



# HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo, CFM  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 12-01-2015

PROPOSED Jardin Del Sur SUBDIVISION, PRECINCT No. 1.

ENGINEER: R.E. Garcia & Associates DEVELOPER: Darrell Williams, Vice President of Hesco, Industrial Co.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 49  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: North of Minnesota Road approximately ¼ mile West of Val Verde (FM 1423) Road.

SUBDIVISION LIES WITHIN THE:  The rural area of the County.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-04-2015 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: Storm drainage system and by widening the existing drain ditch along the north property line.

ROAD R.O.W. DEDICATION: 20.00 feet on to Minnesota Road.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 11-09-2015 By, Roy Gonzalez, Pct. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 11-13-2015 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

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

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: Val Verde Road.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 11-13-2015 : By Martin Ramirez Environmental Compliance Coordinator

**LARGE CONSTRUCTION**

*The applicant has submitted the required NOI 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.*

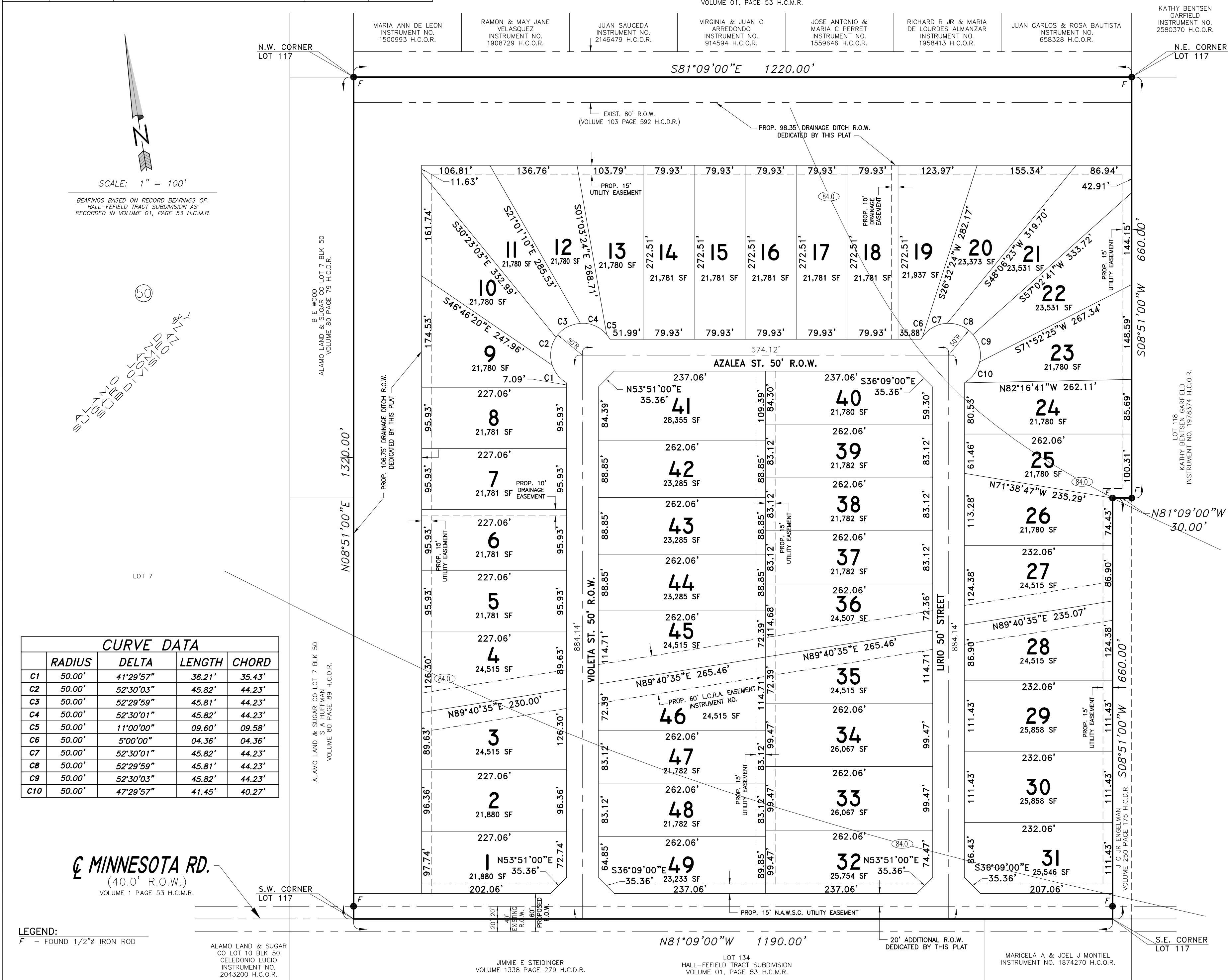
REQUEST FOR FINAL APPROVAL WITH:  **Cash Deposit:** Amount: \$ \_\_\_\_\_ For:  OSSF(S) \_\_\_\_\_  PAVING  DRAINAGE  STREET SIGNS  
 **A Letter of Credit** Financial Institution: \_\_\_\_\_ L.O.C No. \_\_\_\_\_  
Amount: \$ \_\_\_\_\_ For:  OSSF(S) \_\_\_\_\_  PAVING  DRAINAGE  STREET SIGNS

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

STAFF RECOMMENDS:  **Preliminary Approval** subject comments and future recommendations by planning and other Departments,  
 **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.*

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

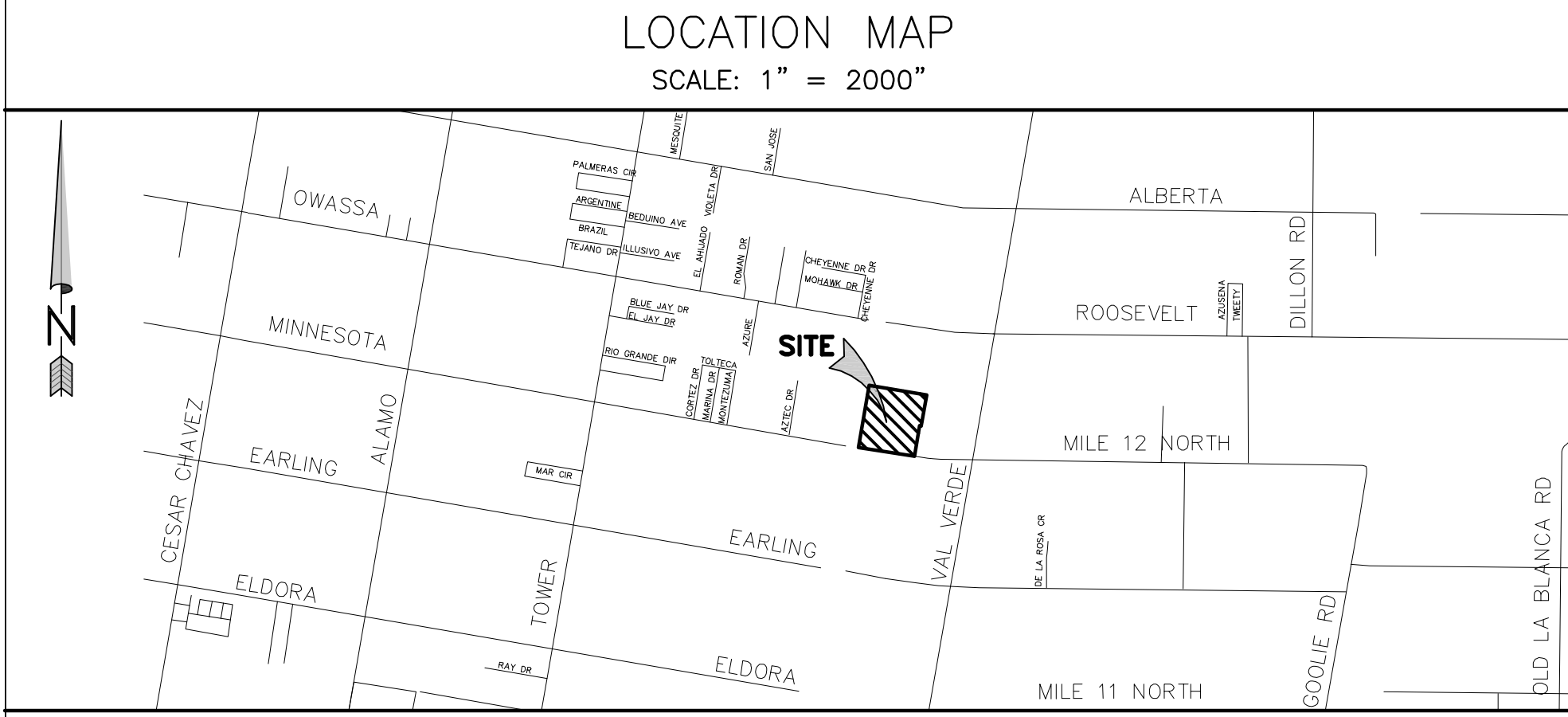


**CURVE DATA**

	RADIUS	DELTA	LENGTH	CHORD
C1	50.00'	41°29'57"	36.21'	35.43'
C2	50.00'	52°30'03"	45.82'	44.23'
C3	50.00'	52°29'59"	45.81'	44.23'
C4	50.00'	52°30'01"	45.82'	44.23'
C5	50.00'	1°00'00"	09.60'	09.58'
C6	50.00'	5°00'00"	04.36'	04.36'
C7	50.00'	52°30'01"	45.82'	44.23'
C8	50.00'	52°29'59"	45.81'	44.23'
C9	50.00'	52°30'03"	45.82'	44.23'
C10	50.00'	47°29'57"	41.45'	40.27'

**MINNESOTA RD.**  
(40.0' R.O.W.)  
VOLUME 1 PAGE 53 H.C.M.R.

**LEGEND:**  
F - FOUND 1/2" IRON ROD



**PRINCIPAL CONTACTS:**

NAME:	ADDRESS:	CITY, STATE & ZIP:	PHONE #/ FAX #:
OWNER: HESCO INDUSTRIAL CO. LLC.	11916 W MILE 7 RD.	MISSION, TEXAS 78573	(956) 225-6938
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381-1061/(956) 381-1280
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381-1061/(956) 381-1280

**METES AND BOUNDS DESCRIPTION**

A 36.52 ACRE TRACT OF LAND BEING A PORTION OF LOT 117, HALL-FEFIELD TRACT SUBDIVISION, AS RECORDED IN VOLUME 1, PAGES 53, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT #2603128, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT POINT ON THE CENTERLINE OF MINNESOTA ROAD ALSO BEING THE SOUTH LINE OF SAID LOT 117, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT. SAID POINT BEARS N 81° 09' 00" W 30.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 117.

THENCE N 81° 09' 00" W 1,190.00 FEET ALONG SAID CENTERLINE OF MINNESOTA ROAD ALSO BEING THE SOUTH LINE OF SAID LOT 117, TO A POINT FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 08° 51' 00" E PARALLEL TO THE WEST LINE OF SAID LOT 117, PASS AT 20.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE NORTH RIGHT-OF-WAY LINE OF SAID MINNESOTA ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A FOUND ONE-HALF INCH IRON ROD ON THE NORTH LINE OF SAID LOT 117 FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 81° 09' 00" E 1,220.00 FEET ALONG SAID NORTH LINE OF SAID LOT 117 TO A FOUND ONE-HALF INCH IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 117 FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 08° 51' 00" W 660.00 FEET ALONG THE EAST LINE OF SAID LOT 117 TO A FOUND ONE-HALF INCH IRON ROD BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 250, PAGE 175, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 81° 09' 00" W 30.00 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 250, PAGE 175, DEED RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 117 TO A FOUND ONE-HALF INCH IRON ROD BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 250, PAGE 175, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 08° 51' 00" W PARALLEL TO THE EAST LINE OF SAID LOT 117, PASS AT 640.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE NORTH RIGHT-OF-WAY LINE OF SAID MINNESOTA ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.52 ACRES OF LAND, MORE OR LESS.

**RIGHT OF WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF OF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

**THE STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF JARDIN DEL SUR SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_\_\_.

ENVIRONMENTAL HEALTH DEPARTMENT MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

**THE STATE OF TEXAS COUNTY OF HIDALGO**

I, RAUL GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

**THE STATE OF TEXAS COUNTY OF HIDALGO**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

**THE STATE OF TEXAS COUNTY OF HIDALGO OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION**

I, DARRELL WILLIAMS AS OWNER OF THE 36.52 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS WILL MEET THE MINIMUM STANDARDS;  
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;  
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;  
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

DARRELL WILLIAMS, VICE PRESIDENT HESCO INDUSTRIAL COMPANY, LLC 11916 W MILE 7 RD. MISSION, TEXAS 78573

**THE STATE OF TEXAS COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED DARRELL WILLIAMS, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

**APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:**

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPANY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE 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**

RAUL E. SESIN, P.E., C.F.M. GENERAL MANAGER

**APPROVAL BY DONNA IRRIGATION DISTRICT:**

THIS PLAT HEREBY APPROVED BY DONNA IRRIGATION DISTRICT NO. 2, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DONNA IRRIGATION DISTRICT WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

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

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

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

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

**THE STATE OF TEXAS COUNTY OF HIDALGO**

I, \_\_\_\_\_ ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF MISSION, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS SUPERIOR SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE DAY OF \_\_\_\_\_, 20\_\_\_\_ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY CLERK'S RECORDING CERTIFICATE**

I, \_\_\_\_\_ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, ON \_\_\_\_\_, 20\_\_\_\_ AND WAS RECORDED IN INSTRUMENT NO. \_\_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY.

**THE STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF JARDIN DEL SUR SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_\_\_.

**THE STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

**SHEET NO. 1 OF 2 SHEETS**

**SUBDIVISION PLAT OF JARDIN DEL SUR SUBDIVISION**

A 36.52 ACRE TRACT OF LAND BEING A PORTION OF LOT 117, HALL-FEFIELD TRACT SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS ALSO BEING THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2603128, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: AUGUST 30, 2015

SCALE IN FEET: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES** ENGINEERS, SURVEYORS, PLANNERS

JOB NO.: 2015-059 DRAWN BY: D.E.S.

116 NORTH 12TH AVE. EDINBURG, TEXAS 78541 (956) 381-1061 EMAIL: REGASSOC@AOL.COM

**PLAT NOTES & RESTRICTIONS:**

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C" ZONE "C" IS DEFINED AS: COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 06, 1982, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED AN AREA AS SHOWN ON THIS PLAT 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 UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS: FRONT: 20.00 FEET REAR: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. (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 FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" 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.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M.-1 ELEV. N.G.V.D. 83
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS SUBDIVISION WILL BE REQUIRED TO DETAIN A TOTAL OF \_\_\_\_\_ CUBIC-FEET (\_\_\_\_\_) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE LANDSCAPED AREAS.
- ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR 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 DRAIN FIELD SYSTEM.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- THE OWNERS & SUBDIVIDERS OF THIS SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOG, 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 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.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT & OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL & INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

**INDEX OF SHEETS**

NO.	DESCRIPTION
1	HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, PLAT WITH LOTS, STRIPS AND EASEMENT DESIGNATION, METES & BOUNDS, SURVEYOR'S & ENGINEER'S CERTIFICATION, PLAT NOTES & RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; 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); SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, DRAINAGE NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF IRIGATION AND HOW IT WILL SERVE THIS DEVELOPMENT

**THE STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF JARDIN DEL SUR SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_\_\_.

**THE STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR #4204

REGISTERED PROFESSIONAL ENGINEER #64790

SHEET	REVISION	DATE	APPROVED

**SUBDIVIDER CERTIFICATION**

1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, THE 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 BY THE STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**

I, WE, HESCO INDUSTRIAL CO, LLC, SUBDIVIDERS OF JARDIN DEL SUR SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE FOR THE H.C.H.D.; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY 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. AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

DARRELL WILLIAMS, VICE PRESIDENT  
HESCO INDUSTRIAL COMPANY, LLC  
11916 W MILE 7 RD.  
MISSION, TEXAS 78573

**THE STATE OF TEXAS  
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED HESCO INDUSTRIAL CO, LLC, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

**INFORME FINAL DE INGENIERIA JARDIN DEL SUR SUBDIVISION**

by Raul E. Garcia, P.E.

**AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO**

**SUMINISTRO DE AGUA: Descripción, costo, Y FECHA OPERABILIDAD:**

\_\_\_\_(CIUDAD)\_\_\_\_ SUBDIVISION SE ENTREGA CON AGUA POTABLE POR LA CIUDAD DE \_\_\_\_ (CIUDAD)\_\_\_\_. LA FRACCIÓN DE TERRENOS \_\_\_\_ (CIUDAD)\_\_\_\_ HAN FIRMADO UN CONTRATO EN EL QUE \_\_\_\_ (CIUDAD)\_\_\_\_ HA PROMETIDO PROVEER SUFICIENTE AGUA PARA LA SUBDIVISION POR LO MENOS 30 AÑOS Y \_\_\_\_ (CIUDAD)\_\_\_\_ HA DOCUMENTACIÓN FACILITADA A ESTABLECIDO SUFICIENTEMENTE EL CANTIDAD LARGO PLAZO Y LA CALIDAD DE LA SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL PLENO DESARROLLO DE ESTA SUBDIVISION.

\_\_\_\_(CIUDAD)\_\_\_\_ TIENE UNA EXISTENTE "LINEA DE AGUA CORRIENTE DIÁMETRO POR EL LADO SUR DE LA MANERA CORRECTA DE LA DE \_\_\_\_ (CARRETERA)\_\_\_\_ ROAD. EL SISTEMA DE AGUA PARA \_\_\_\_ SUBDIVISION CONSISTE EN UN SOLO 5/8" 2 SERVICIO DE AGUA DIÁMETRO LINEA QUE EVOCA A LAS EXISTENTE 2 "LINE. ESTA 5/8" LINE SERVICIO LUEGO CORRE HACIA EL NORTE EN LOS LOTES Y QUE TERMINA EN UN CONTADOR DE AGUA.

DISTRIBUCIÓN DE AGUA PARA EL SUBDIVISION \_\_\_\_ CONSTA DE UN SOLO 5/8" LINE SERVICIO DE DIÁMETRO. SERVICIO DE DICHO TERMINAN EN EL CAJAS DE AGUA PARA METER LA LOT. EL 5/8" SERVICIO SIMPLE Y LA CAJA DE METRO YA HAN SIDO INSTALADO, A UN COSTO TOTAL DE \$ \_\_\_\_\_ A PEDIDO POR EL PROPIETARIO LOT. LA CIUDAD DE \_\_\_\_ (CIUDAD)\_\_\_\_ INMEDIATAMENTE SE INSTALAN SIN CARGO EL MEDIDOR DE AGUA PARA QUE MUCHO. LAS INSTALACIONES DE AGUA ENTEROS SE HAN APROBADO Y ACEPTADO POR LA CIUDAD DE \_\_\_\_ (CIUDAD)\_\_\_\_ Y DICHO SISTEMA DE DISTRIBUCIÓN ES OPERABLE A PARTIR DE LA FECHA DE LA GRABACIÓN DEL PLAT.

**INSTALACIONES DE ALCANTARILLADO descripción; COSTO Y operatividad FECHAS**

ALCANTARILLADO DE \_\_\_\_ SUBDIVISION SERÁ TRATADA POR ALCANTARILLADO INDIVIDUAL EN SITIO ("OSSF"), CONSISTENTE EN UN ESTÁNDAR DE DISEÑO DUAL COMPARTIMIENTOS SEPTIC TANQUE Y UN CAMPO DE DRENALJE EN CADA LOTE. EL INGENIERO QUE FIRMA PROFESIONAL HA EVALUADO LA CONVENIENCIA DEL SITIO PARA FRACCIONAMIENTO OSSF Y PRESENTADO A FINALES INFORME QUE EL SITIO ES APTO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD CONDADO DE HIDALGO. CADA LOTE TIENE ESPACIO ADECUADO PARA UN SUSTITUCIONES CAMPO DE DRENALJE.

**SUELO INFORME DE EVALUACIÓN:**

CADA LOTE EN LA SUBDIVISION PROPUESTA ES POR LO MENOS MEDIO ACRE DE TAMAÑO. RECURSO NATURAL SERVICIO DE CONSERVACION DE SUELOS ENCUESTA DE LIBRO INDICADO UN SUELO ARENOSO FRANCO ARCILLOSO PARA LA ZONA. AL MENOS DOS EXCAVACIONES DE SUELOS SE REALIZARON EN EL SITIO, EN LOS EXTREMOS OPUESTOS DEL AREA DE DISPOSICIÓN PROPUESTO. (BORINGS ADICIONALES ERAN INNECESARIOS PORQUE LOS SUELOS SON UNIFORMES MUY DENTRO DE ESTA ZONA LIMITE). EL SUELO ES UNA MARCA OSCURO MARRON GRISQUEO SANDY ARCILLA QUE EXTIENDE HASTA 36" DEBAJO DE LA PARTE INFERIOR DE CUALQUIER EXCAVACIONES PROPUESTAS. NO HAY INDICACIÓN DE AGUAS SUBTERRANEAS O UNA CAPA RESTRICTIVO EN UN PLAZO DE 24" DE FONDO DE LAS EXCAVACIONES PROPUESTAS. LOS DRENALJES COMPARTIMENTADO BIEN. EL SUELO ES UNA CLASE III DEL SUELO.

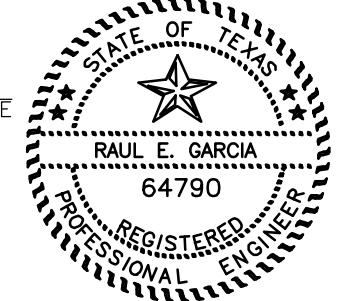
**ENGINEER CERTIFICATION:**

CON MI FIRMA, CERTIFICO QUE LAS FACILIDADES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORES CUMPLEN CON LAS REGLAS MODELO ADOPTADO BAJO LA SECCIÓN 16.343, CODIGO DE AGUAS. CERTIFICO QUE LOS GASTOS ESTIMADOS PARA INSTALAR EL AGUA Y EN SITIO ALCANTARILLADO SIN CONSTRUIR, MENCIONADO MAS ARRIBA, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDO, CON LA INSTALACIÓN DE MEDIDORES DE AGUA, TENDRÁ UN COSTO TOTAL GRAND DE \$ \_\_\_\_\_

INSTALACIONES DE ALCANTARILLADO - SISTEMA SEPTICO SE ESTIMA QUE COSTARÁ \$ \_\_\_\_\_ POR LOT (TODO INCLUIDO), PARA UN TOTAL DE \$ \_\_\_\_\_ PARA LA SUBDIVISION ENTERO.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



**PLAT OF  
JARDIN DEL SUR SUBDIVISION**

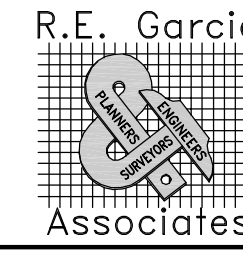
A 36.52 ACRE TRACT OF LAND BEING A PORTION OF LOT 117, HALL-FEFIELD TRACT SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS ALSO BEING THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2603128, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: OCTOBER 28, 2015



SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
DESIGNER (F-5001) & SURVEYOR (F001530)  
116 NORTH 12th AVE.  
EDINBURG, TEXAS 78541 (936) 381-1061  
EMAIL: REGAASSOC@AOL.COM



**FINAL ENGINEERING REPORT FOR JARDIN DEL SUR SUBDIVISION**

by Raul E. Garcia, P.E.  
FINAL WATER AND SEWER ENGINEERING REPORT

**WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:**

JARDIN DEL SUR SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF \_\_\_\_ (city)\_\_\_\_. THE SUBDIVIDER AND \_\_\_\_ (city)\_\_\_\_ HAVE ENTERED INTO A CONTRACT IN WHICH \_\_\_\_ (city)\_\_\_\_ HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND \_\_\_\_ (city)\_\_\_\_ 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.

\_\_\_\_ (city)\_\_\_\_ HAS AN EXISTING 2" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF \_\_\_\_ (road)\_\_\_\_ ROAD. THE WATER SYSTEM FOR \_\_\_\_ SUBDIVISION CONSISTS OF A SINGLE 5/8" DIAMETER WATER SERVICE LINE THAT TAPS INTO THE EXISTING 2" LINE. THIS 5/8" SERVICE LINE THEN RUNS NORTH INTO THE LOTS AND ENDING IN A WATER METER.

WATER DISTRIBUTION FOR THE \_\_\_\_ SUBDIVISION CONSISTS OF A SINGLE 5/8" DIAMETER SERVICE LINE. SAID SERVICE TERMINATE AT THE WATER METER BOXES FOR THE LOT. THE 5/8" SINGLE SERVICE AND THE METER BOX HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$ \_\_\_\_\_ UPON REQUEST BY THE LOT OWNER, THE CITY OF \_\_\_\_ (city)\_\_\_\_ WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF \_\_\_\_ (city)\_\_\_\_ AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES**

SEWAGE FROM JARDIN DEL SUR 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 DRAINFIELD.

**SOIL EVALUATION REPORT:**

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A DARK GRAYISH BROWN SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.

THE EXISTING SEPTIC TANKS AND DRAIN FIELDS FOR LOTS 1 AND 2 WERE UNCOVERED, INSPECTED, REPAIRED AND PLACED IN PROPER WORKING ORDER BY MR. JOSE ANGE GONZALEZ, OSSF LICENSE #1350 AND APPROVED BY THE HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

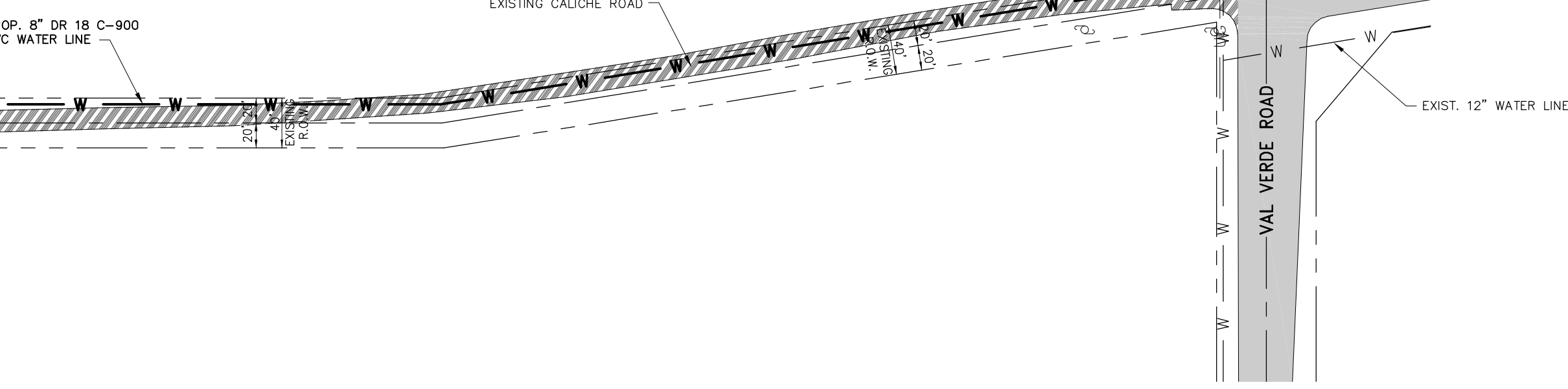
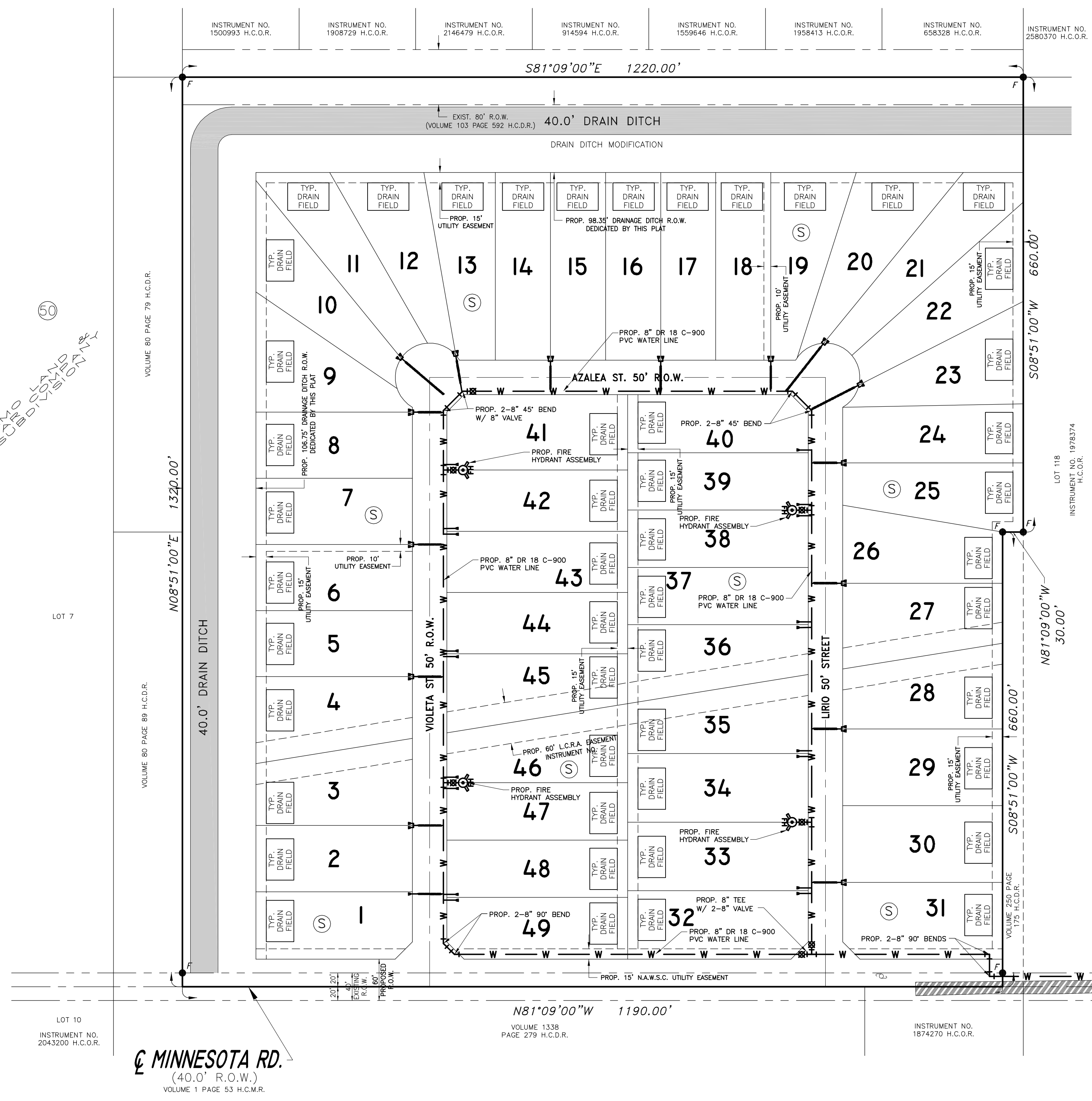
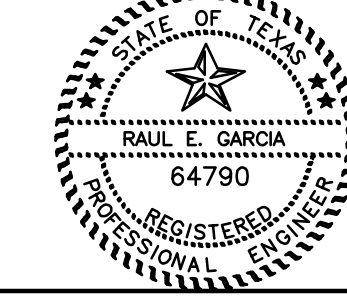
**ENGINEER CERTIFICATION:**

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 ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND 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 \$ \_\_\_\_\_

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ \_\_\_\_\_ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$0.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

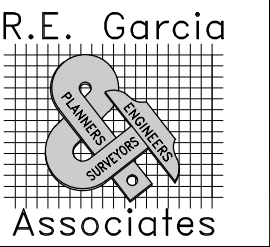


# PLAT OF JARDIN DEL SUR SUBDIVISION

A 36.52 ACRE TRACT OF LAND BEING A PORTION OF LOT 117, HALL-FEEFIELD TRACT SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS ALSO BEING THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2603128, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: MARCH 30, 2015 SCALE IN FEET SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
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EDINBURG, TEXAS 78541 (956) 381-1061  
EMAIL: REGAASSOC@AOL.COM



JOB NO.: 2015-059  
DRAWN BY: D.E.S.

## DRAINAGE STATEMENT FOR JARDIN DEL SUR SUBDIVISION

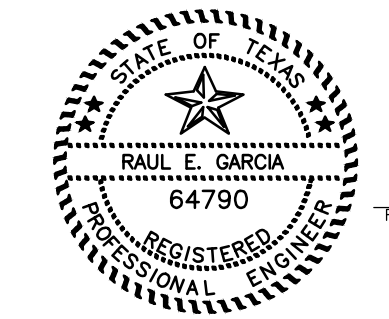
JARDIN DEL SUR SUBDIVISION CONSISTS OF A 36.52 ACRE TRACT OF LAND BEING A PORTION OF LOT 117, HALL-FEEFIELD TRACT SUBDIVISION, AS RECORDED IN VOLUME 1, PAGES 53, MAP RECORDS, HIDALGO COUNTY, TEXAS, THE SITE IS LOCATED ON THE NORTH SIDE OF MINNESOTA ROAD APPROXIMATELY 1,200.00 FEET WEST OF VAL VERDE ROAD (FM 1423). THE PROPERTY IS BEING SUBDIVIDED INTO 49 LARGE SINGLE FAMILY LOTS. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO NORTH AND WEST TOWARDS EXISTING DONNA IRRIGATION DISTRICT DRAINAGE DITCHES ADJACENT TO THE NORTH AND WEST SIDES OF THE SUBJECT SITE. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "C" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0425 C DATED NOVEMBER 16, 1992. ZONE "C" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

THE SOIL FOR THIS PROPERTY IS A DARK GRAYISH BROWN SANDY CLAY LOAM WHICH IS MODERATELY PREVIOUS. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT). CURRENTLY THE PROPERTY IS USED FOR AGRICULTURAL PURPOSES.

EXISTING RUNOFF IS DIRECTED TOWARDS THE NORTH AND WEST TOWARD EXISTING DONNA IRRIGATION DISTRICT DRAINAGE DITCHES ADJACENT TO THE NORTH AND WEST SIDES OF THE SUBJECT SITE. THE PROPOSED SUBDIVISION WILL BE DRAINAGE BY A NEW STORM SEWER SYSTEM LOCATED WITHIN THE NEW STREETS. THIS NEW SYSTEM WILL DISCHARGE INTO THE UNANNEXED DONNA IRRIGATION DISTRICT DRAINAGE DITCHES ADJACENT TO THE NORTH AND WEST SIDES OF THE SUBDIVISION AT TWO DISCHARGE LOCATIONS. THE SECTION OF THE EXISTING DITCHES WILL BE MODIFIED TO ALLOW FOR THE REQUIRED DETENTION TO BE HELD WITHIN THE MODIFIED DRAINAGE DITCH SECTION. THE DISCHARGE POINTS INTO THE DRAINAGE DITCHES WILL BE REVIEWED, APPROVED AND PERMITTED BY HIDALGO COUNTY DRAINAGE DISTRICT #1.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 93,228 CUBIC FEET OF STORM RUNOFF WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 15.40 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 10 YEAR RAINFALL EVENT.

CERTIFICATION:  
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "C".  
AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN

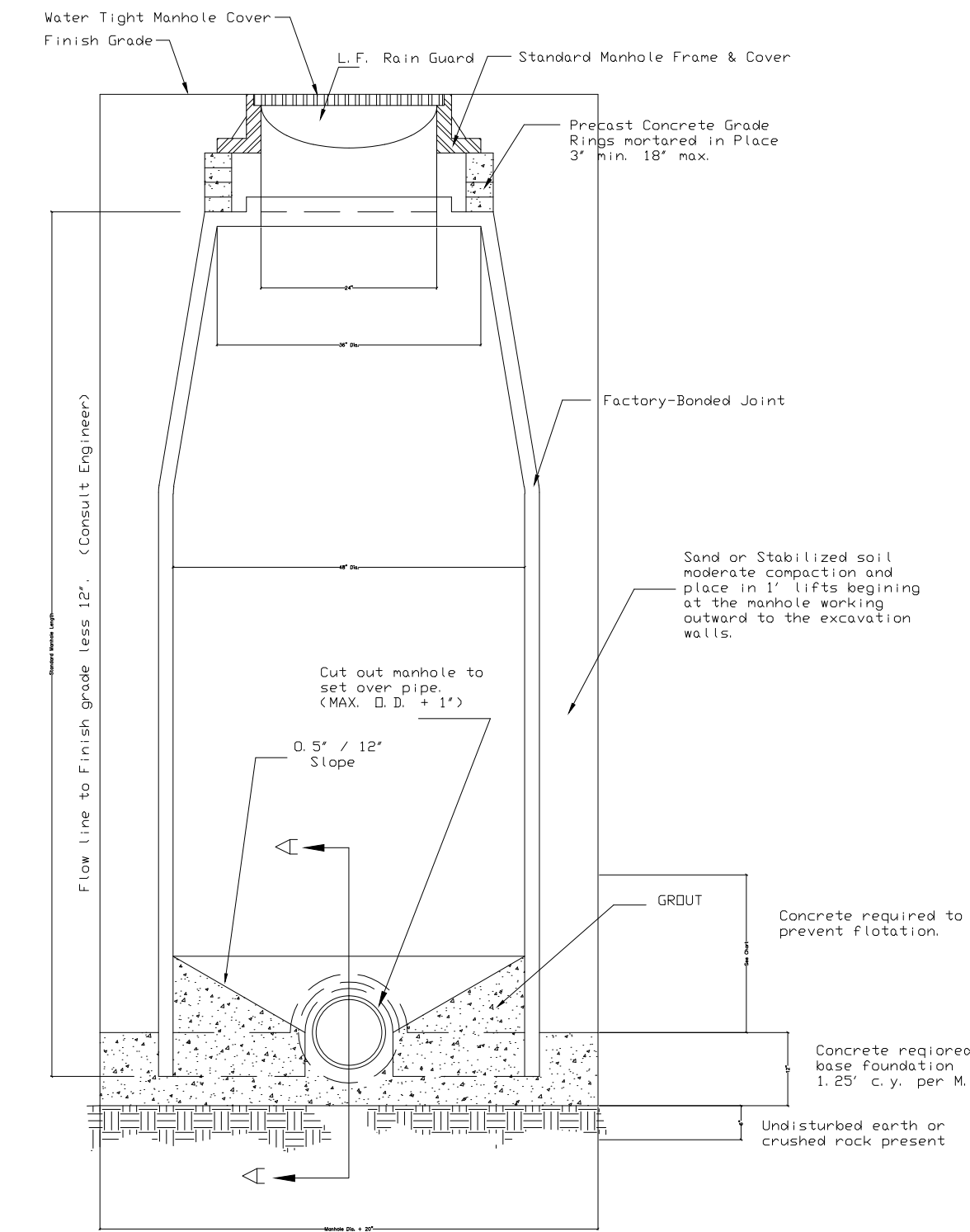


### REVISION NOTES

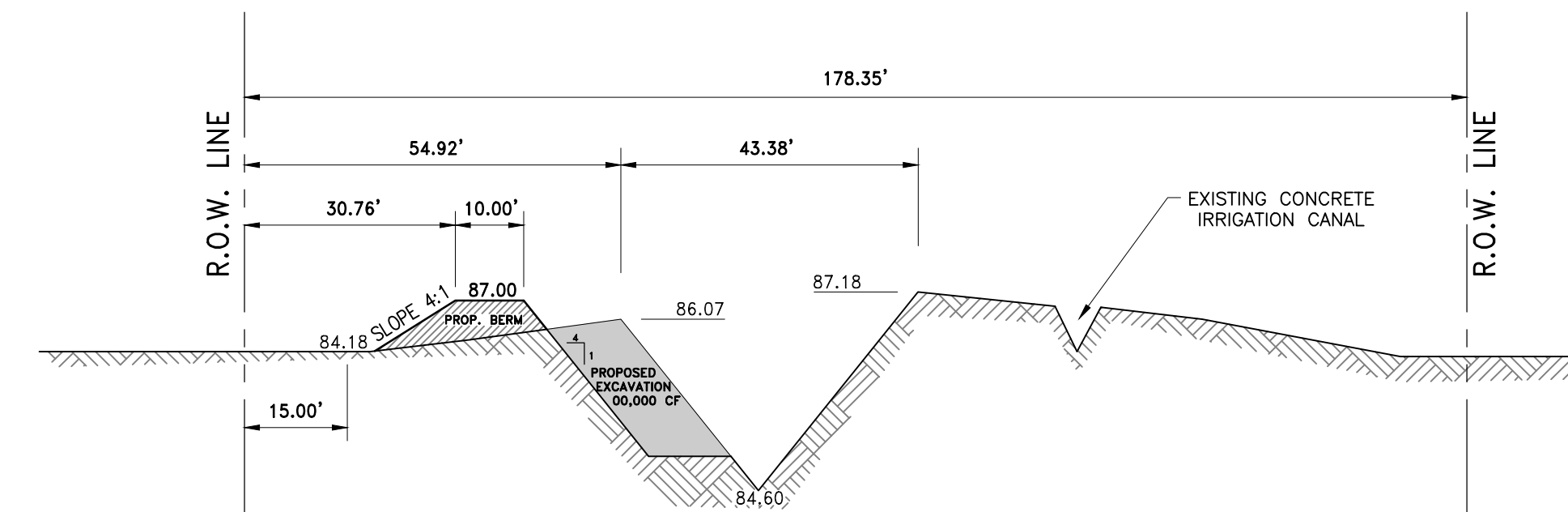
NO.	SHEET	REVISION	DATE	APPROVED

### General Notes:

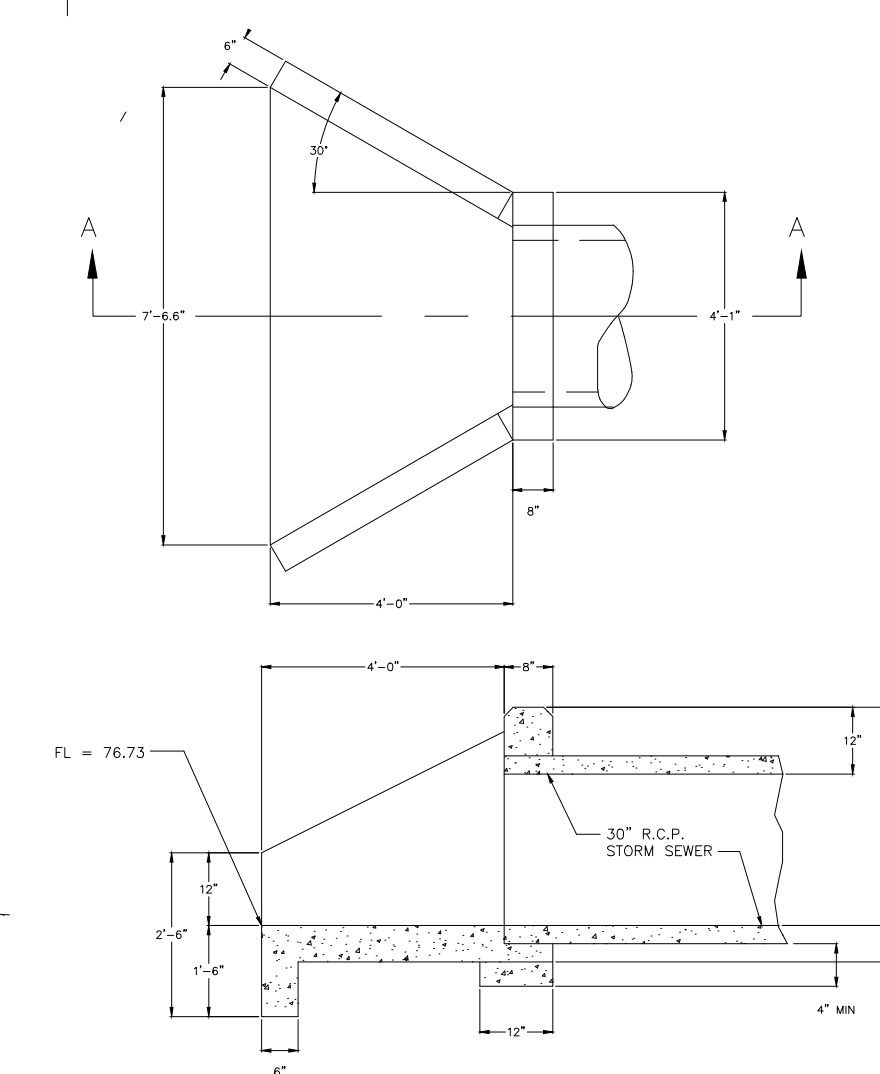
- Before attempting to install any manhole be sure excavation has been shored properly.
- Concrete base to be poured in place in trench.
- Manhole cut-out to be made at time of installation.
- Manhole to be installed by inserting into wet concrete base.
- Future connections if a sealant between pipe and manhole is needed use Stauffer Chemical "SUSSEADRTV" silicone sealant or equal sealer fill bottom of manhole with grout for junctions.



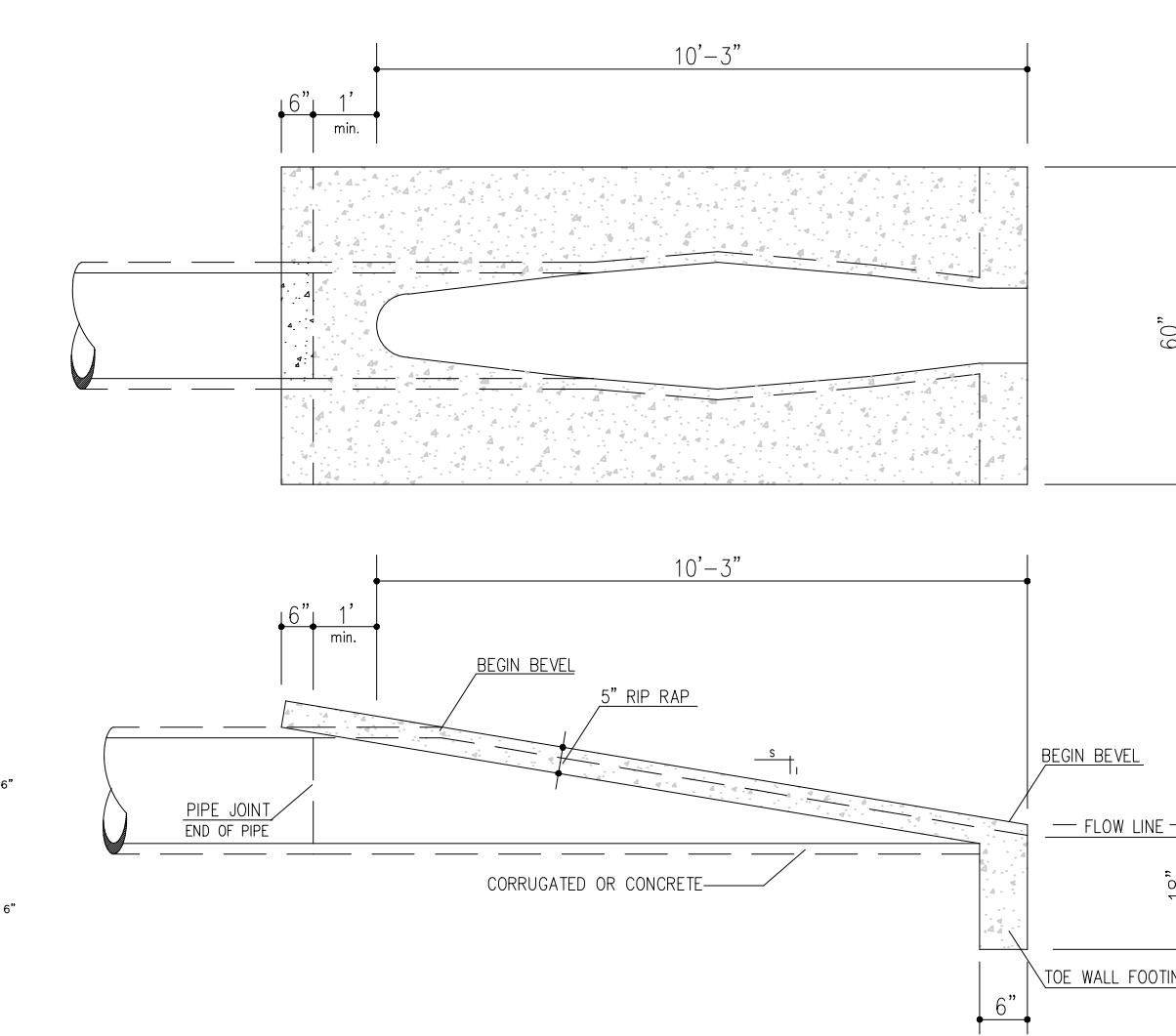
TYPICAL FIBERGLASS MANHOLE DETAIL  
N.T.S.



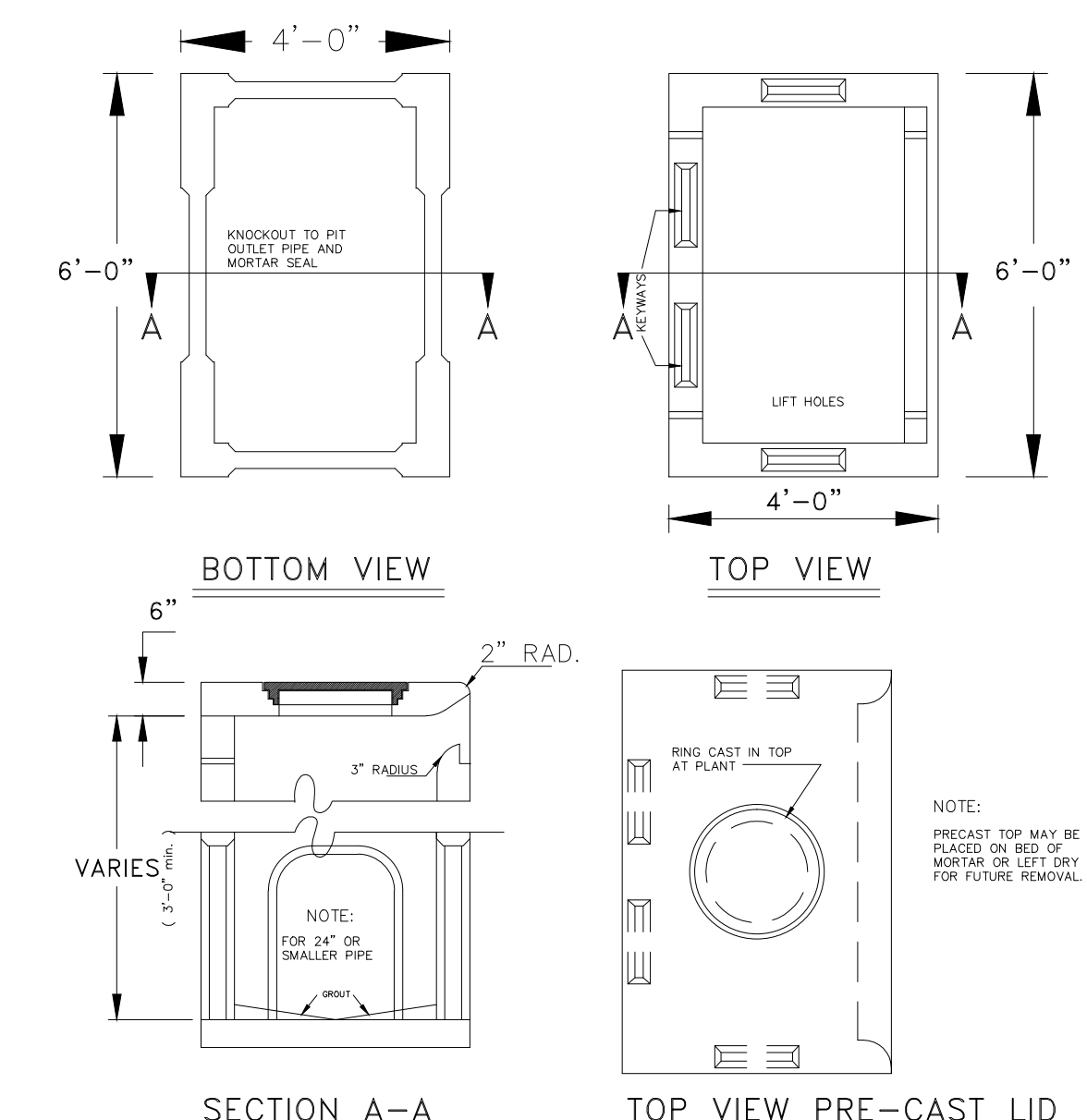
DITCH MODIFICATION DETAIL  
SECTION A-A  
N.T.S.



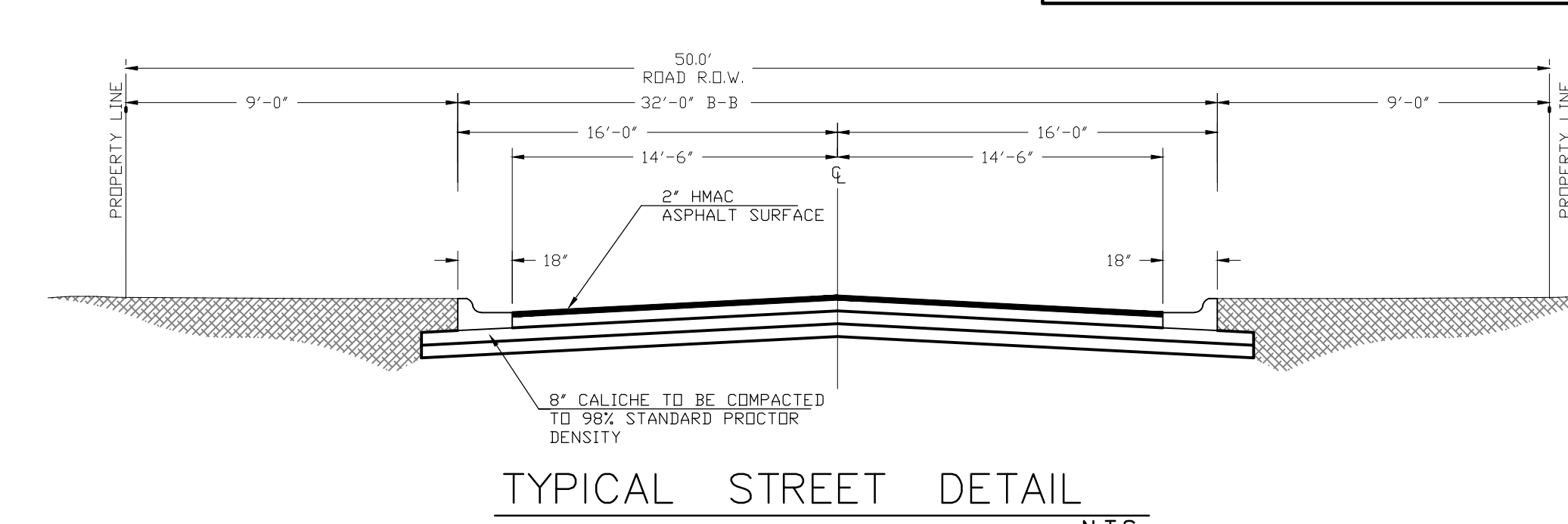
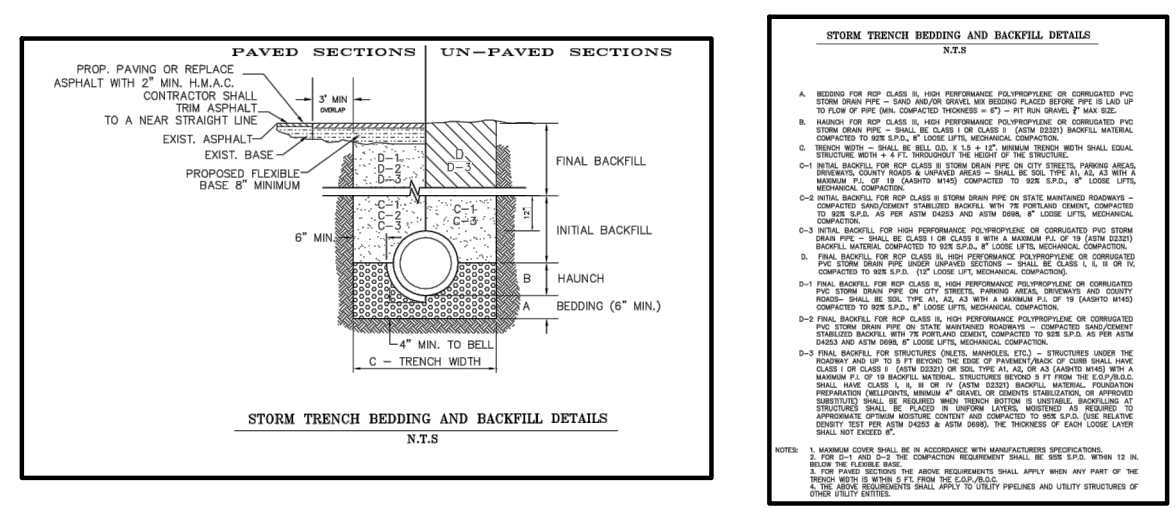
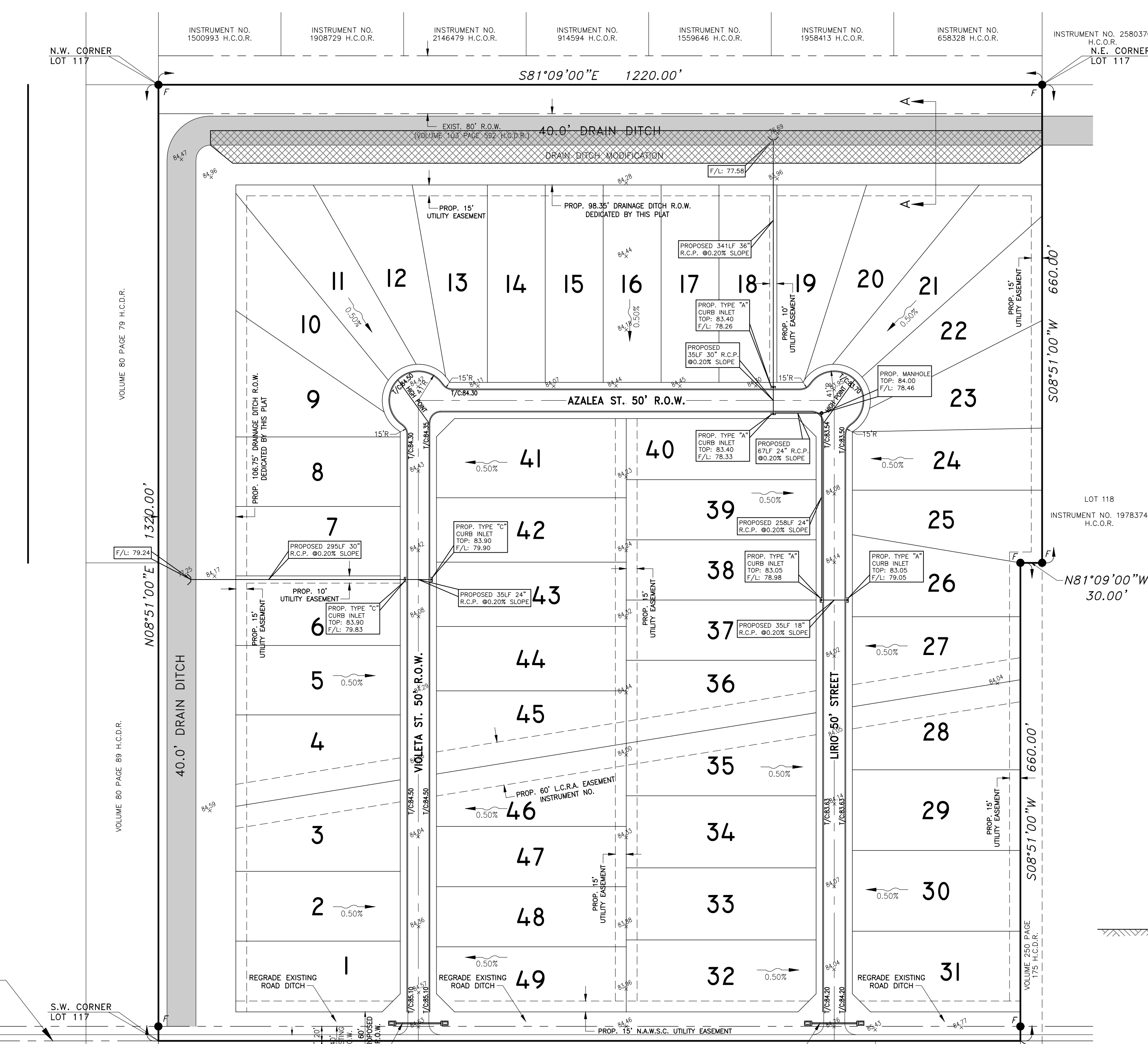
TYPICAL HEADWALL REINFORCEMENT DETAIL  
N.T.S.



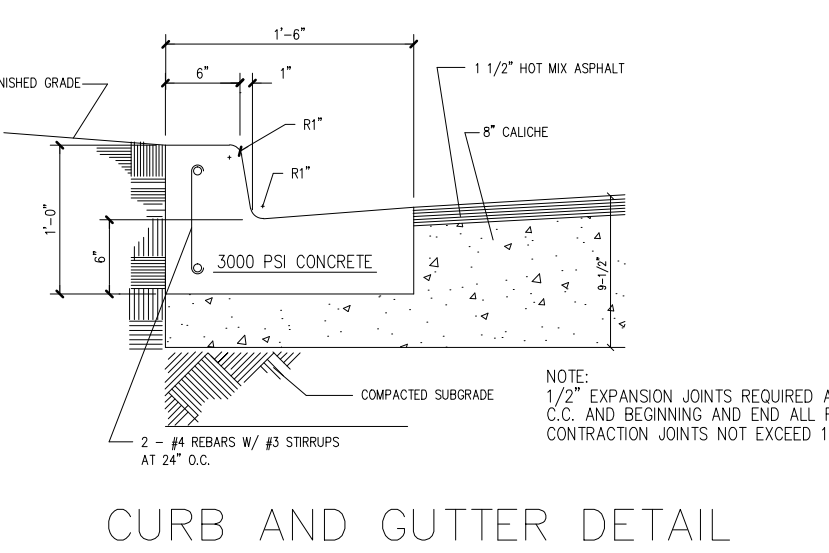
SAFETY END TREATMENT DETAIL  
N.T.S.



TYPICAL TYPE "A" CURB INLET  
SCALE: 1/8" = 1'-0"



TYPICAL STREET DETAIL  
N.T.S.



CURB AND GUTTER DETAIL  
N.T.S.

SHEET NO. 3  
OF 3 SHEETS