE NOTED; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST ORIGINAL SURVEY CORNER, AS SHOWN HEREON. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 _____ DATE _____
 JUAN GARCIA JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR # 4203

ENGINEERS CERTIFICATE
 THE STATE OF TEXAS
 COUNTY OF HIDALGO
 I, SCOTT A. HOLDEN, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
 _____ DATE 05/11/2015
 SCOTT A. HOLDEN
 LICENSED PROFESSIONAL ENGINEER # 90994



PLAT APPROVAL CERTIFICATION
 HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
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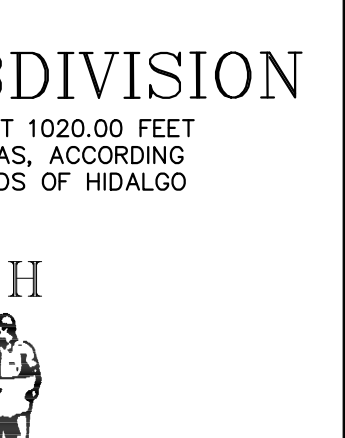
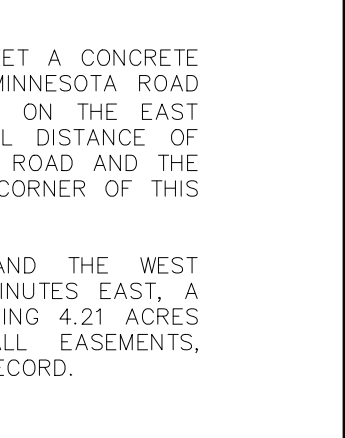
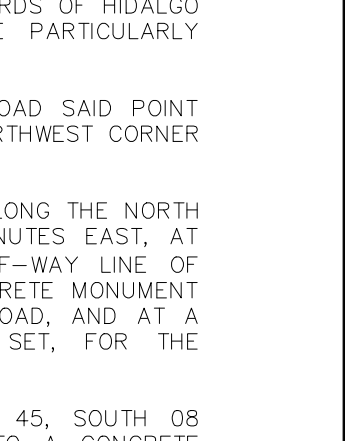
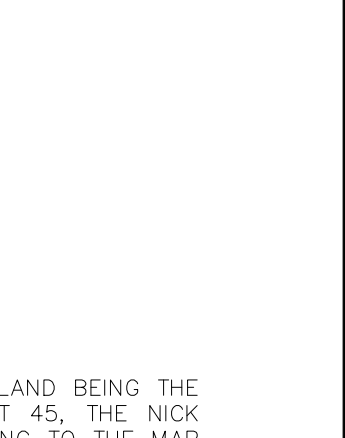
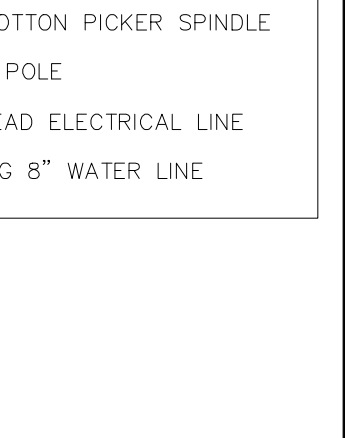
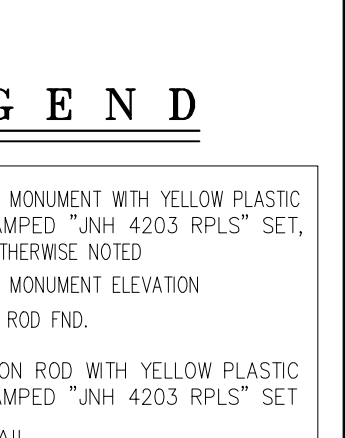
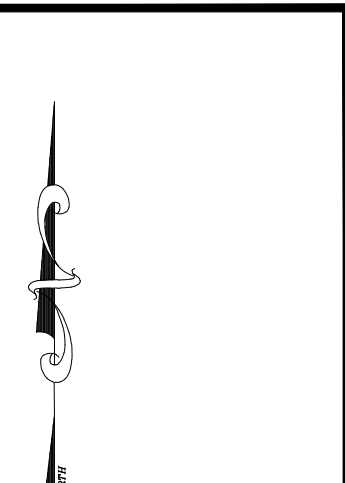
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 AGUA SPECIAL UTILITY DISTRICT _____

AGUA SUD CERTIFICATE
 I, FRANCISCO FLORES, DISTRICT MANAGER FOR AGUA SPECIAL UTILITY DISTRICT HEREBY CERTIFY THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE CALIFORNIA APARTMENTS SUBDIVISION LOCATED IN HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY (CCN) ISSUED BY THE STATE OF TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THE PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.
 DISTRICT MANAGER _____ DATE: _____
 AGUA SPECIAL UTILITY DISTRICT _____

AGUA SUD CERTIFICATE
 I, FRANCISCO FLORES, DISTRICT MANAGER FOR AGUA SPECIAL UTILITY DISTRICT HEREBY CERTIFY THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE CALIFORNIA APARTMENTS SUBDIVISION LOCATED IN HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY (CCN) ISSUED BY THE STATE OF TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THE PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.
 DISTRICT MANAGER _____ DATE: _____
 AGUA SPECIAL UTILITY DISTRICT _____

AGUA SUD CERTIFICATE
 I, FRANCISCO FLORES, DISTRICT MANAGER FOR AGUA SPECIAL UTILITY DISTRICT HEREBY CERTIFY THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE CALIFORNIA APARTMENTS SUBDIVISION LOCATED IN HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY (CCN) ISSUED BY THE STATE OF TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THE PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.
 DISTRICT MANAGER _____ DATE: _____
 AGUA SPECIAL UTILITY DISTRICT _____



LEGEND

■	CONCRETE MONUMENT WITH YELLOW PLASTIC CAP STAMPED "NH 4203 RPLS" SET, UNLESS OTHERWISE NOTED
□	CONCRETE MONUMENT ELEVATION
○	1/2" IRON ROD FND.
○	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "NH 4203 RPLS" SET
●	FND. NAIL
*	FND. COTTON PICKER SPINDLE
⚡	POWER POLE
—○—○—	OVERHEAD ELECTRICAL LINE
—●—●—	EXISTING 8" WATER LINE

PLAT OF CALIFORNIA APARTMENTS SUBDIVISION
 BEING 4.21 ACRE TRACT OF LAND BEING THE NORTH 180.00 FEET OF THE WEST 1020.00 FEET OUT OF LOT 45, THE NICK DOFFING SUBDIVISION NO. 3, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 6, PAGE 10, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.
 SCALE: 1" = 60'
 MAY 2015
 J N H

 SURVEYING CO., LLC
 (956) 423-1702
 REGISTRATION # 100114-00
 JOB NO: JN4794

FINAL ENGINEERING REPORT FOR "CALIFORNIA APARTMENTS SUBDIVISION"
SCOTT A. HOLDEN, P.E. (LIC. NO. 90994)

WATER SUPPLY: DESCRIPTION, COSTS AND OPERABILITY DATE

CALIFORNIA APARTMENTS SUBDIVISION, WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT ("AGUA SUD"). THE SUBDIVIDER AND AGUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. AGUA SUD 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 SUD HAS AN EXISTING 8" DIAMETER WATER LINE ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF MINNESOTA ROAD. THE EXISTING WATER SYSTEM FOR CALIFORNIA APARTMENTS SUBDIVISION CONSISTS OF TWO 1" DIAMETER SINGLE SERVICE LINES THAT TAP INTO THE EXISTING 8" WATER LINE, SAID SERVICES TERMINATE AT THE WATER METER BOX FOR THE EXISTING SUBDIVISION.

THE WATER DISTRIBUTION SYSTEM FOR THE PROPOSED CALIFORNIA APARTMENTS SUBDIVISION CONSIST OF ONE (1) 1" SINGLE-SERVICE LINE TO PROVIDE POTABLE WATER SERVICE FOR PROPOSED SUBDIVISION.

THE COST TO THE SUBDIVIDER FOR INSTALLATION OF WATER SYSTEM IMPROVEMENTS DESCRIBED ABOVE (INCLUDING CONNECTION, FITTINGS, METER, AND VALVE) IS APPROXIMATELY \$10,790.60, WHICH COVERS THE IMPACT FEES AND WATER RIGHTS ACQUISITION FEE AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT.

THE SUBDIVIDER HAS PAID AGUA SUD, THE SUM OF \$10,790.60 THE TOTAL COST FOR WATER DISTRIBUTION SYSTEM.

THE WATER METER FOR CALIFORNIA APARTMENTS SUBDIVISION WILL BE INSTALLED AND OPERABLE UPON REQUEST BY THE OWNER, AGUA SUD WILL PROMPTLY INSTALL WATER METER FOR THAT LOT AT NO ADDITIONAL COST.

SEWAGE FACILITIES: DESCRIPTION, COSTS AND OPERABILITY DATE
SEWAGE FROM "CALIFORNIA APARTMENTS SUBDIVISION" WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND HAS SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. LOT 1 HAS ADEQUATE AREA FOR OSSF DRAIN FIELD.

EXISTING SEWAGE FACILITIES: THE PROPOSED SUBDIVISION HAS EXISTING OSSF SYSTEM SERVICING THE EXISTING APARTMENTS.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES:
SEWAGE FROM CALIFORNIA APARTMENTS 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 THIS 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. THIS LOT HAS ADEQUATE AREA FOR A DRAIN FIELD.

SOIL EVALUATION REPORT: THE PROPOSED SUBDIVISION IS 4.21 ACRES IN SIZE. THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, INDICATES THE SOIL IS 25 HIDALGO FINE SANDY LOAM. SOIL 25 IS A WELL DRAINED WITH CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (KSA); MODERATELY HIGH TO HIGH (0.57 TO 1.98 IN/HR). FROM THESE SOIL TYPES, WATER WILL TEND INFILTRATE THE SURFACE WITH NO PONDING. TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED OSSF AREA (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF BOTH SOIL BORINGS. THERE ARE NO INDICATIONS OF GROUNDWATER OR RESTRICTIVE LAYERS WITHIN 24" OF BOTTOM OF SOIL BORINGS. THE SUBDIVISION DRAINS WELL.

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER 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 UNCONSTRUCTED ONSITE SEWAGE FACILITY, DISCUSSED ABOVE ARE AS FOLLOWS.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$7,000.00 FOR THE PROPOSED DEVELOPMENT.

SCOTT A. HOLDEN, P.E. (LIC. NO. 90994) 5/11/2015
DATE

REPORTE FINAL DE INGENIERIA PARA EL FRACCIONAMIENTO:
"CALIFORNIA APARTMENTS SUBDIVISION"
SCOTT A. HOLDEN, P.E. (LIC. NO. 90994)

PROVISION DE AGUA, GASTOS Y FECHA DE INICIO:

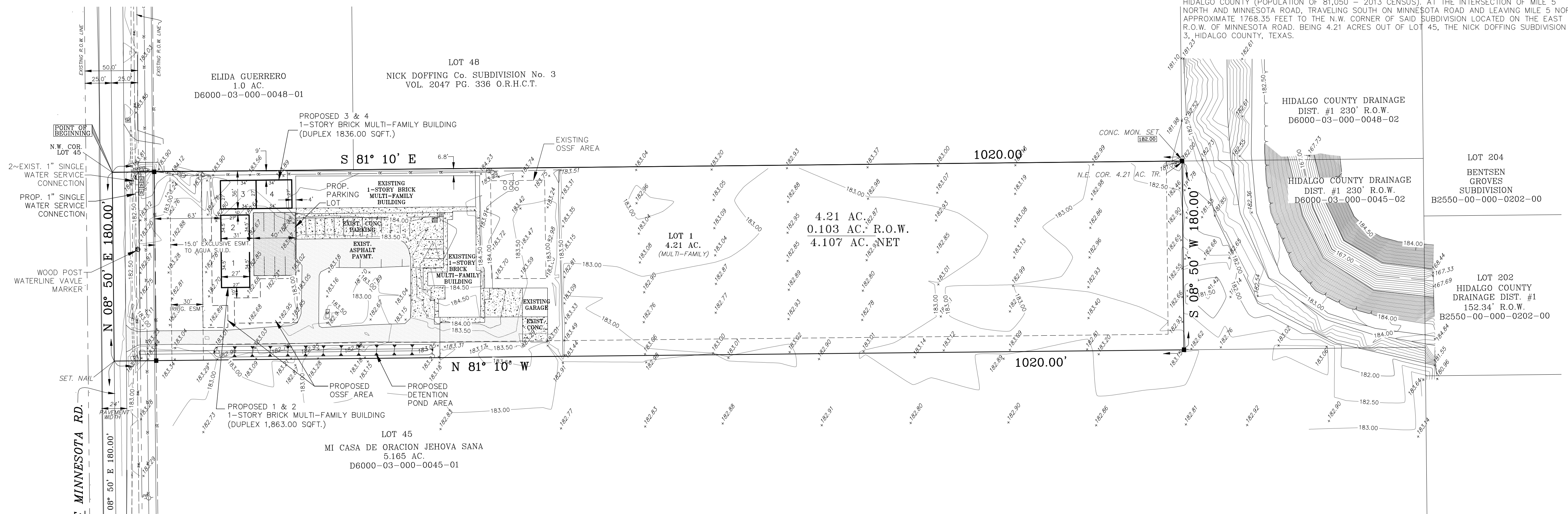
EL FRACCIONAMIENTO "CALIFORNIA APARTMENTS SUBDIVISION" RECIBIRA SU PROVISION DE AGUA DE AGUA SPECIAL UTILITY DISTRICT ("AGUA SUD"). EL DUEÑO DEL FRACCIONAMIENTO Y REPRESENTANTES DE AGUA SUD AN FIRMADO UN CONTRATO CON EL CUAL EL FRACCIONAMIENTO RECIBIRA SU PROVISION DE AGUA DURANTE LOS PROXIMOS 30 AÑOS. AGUA SUD HA COMPROBADO LA CALIDAD Y CANTIDAD DE AGUA A SERVIR EN EL COMPLETO DESARROLLO DEL FRACCIONAMIENTO A LARGO PLAZO.

AGUA SUD TIENE UN EXISTENTE CONDUCTO DE LINEA DE AGUA 8" EN DIAMETRO LOCALIZADO AL ESTE DE EL RIGHT-OF-WAY DE LA CARRETERA DE MINNESOTA. EL SISTEMA DE AGUA DE CALIFORNIA APARTMENTS SUBDIVISION CONSISTE EN UNA (1) LINEA DE SERVICIO INDIVIDUALES DE 1" DE DIAMETRO PROVEERAN SERVICIO DE AGUA POTABLE A LA PROPUSTA PROPIEDAD DEL FRACCIONAMIENTO. DICHSO SERVICIOS TERMINAN EN EL CONTADOR DE AGUA PARA LA SUBDIVISION.

EL COSTO DE LA INSTALACION DEL SISTEMA (INCLUYENDO LINEA, CONECCIONE, COPLES, MEDIDORES, Y VALVULA), DE LA PROVISION DE AGUA ES APROXIMADAMENTE U.S. \$ 10,790.60 INCLUYENDO IMPACTO DE LOS GASTOS Y ADQUISICION DE DERECHOS DE AGUA COMO SE DICE EN EL SERVICIO DE AGUA 30 AÑOS ACUERDO.

LA SUBDIVIDER A PAGADO A AGUA SUD, UN TOTAL DE \$ 10,790.60 PARA EL SISTEMA DE LA PROVISION ED AGUA.

EL CONTADOR DEL AGUA DE CALIFORNIA APARTMENTS SUBDIVISION SERA INSTALADO Y OPERABLE A PETICION DEL PROPIETARIO, AGUA SUD LO MAS PRONTO POSIBLE INSTALAR MEDIDOR DE AGUA PARA ESTE LOTE SIN COSTE ADICIONAL.



LEGEND

- CONCRETE MONUMENT WITH YELLOW PLASTIC CAP STAMPED "JNH 4203 RPLS" SET, UNLESS OTHERWISE NOTED
- 1/2" IRON ROD FND.
- CONCRETE MONUMENT ELEVATION
- 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JNH 4203 RPLS" SET
- FND. NAIL
- ★ FND. COTTON PICKER SPINDLE
- ⊕ POWER POLE
- OVERHEAD ELECTRICAL LINE
- |—|— EXISTING 8" WATER LINE (AGUA S.U.D.)
- |—|— EXISTING IRRIGATION LINE (IRRIGATION DIST. #6)



OWNERS ACKNOWLEDGMENT

SUBDIVIDER CERTIFICATION
I, _____, COUNTY CLERK OF THE HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ ON _____, AND WAS RECORDED IN VOL. _____, PG. (S) _____.

SUBDIVIDER STATEMENT:
I FRANCISCO J. ALANIS SUBDIVIDER OF CALIFORNIA APARTMENTS SUBDIVISION HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO THE LOT OF THE TYPE, QUALITY & QUANTITY LOT IS TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

FRANCISCO J. ALANIS _____ DATE _____

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANCISCO J. ALANIS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC _____ COUNTY, TEXAS

SIGNATURE _____

MY COMMISSION EXPIRES: _____

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

I, _____, COUNTY CLERK OF THE HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ ON _____, AND WAS RECORDED IN VOL. _____, PG. (S) _____.

INSTRUMENT No. _____

COUNTY CLERK OF HIDALGO COUNTY, TEXAS

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

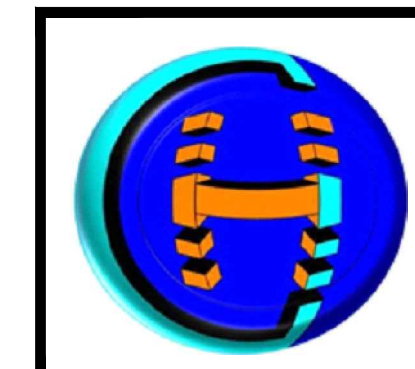
INDEX TO SHEET CALIFORNIA APARTMENTS SUBDIVISION

1	LOCATION MAP AND E.T.J.; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATION; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S 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.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; H.C.H.D. CERTIFICATION; REVISION NOTES.
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 CERTIFICATE AND STATEMENT.
3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION REVISION NOTES.

FINAL ENGINEERING REPORT
CALIFORNIA APARTMENTS SUBDIVISION

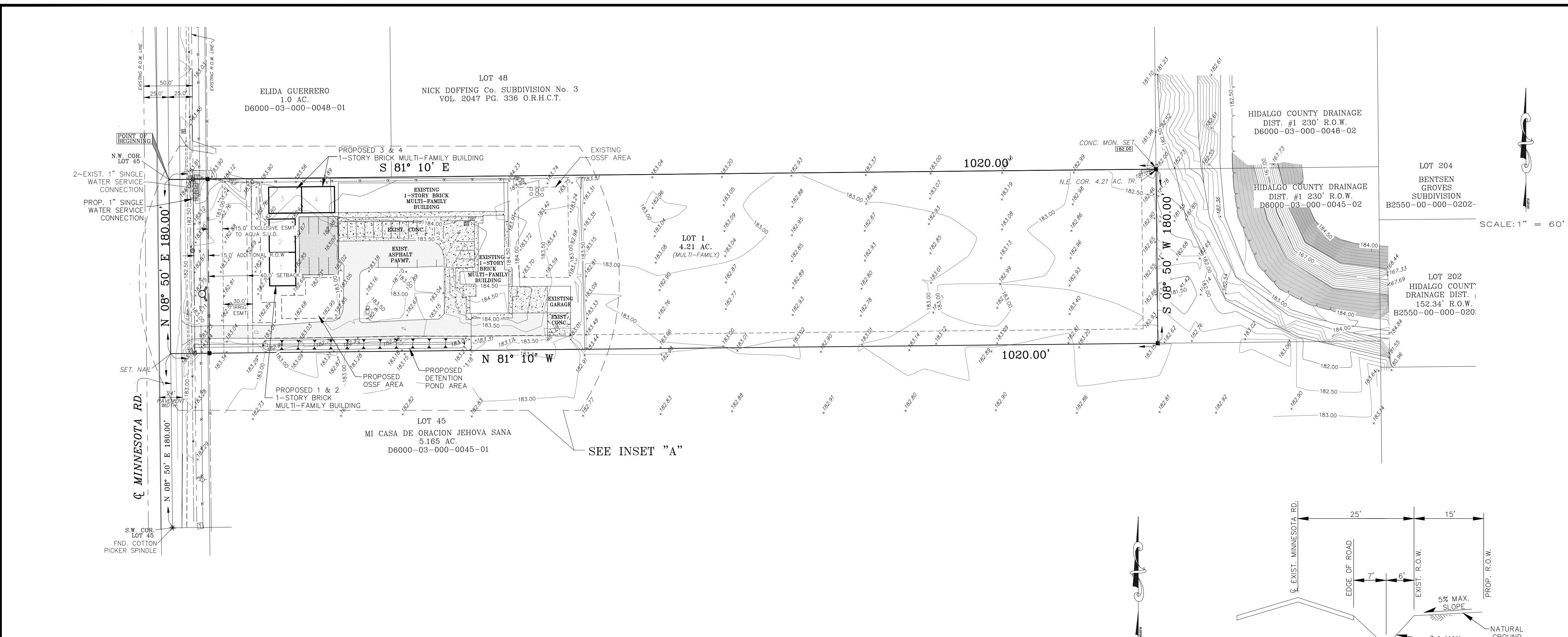
BEING 4.21 ACRE TRACT OF LAND BEING THE NORTH 180.00 FEET OF THE WEST 1020.00 FEET OUT OF LOT 45, THE NICK DOFFING SUBDIVISION NO. 3, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 6, PAGE 10, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SCALE: 1" = 60'
MAY 2015



HOLDENGARCIA CIVIL ENGINEERING, LLC.
1221 E. TYLER HARLINGEN, TEXAS 78550 FIRM No. F-14068
OFFICE: (956)423-1702 MOBILE: (956)622-1708 FAX: (956)423-1488

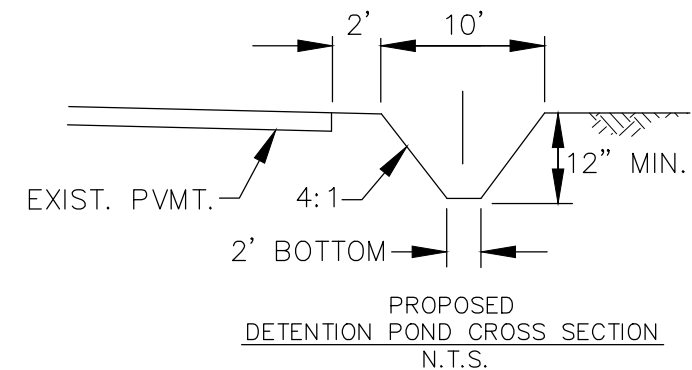
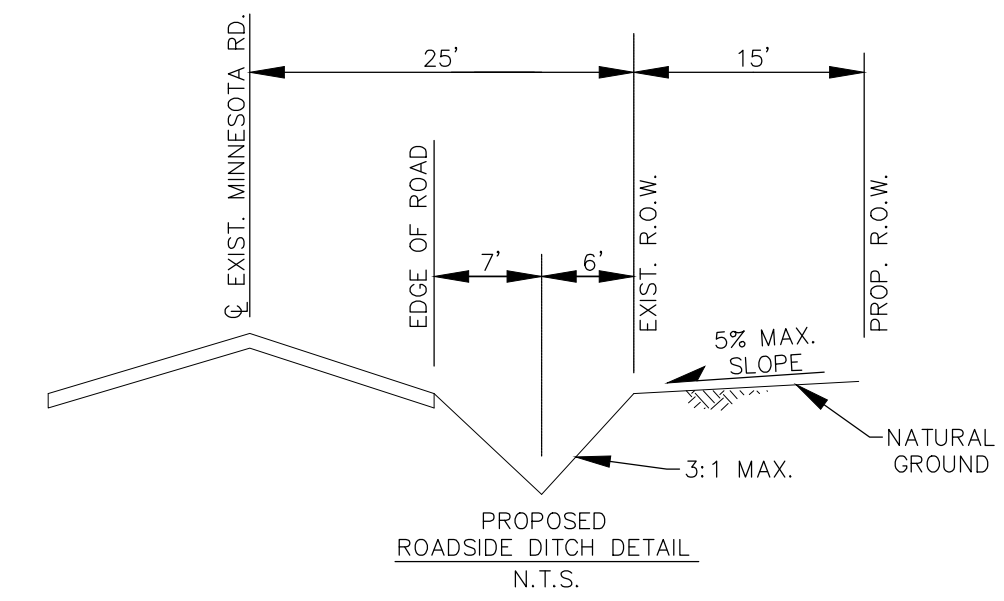
NAME	ADDRESS	PHONE NUMBER / FAX NUMBER
OWNERS: FRANCISCO J. ALANIS	5908 NORTH MINNESOTA RD. MISSION, TEXAS 78504 HIDALGO COUNTY	209-840-4486 / 209-848-2669
ENGINEER: SCOTT A. HOLDEN, P.E.	1221 E. TYLER AVE. HARLINGEN, TX. 78550	956-423-1702 / 956-423-1488
SURVEYOR: JUAN GARCIA JR., R.P.L.S.	1221 E. TYLER AVE. HARLINGEN, TX. 78550	956-423-1702 / 956-423-1488



CALIFORNIA APARTMENTS SUBDIVISION IS LOCATED WITHIN THE 5 MILE ETJ OF MISSION CITY LIMITS HIDALGO COUNTY (POPULATION OF 81,050 - 2013 CENSUS), AT THE INTERSECTION OF MILE 5 NORTH AND MINNESOTA ROAD, TRAVELING SOUTH ON MINNESOTA ROAD AND LEAVING MILE 5 NORTH, APPROXIMATE 1768.35 FEET TO THE N.W. CORNER OF SAID SUBDIVISION LOCATED ON THE EAST R.O.W. OF MINNESOTA ROAD, BEING 4.21 ACRES OUT OF LOT 45, THE NICK DOFFING SUBDIVISION NO. 3, HIDALGO COUNTY, TEXAS.

LEGEND

- CONCRETE MONUMENT WITH YELLOW PLASTIC CAP STAMPED "JNH 4203 RPLS" SET, UNLESS OTHERWISE NOTED
- 1/2" IRON ROD FND.
- CONCRETE MONUMENT ELEVATION
- 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JNH 4203 RPLS" SET
- FND. NAIL
- FND. COTTON PICKER SPINDLE
- POWER POLE
- OVERHEAD ELECTRICAL LINE
- EXISTING 8" WATER LINE (AQUA S.U.D.)
- x— EXISTING IRRIGATION LINE (IRRIGATION DIST. #6)
- ▨ EXISTING ASPHALT PAVT.



- PLAN NOTES:**
1. NO TAPPING OR MAJOR CONNECTIONS UNDER PAVEMENT.
 2. NO ELECTRICAL, WATER, OR SANITARY SEWER SERVICES IN SAME TRENCH.
 3. EXISTING FENCE TO BE RELOCATED OUTSIDE OF RIGHT-OF-WAY.
 4. ROADSIDE DITCH TO BE REGRADED TO HIDALGO COUNTY SPECIFICATIONS.
 5. PROP. PVC PIPE FOR DETENTION POND SHALL HAVE A MINIMUM OF 6" COVER.



DRAINAGE REPORT FOR "CALIFORNIA APARTMENTS SUBDIVISION":
BY SCOTT A. HOLDEN (LIC. NO. 90994)

"CALIFORNIA APARTMENTS SUBDIVISION", IS WITHIN THE 5 MILE ETJ OF MISSION CITY LIMITS HIDALGO COUNTY. THE SUBDIVISION IS A 4.21 ACRE TRACT OF LAND BEING THE NORTH 180.00 FEET OF THE WEST 1020.00 FEET OUT OF LOT 45, THE NICK DOFFING SUBDIVISION NO. 3, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 6, PAGE 10, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

POST-DEVELOPED FLOW WILL BE CONVEYED BY MEANS OF GRADING THE PROPERTY TOWARD DETENTION POND AND THEN ONTO MINNESOTA ROADSIDE DITCH. ONCE IN THE ROADSIDE DITCH, THE FLOW IS THEN CONVEYED TOWARD THE NORTH TO HCCD NO. 1 WEST MAIN DRAIN. AFTER DEVELOPMENT THE RUNOFF INCREASE IS 0.75 CFS. THIS INCREASE IS DETERMINED NOT TO HAVE A SIGNIFICANT DRAINAGE IMPACT FOR THIS SUBDIVISION. THE CURRENT DRAINAGE PATTERN AND ULTIMATE OUTFALL ARE ADEQUATE. THE DRAINAGE PLAN WILL BE REVIEWED BY THE CITY PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

THE FINISHED FLOOR ELEVATIONS OF ALL PROPOSED APARTMENT UNITS ARE REQUIRED TO BE AT LEAST 18 INCHES ABOVE CENTERLINE OF MINNESOTA ROAD. MEASURES SHALL BE EMPLOYED TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AVOID CONCENTRATING RUNOFF ONTO OTHER LOTS, AND COORDINATE OVERALL RUNOFF WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA.

CERTIFICATION: BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES WITHIN FLOOD PLAIN ZONE "X" AS DESCRIBED IN THE NATIONAL FLOOD INSURANCE PROGRAM MAP OF COMMUNITY-PANEL NO. 480334 0290 D EFFECTIVE DATE: JANUARY 2, 1981, MAP REVISED JUNE 6, 2000.

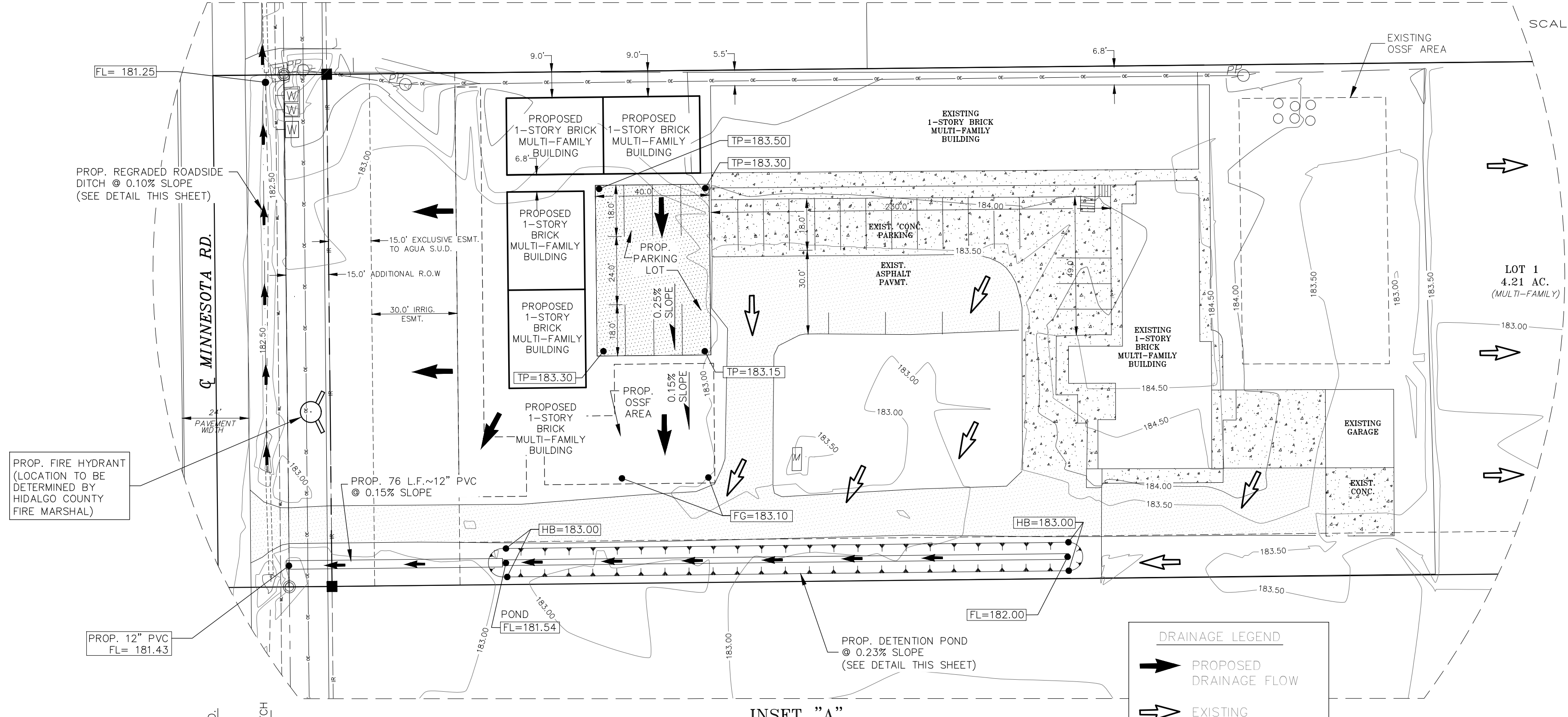
SCOTT A. HOLDEN, P.E. (LIC. NO. 90994) 5-11-2015
DATE

DRAINAGE PLAN CALIFORNIA APARTMENTS SUBDIVISION

BEING 4.21 ACRE TRACT OF LAND BEING THE NORTH 180.00 FEET OF THE WEST 1020.00 FEET OUT OF LOT 45, THE NICK DOFFING SUBDIVISION NO. 3, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 6, PAGE 10, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

MAY 2015

HOLDENGARCIA CIVIL ENGINEERING, LLC.
1221 E. TYLER HARLINGEN, TEXAS 78550 OFFICE: (956)423-1702
FIRM No. F-14068 MOBILE: (956)622-1708
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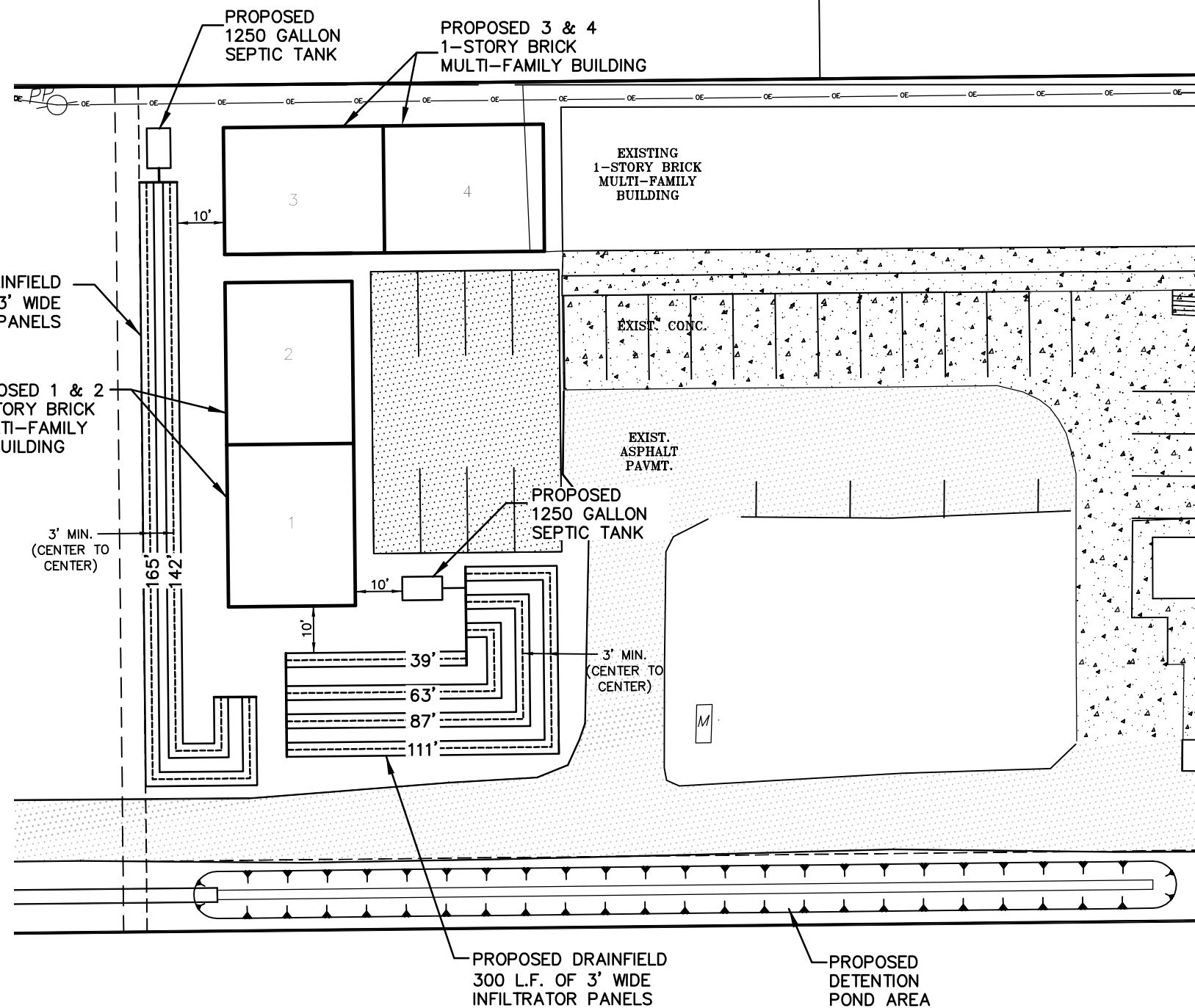


- DRAINAGE LEGEND**
- ➔ PROPOSED DRAINAGE FLOW
 - ➔ EXISTING DRAINAGE FLOW
 - ▬▬▬ PROP. HIGH BANK
 - FL FLOW LINE
 - HB HIGH BANK
 - FG FINISHED GROUND
 - TP TOP OF PAVEMENT

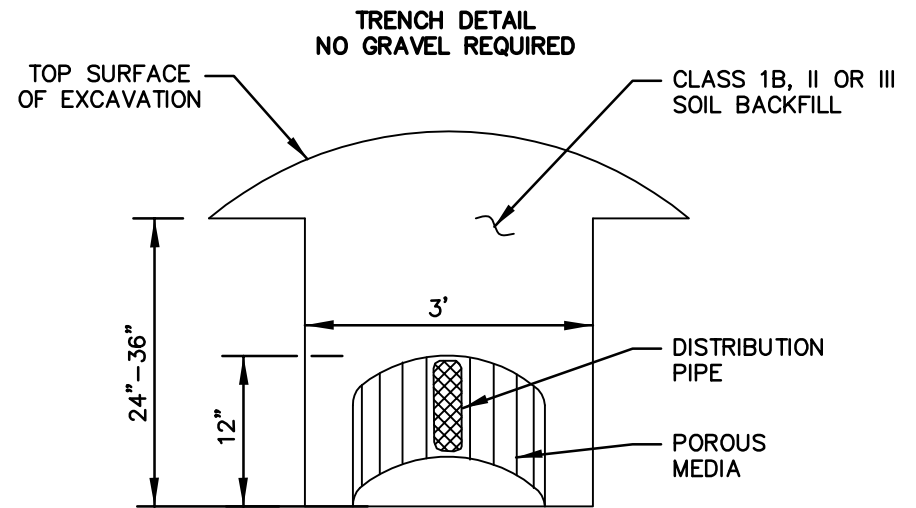
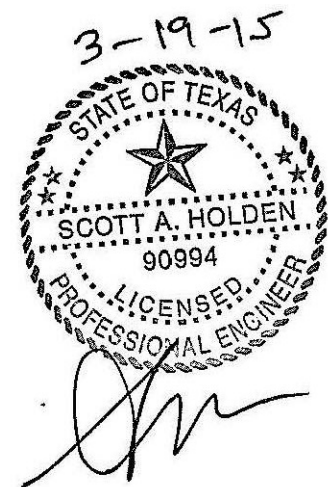
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3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION REVISION NOTES.

NAME	ADDRESS	PHONE NUMBER / FAX NUMBER
OWNERS: FRANCISCO J. ALANIS	5908 NORTH MINNESOTA RD. MISSION, TEXAS 78504 HIDALGO COUNTY	209-840-4486 / 209-848-2669
ENGINEER: SCOTT A. HOLDEN, P.E.	1221 E. TYLER AVE. HARLINGEN, TX. 78550	956-423-1702 / 956-423-1488
SURVEYOR: JUAN GARCIA JR., R.P.L.S.	1221 E. TYLER AVE. HARLINGEN, TX. 78550	956-423-1702 / 956-423-1488



SCALE: 1" = 30'
SOIL CLASS III



NOTE:
THESE PLANS ARE FOR APPROVAL ONLY.

SEPTIC SYSTEM PLAN FOR CALIFORNIA APARTMENTS SUBDIVISION
WATER SAVING DEVICES MUST BE USED TO PREVENT SEPTIC SYSTEM OVERFLOW

NAME	ADDRESS	PHONE NUMBER / FAX NUMBER
OWNERS: FRANCISCO J. ALANIS	5908 NORTH MINNESOTA RD. MISSION, TEXAS 78504 HIDALGO COUNTY	209-840-4486 / 209-848-2669
ENGINEER: SCOTT A. HOLDEN, P.E.	1221 E. TYLER AVE. HARLINGEN, TX. 78550	956-423-1702 / 956-423-1488
SURVEYOR: JUAN GARCIA JR., R.P.L.S.	1221 E. TYLER AVE. HARLINGEN, TX. 78550	956-423-1702 / 956-423-1488

SCALE: 1" = 30'	DATE: NOV. 2014
DRAWN BY: E. GARCIA	
CHECKED BY: S. HOLDEN	
APPROVED BY: S. HOLDEN	
PROJECT NO.: 1406-011	



1221 E. TYLER
HARLINGEN, TEXAS 78550
FIRM No. F-14068

OFFICE: (956)423-1702
MOBILE: (956)622-1708
FAX: (956)423-1488

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**HIDALGO COUNTY
CALIFORNIA APARTMENTS SUBDIVISION**

SEPTIC SYSTEM CALCULATIONS/With Water Saving Devices

VARIABLES	
V= gallons	(Volume of Tanks)
A= absorptive area	(SF)
L= drainfield length	(FT)
W= drainfield width	(FT)
Q= avg. daily sewage	(gal/day)
Ra= Soil Appl. Rate	

KNOWN FACTORS	
Q Per Bedroom=	100
Ra=	0.2 CL III Soil
10" pipe=	3.00 Ft. Trench Width
Length Trench Design	100 Ft.
# of Bedrooms Per Units	2
Total # of Units 4	2 Units per Septic System

FORMULAS	
A=	Q/Ra
L=	0.75A/(W+2)
V=	1250 gal

For Q ≥ 351 gal/day but ≤ 500

CALCULATIONS FOR EACH SEPTIC SYSTEM	
Q=	400.0 gal/day
A=	2,000.0 Sq. Ft.
L=	300.0 LF
V=	1,250.0 gallons

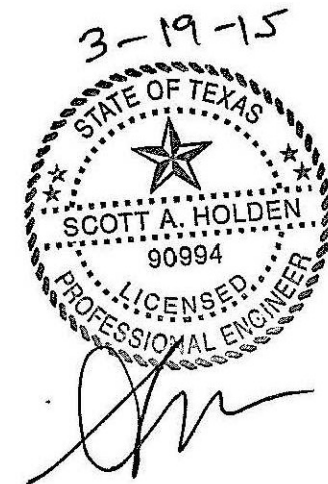
3' WIDE Drain Field Area For Each Septic System			
Length	Wide	# of Drainfield Laterals @	100 LF
300	3.0	3	
Absorptive area provided			2000 SF
Lengths of lines provides			
Total Drainfield Length			300 LF

Notes: OSSF Design is calculated using TCEQ On-Site Sewage Facilities Subchapters B,C,D, With Water Savings Devices Flow Rate

FACILITY OWNER'S RESPONSIBILITY

A PROPERLY DESIGNED ON-SITE SEWAGE FACILITY, PROPERTY CONSTRUCTED IN A SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER IT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE OWNER TO MAINTAIN AND OPERATE THE FACILITY IN A SATISFACTORY MANNER. THE PROPER PERFORMANCE OF AN ON-SITE SEWAGE FACILITY CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE TNRCC STANDARDS HAVE BEEN MET. INSPECTION AND LICENSING OF AN ON-SITE SEWAGE FACILITY BY THE LICENSING AUTHORITY SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE, AND FEDERAL REGULATIONS, ON-SITE SEWAGE FACILITIES. ALTHOUGH APPROVED AS MEETING MINIMUM STANDARD, MUST BE UPGRADED BY THE OWNER. AT THE OWNER'S EXPENSE, IF THE OWNER'S OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, IF POLLUTION OR NUISANCE CONDITIONS ARE THREATENED OR OCCUR, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

ACKNOWLEDGED BY:
FRANCISCO J. ALANIS _____ DATE _____



**SEPTIC SYSTEM PLAN FOR
CALIFORNIA APARTMENTS SUBDIVISION**
WATER SAVING DEVICES MUST BE USED TO
PREVENT SEPTIC SYSTEM OVERFLOW

2 OF 2

SCALE: NONE	DATE: NOV. 2014
DRAWN BY: E. GARCIA	
CHECKED BY: S. HOLDEN	
APPROVED BY: S. HOLDEN	
PROJECT NO.: 1406-011	



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