



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH 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: 3-22-2016

PROPOSED TRIPLE G RANCH SUBDIVISION, PRECINCT No. 4.

ENGINEER FIRM: MAS ENGINEERING, LLC DEVELOPER: JOSE PABLO GARZA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: ¼ MILE NORTH OF MILE 8 NORTH, EAST SIDE OF SHARY ROAD.

SUBDIVISION LIES WITHIN THE: ETJ of MCALLEN and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 02-06-15 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE ACCOMPLISHED WITHIN THE LOW AREAS OF THE LOT WITH RUNOFF INTO THE RE-GRADE ROAD SIDE DITCH.

DISTANCE TO DRAIN DITCH: 1 ½ MILE WEST OF THE DEVELOPMENT

ROAD R.O.W. DEDICATION: 35 FEET OF ADDITIONAL RIGHT OF WAY TO SHARY ROAD

H.C.R.O.W. FINAL APPROVAL DATE: 7-01-15 By, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 01-29-15 By, ELIZARDO "CHARDO" RAMOS ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD

WATER SERVICE PROVIDER: SWSC LINE SIZE: 6" LOCATION: WEST SIDE OF SHARY ROAD.

H.C.O.E.C. FINAL APPROVAL DATE: 5-15-15 : By MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

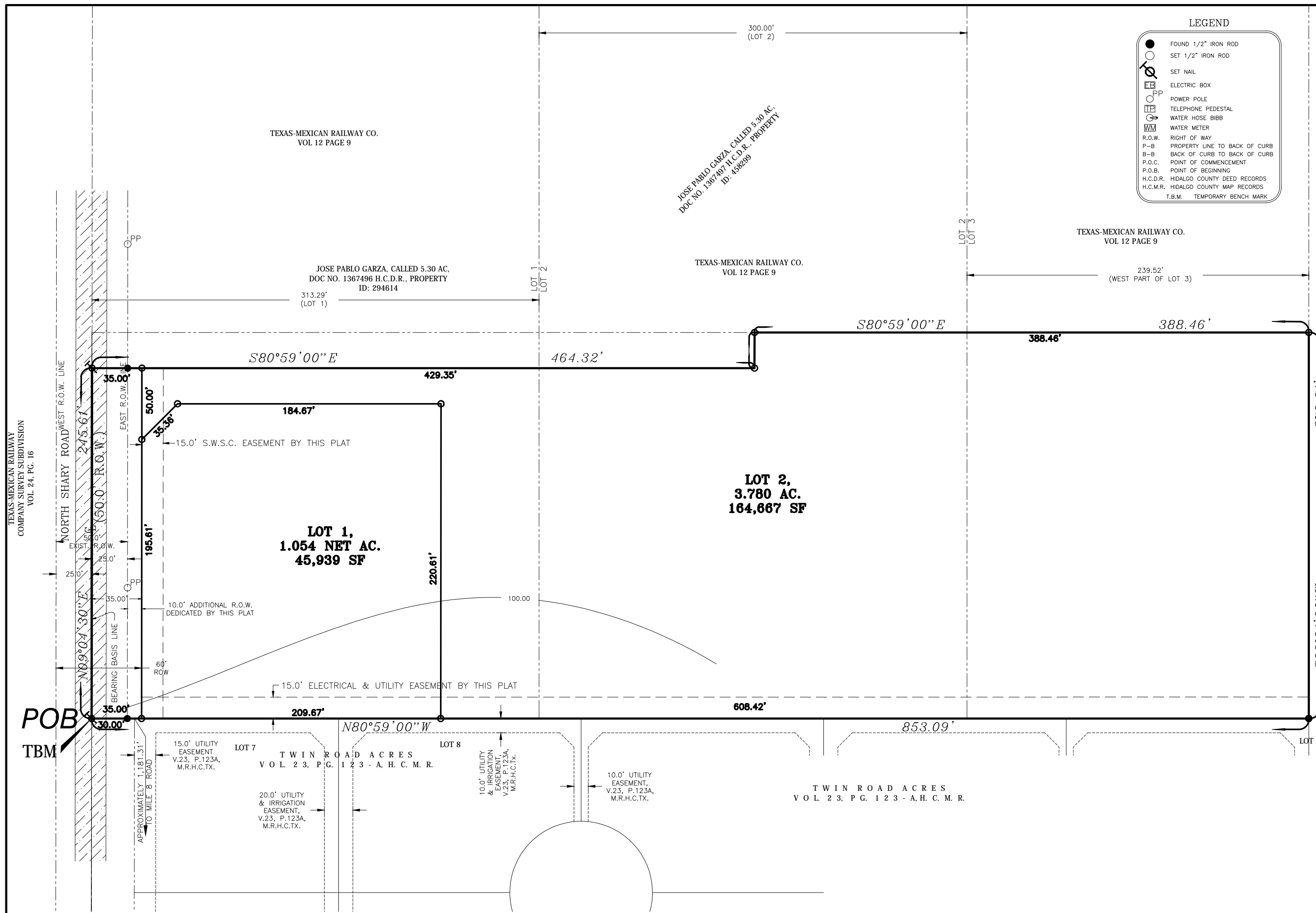
The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: 3-31-2015

STAFF RECOMMENDS: Preliminary Approval subject comments and future recommendations by planning and other Departments and the approval from the City of McAllen.

Final Approval subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.



MAP OF TRIPLE G RANCH SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 5.03 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THAT CERTAIN 5.30 GROSS ACRE TRACT LAND AS DESCRIBED IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN CONVEYANCE FROM WALTER A. PETERS, JR. UNTO JOSE PABLO GARZA PER DOCUMENT NO. 1367497, H.C.D.R.,

BEING A 5.03 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THAT CERTAIN 5.30 GROSS ACRE TRACT LAND AS DESCRIBED IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN CONVEYANCE FROM WALTER A. PETERS, JR. UNTO JOSE PABLO GARZA PER DOCUMENT NO. 1367497, H.C.D.R., BEING OUT OF AND FORMING A PART OF LOTS 1, 2 AND 3, SECTION 229, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 19, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 5.03 GROSS ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHWEST CORNER OF SAID 5.30 ACRE TRACT OF LAND LOCATED ON THE WEST LINE OF SAID LOT 1 SAME BEING THE CENTER OF SHARYLAND ROAD AND FURTHER BEING LOCATED ON THE NORTHWEST CORNER OF TWIN ROAD ACRES, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 123-A, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE, NORTH 09 DEGREES 04 MINUTES 30 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID 5.30 ACRE TRACT, A DISTANCE OF 245.61 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, SOUTH 80 DEGREES 59 MINUTES EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID 5.30 ACRE TRACT SAME BEING THE NORTH LINE OF SAID TWIN ROAD ACRES, A DISTANCE OF 30.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID ROAD, AT A DISTANCE OF 464.32 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD SET FOR AN INTERIOR NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, NORTH 09 DEGREES 01 MINUTES EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID 5.30 ACRE TRACT, A DISTANCE OF 25.0 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE NORTH LINE OF SAID 5.30 ACRE TRACT FOR AN OUTSIDE NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, SOUTH 80 DEGREES 59 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID 5.30 ACRE TRACT, A DISTANCE OF 388.46 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON THE NORTHEAST CORNER OF SAID 5.30 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

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THENCE, NORTH 80 DEGREES 59 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID 5.30 ACRE TRACT SAME BEING THE NORTH LINE OF SAID TWIN ROAD ACRES, A DISTANCE OF 823.09 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID ROAD, AT A DISTANCE OF 853.09 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 5.03 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE WEST 30.0 FEET (OR 0.17 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID SHARYLAND ROAD, LEAVING 4.86 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: SOUTH LINE OF SAID 5.30 ACRE TRACT

STATE OF TEXAS: COUNTY OF HIDALGO: OWNER'S ACKNOWLEDGEMENT

I, JOSE PABLO GARZA, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE TRIPLE G RANCH SUBDIVISION TO THE CITY OF McALLEN, TEXAS, WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATERLINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREOF, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER IN THE PLAT OF HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

JOSE PABLO GARZA DATE
12842 N. SHARY RD
McALLEN, TEXAS 78504

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028 (a) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TRIPLE G RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE DATE _____

HIDALGO COUNTY CLERK DATE _____

STATE OF TEXAS: COUNTY OF HIDALGO: BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOSE PABLO GARZA PROVED TO ME THROUGH HIS TEXAS DEPARTMENT PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, WHO, BEING DULY SWORN BY ME, DECLARED THAT HIS STATEMENT THEREIN IS TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2016.



UNITED IRRIGATION DISTRICT
THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT, ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS, APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT..

SECRETARY _____ PRESIDENT _____ DAY OF _____ 2016.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: JOSE PABLO GARZA	12842 N. SHARY RD.	McAllen, Tx. 78504	(956) 457-5224
ENGINEER: MARIO A. SALINAS	4037 W. Expwy.83, Suite 150	McAllen, Tx. 78501	(956) 537-1311
SURVEYOR: DAVID O. SALINAS	2221 Daffodil Ave.	McAllen, Tx. 78501	(956) 682-9081

SCALE 1"=60'
DATE OF PREPARATION: 12-19-2014

INCLUSIVE SECTION 270.61' T.O. S.E. CORNER OF TWIN ROAD ACRES

BEING A 5.03 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THAT CERTAIN 5.30 GROSS ACRE TRACT LAND AS DESCRIBED IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN CONVEYANCE FROM WALTER A. PETERS, JR. UNTO JOSE PABLO GARZA PER DOCUMENT NO. 1367497, H.C.D.R.,

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BASIS OF BEARING: SOUTH LINE OF SAID 5.30 ACRE TRACT

STATE OF TEXAS: COUNTY OF HIDALGO: I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TRIPLE G RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE: _____

STATE OF TEXAS: COUNTY OF HIDALGO: I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN DATE _____

STATE OF TEXAS: COUNTY OF HIDALGO: I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT AND UNDER TEX. WATER CODE 49.211(C) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 BY: _____ DATE: _____

STATE OF TEXAS: COUNTY OF HIDALGO: I, THE UNDERSIGNED, MARIO A. SALINAS, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MARIO A. SALINAS LICENSED PROFESSIONAL ENGINEER # 96611 4037 W. EXP.83, SUITE 150 McALLEN, TEXAS 78501 DATE: _____

INDEX

SHEETS	DESCRIPTION
1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECTS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATION OD APPROVAL; HCID 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; SUB-DIVIDER CERTIFICATION 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.

DATE OF PREPARATION 07-22-15

REVISION NOTES

No.	SHEET	REVISIONS	DATE	APPROVED

SHEET 1 OF 3

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN. FLOOD PLAN COMMUNITY PANEL NO. 480334 0295 D, EFFECTIVE DATE - JULY 6, 2000. 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= 45 FT OR GREATER FOR EASMENTS FRONT SETBACK FOR LOT 2 IS 220.0' REAR= 15 FT OR EASEMENT WHICHEVER IS GREATER SIDE= 6.0 FT OR EASEMENT WHICHEVER IS GREATER GARAGE= 18.0 FT EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- NO COMMERCIAL USE SHALL BE ALLOWED IN THIS SUBDIVISION.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE CENTER LINE OF STREET OR 18 INCH ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT, TOP OF NAIL FOUND AT THE SOUTHWEST CORNER OF TRACT AND THE CENTERLINE OF SHARY ROAD, TBM ELEVATION = 100.75.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 11,835 CUBIC-FEET (0.28 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: LOT 1=2,367 CUBIC-FEET (0.057 AC-FT) AND LOT 2=9,468 CUBIC FEET (0.223 AC-FT). SEE SHEET No.3 FOR STORM SEWER IMPROVEMENTS.
- ALL LOTS 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
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC 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.
- 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.
 - OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
 - 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 EXPERTS 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 STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
 - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 - ANCHORING OF SEPTIC TANK(S)
 - BACK FLOW VALVES
 - SEPTIC TANK COVER SHALL BE ABLE TO SEAL
- JOSE PABLO GARZA, THE OWNER & SUBDIVIDER OF TRIPLE G RANCH SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No.2 OF THIS PLAT.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON N. SHARY ROAD.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- CITY OF McALLEN BENCHMARK USED MC 43--BRASS DISK--ELEV 136.32
- THE PROPERTY COVERED BY THIS PLAT IS SUBJECT TO THAT CERTAIN COVENANT AGREEMENT AGAINST REAL PROPERTY BETWEEN JOSE PABLO GARZA AND THE CITY OF McALLEN EXECUTED ON 12-05-2015 AND RECORDED IN THE FOLLOWING INSTRUMENT 2015-2666353 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS: COUNTY OF HIDALGO: I, THE UNDERSIGNED, DAVID O. SALINAS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARE 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 McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

SALINAS ENGINEERING & ASSOCIATES REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782 2221 DAFFODIL AVE. McALLEN, TEXAS 78501 DATE _____

MAS ENGINEERING LLC.

CONSULTING ENGINEERING

FIRM NO. F-15499

4037 W. EXP.83, SUITE 150
McALLEN, TEXAS. 78501

PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET

MAP OF TRIPLE G RANCH SUBDIVISION HIDALGO COUNTY, TEXAS

A 5.032 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THAT CERTAIN 5.11 ACRE TRACT OF LAND OUT OF LOTS 1 AND 2, AND, THE WEST 8.0 ACRES OUT OF LOT 3, SECTION 229, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 19, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, AS DESCRIBED IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN CONVEYANCE FROM WALTER A. PETERS, JR. UNTO JOSE PABLO GARZA, RECORDED IN DOCUMENT NO. 1367497, RECORDS OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

REPORTE FINAL DE INGENIERIA PARA TRIPLE G RANCH SUBDIVISION :

TRIPLE G RANCH SUBDIVISION SERA PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). EL SUBDIVIDOR Y LA COMPANIA DE S.W.S.C. FIRMAN UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA SUFICIENTE POR LOS PROXIMOS 30 ANOS. S.W.S.C. PRESENTARA SUFICIENTE DOCUMENTACION PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ABASTECIDA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. S.W.S.C. TIENE UNA LINEA DE 8" DE DIAMETRO EXISTENTE CORRIENDO POR EL LADO ESTE DE LA CALLE SHARY ROAD. EL LOTE 2 YA TIENE EXISTENTE UN SERVICIO DE AGUA DE 2" DIAMETRO CON SU MEDIDOR DE 3/4" DIAMETRO.

EL SISTEMA DE AGUA PARA TRIPLE G RANCH SUBDIVISION CONSISTIRA EN DEJAR EN SU LUGAR EL SERVICIO DE AGUA DE 2" DIAMETRO JUNTO CON SU MEDIDOR DE AGUA DE 3/4" DIAMETRO PARA LOTE 2, Y PARA LOTE 1 EL SISTEMA DE AGUA CONSISTE EN CONECTAR A LA LINEA DE 8" DIAMETRO UNA LINEA DE SERVICIO DE AGUA DE 1" DIAMETRO. UN MEDIDOR DE 3/4" DIAMETRO SERA INSTALADO PARA LOTE 1.

LA LINEA DE SERVICIO DE AGUA DE 1" DIAMETRO Y LA CAJA DE MEDIDOR SERAN INSTALADOS A UN COSTO TOTAL DE US\$ 3,850.00 O US\$ 1,925.00 POR LOTE DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 ANOS DE SERVICIO DE AGUA POTABLE QUE CUBRIRA EL COSTO TOTAL DEL MEDIDOR DE AGUA, (INCLUYENDO COSTOS DE LA INSTALACION), MEMBRESIAS, TARIFFAS DE CONEXION Y TODOS LOS COBROS ASOCIADOS AL CONECTAR CADA LOTE DE ESTA SUBDIVISION CON S.W.S.C..

CUANDO EL DUEÑO DE LOTE 1 SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA S.W.S.C. INSTALARA EL MEDIDOR SIN COSTO ALGUNO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

EL DRENAJE SANITARIO DE TRIPLE G RANCH SUBDIVISION TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL INGENIERO A INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS. EL REPORTE SERA EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

CADA SOLAR EN LA SUBDIVISION ES DE AL MENOS 1/2 ACRE DE TAMARZO. EL LIBRO DE SERVICIOS Y CONSERVACIONES DEL SUELO DE LOS ESTADOS UNIDOS (NRCS) INDICA UNA MEZCLA DE BARRO ARENOSO. SE REALIZARON DOS (2) PRUEBAS CON AGUJEROS EN AREAS DISTINTAS DE LA SUBDIVISION EN LOS LOTES 1 Y 2 (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES UNIFORME EN EL AREA DELIMITADA). EL SUELO ES UNIFORME, DE BARRO ARENOSO, EXTENDIDO A MAS DE 42 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION. NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

EL COSTO TOTAL DE LA INSTALACION DE UN SISTEMA SEPTICO PARA UN LOTE INDIVIDUAL SERA DE US\$1,650.00 EL CUAL DARA UN COSTO TOTAL DE US\$3,300.00. INCLUYENDO LOS GASTOS PARA EL PERMISO Y LA LICENCIA REQUERIDOS. DOS SISTEMAS SEPTICOS SERAN INSTALADOS Y APROBADOS POR EL DEPARTAMENTO DE SALUD DEL CONDADO EN TIEMPO Y FORMA PARA LA APLICACION DE APROBACION FINAL DEL PLANO.

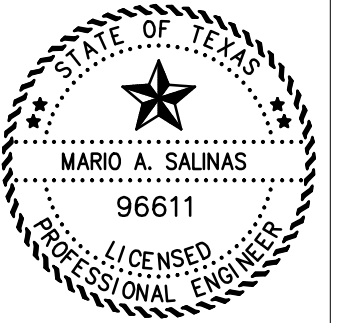
CERTIFICACION:

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 (CODOGO DE AGUA DE TEXAS).

CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SERAN:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL GRAN COSTO TOTAL SERA DE US\$ 3,850.00 LO CUAL EQUIVALE A US\$ 1,925.00 POR LOTE.

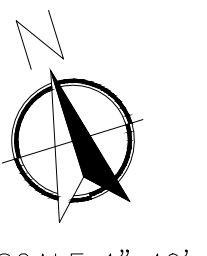
DRENAJE: LAS FOSAS SEPTICAS COSTARAN US\$1,650.00 CADA UNA, CON UN COSTO TOTAL DE US\$3,300.00 PARA TODA LA SUBDIVISION.



MARIO A. SALINAS
LICENSED PROFESSIONAL ENGINEER # 96611
4037 W. EXP.83, SUITE 150
MCALLEN, TEXAS 78501

DATE:

96611

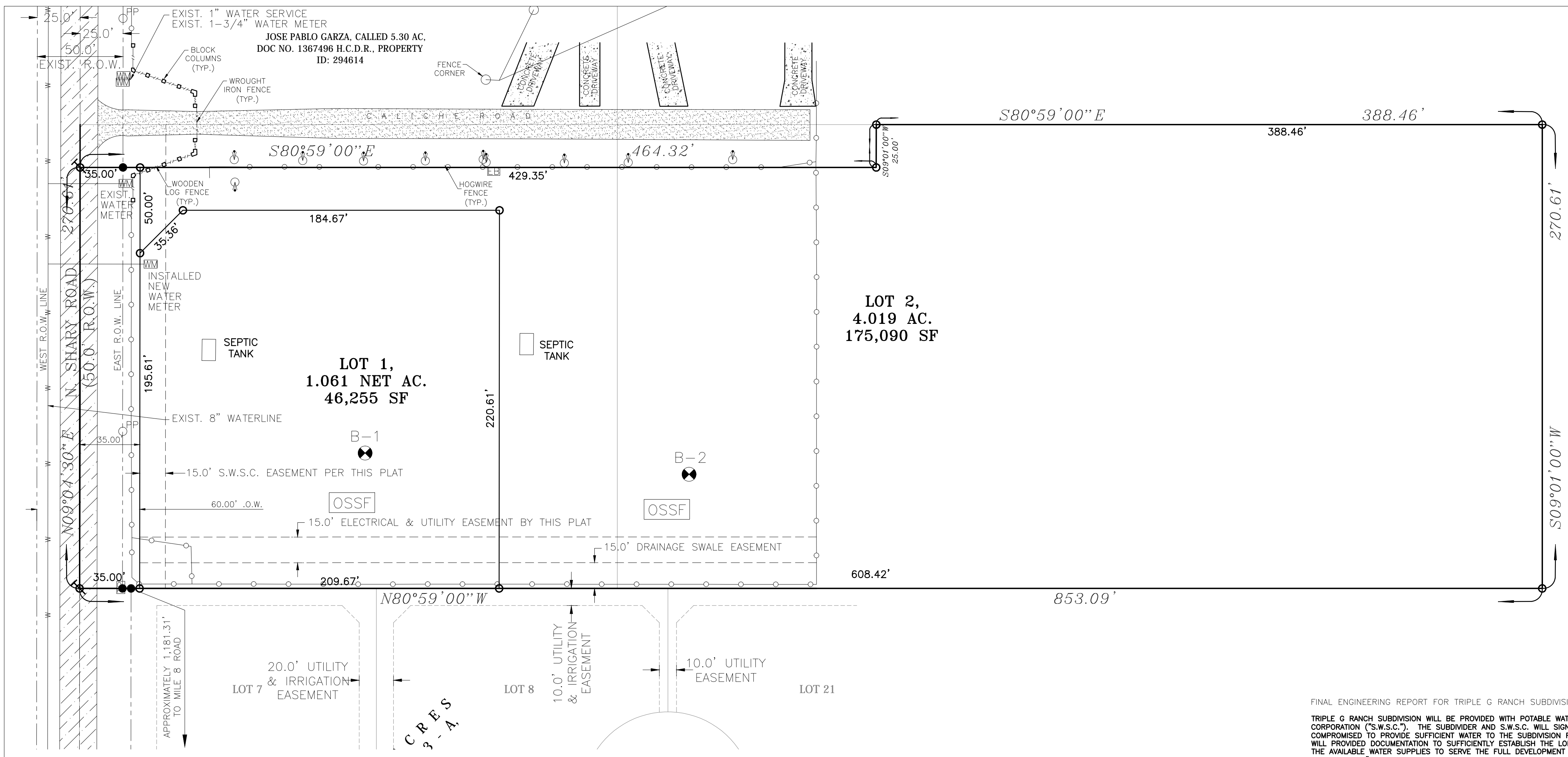


SCALE 1"=40'

DATE OF PREPARATION: 12-19-2014

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- ⊙ SET NAIL
- ⊞ ELECTRIC BOX
- ⊞ POWER POLE
- ⊞ TELEPHONE PEDESTAL
- ⊞ WATER HOSE BIBB
- ⊞ WATER METER
- ⊞ R.O.W. RIGHT OF WAY
- P-B PROPERTY LINE TO BACK OF CURB
- B-B BACK OF CURB TO BACK OF CURB
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS



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 OR WILL MEET SUCH STANDARDS, AND (b) SEWER CONNECTIONS TO THE LOTS ON SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE INSTALLED BY THE SELLER AS REQUIRED BY SECTION 7.4.1.4 (B) F OF THE COUNTY REGULATIONS

SUBDIVIDER STATEMENT:

1. I, JOSE PABLO GARZA, SUBDIVIDER OF TRIPLE G RANCH SUBDIVISION, HEREBY CERTIFY THAT SEPTIC TANK OR SEWER PERMIT ARE ALREADY PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT: THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY, AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF STATE AS REQUIRED BY SECTION 7.4.1.4 (B) F OF THE COUNTY REGULATIONS.

JOSE PABLO GARZA
12842 N. SHARY RD.
MCALLEN TEXAS, 78504

DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE PABLO GARZA, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(SHE)(THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2015.

NOTARY PUBLIC



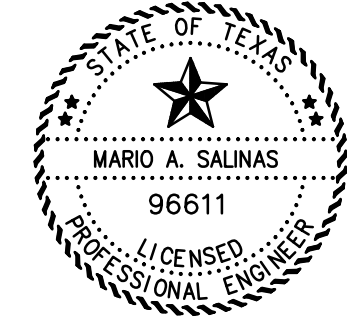
INDEX

- SHEETS 1 LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATION OR APPROVAL; RIGHT OF WAY CERTIFICATION; HCHD CERTIFICATION; REVISION NOTES.
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- SHEETS 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.

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

MARIO A. SALINAS
LICENSED PROFESSIONAL ENGINEER # 96611
4037 W. EXP.83, SUITE 150
MCALLEN, TEXAS 78501

DATE:



DATE OF PREPARATION 07-22-15

No.	SHEET	REVISIONS	DATE	APPROVED

SHEET 2 OF 3

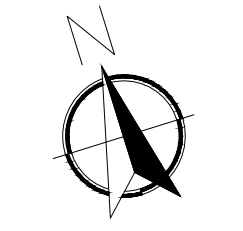
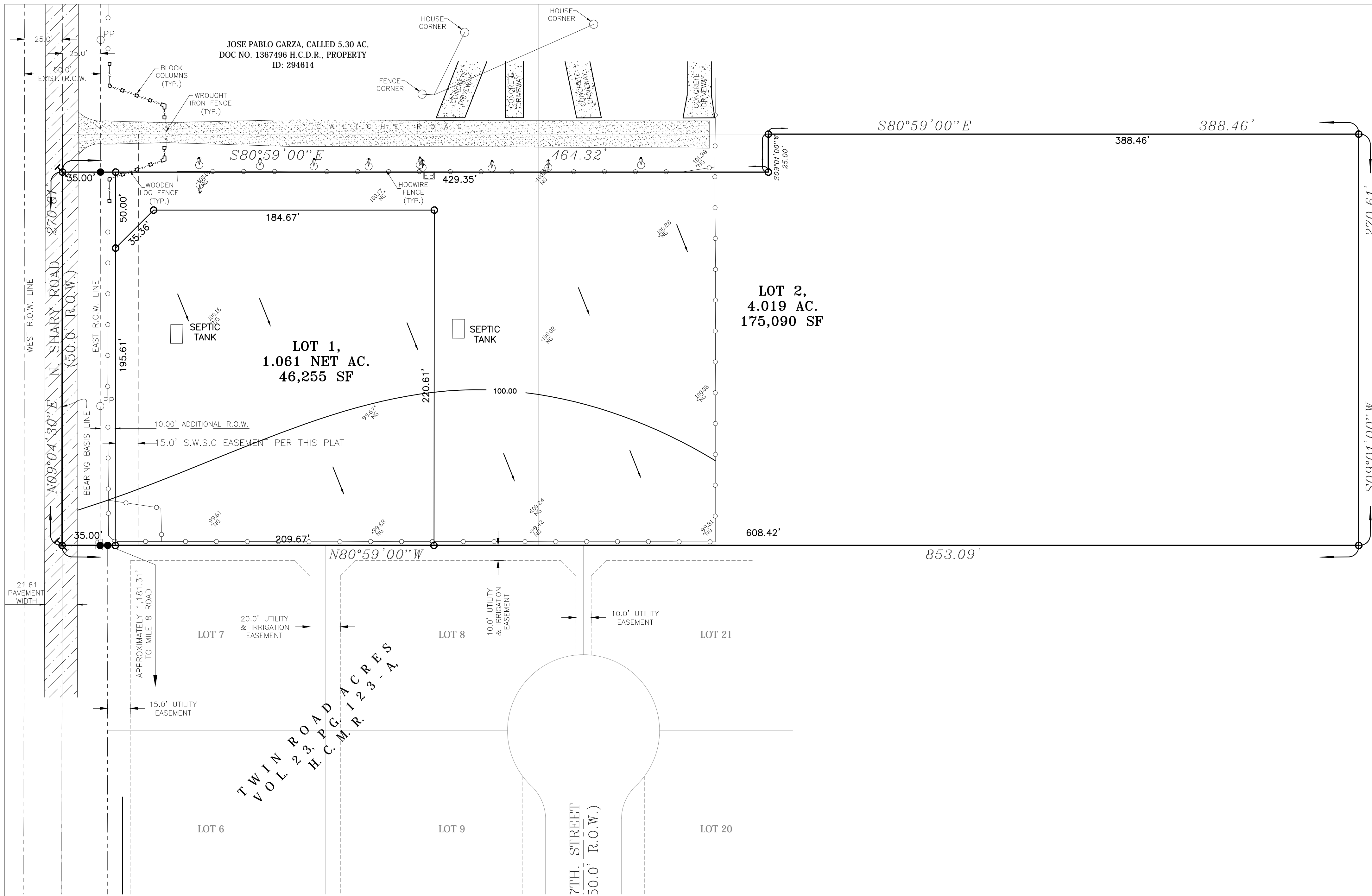
PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: JOSE PABLO GARZA	12842 N. SHARY RD.	McAllen, Tx. 78504	(956) 457-5224
ENGINEER: MARIO A. SALINAS	4037 W. Expwy.83, Suite 150	McAllen, Tx. 78501	(956) 537-1311
SURVEYOR: DAVID O. SALINAS	2221 Daffodil Ave.	McAllen, Tx. 78501	(956) 682-9081

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

4037 W. EXP.83, SUITE 150
MCALLEN, TEXAS. 78501

PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET



SCALE 1"=40'

DATE OF PREPARATION: 12-19-2014

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- ⊗ SET NAIL
- ⊠ ELECTRIC BOX
- ⊡ POWER POLE
- ⊞ TELEPHONE PEDESTAL
- ⊕ WATER HOSE BIBB
- ⊗ WATER METER
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- P-B PROPERTY LINE TO BACK OF CURB
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- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS

MAP OF TRIPLE G RANCH SUBDIVISION
HIDALGO COUNTY, TEXAS

A 5.032 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THAT CERTAIN 5.11 ACRE TRACT OF LAND OUT OF LOTS 1 AND 2, AND, THE WEST 8.0 ACRES OUT OF LOT 3, SECTION 229, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 19, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, AS DESCRIBED IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN CONVEYANCE FROM WALTER A. PETERS, JR. UNTO JOSE PABLO GARZA, RECORDED IN DOCUMENT NO. 1367497, RECORDS OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR TRIPLE G RANCH SUBDIVISION
MCALEN, TEXAS

A 5.032 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THAT CERTAIN 5.11 ACRE TRACT OF LAND OUT OF LOTS 1 AND 2, AND, THE WEST 8.0 ACRES OUT OF LOT 3, SECTION 229, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 19, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, AS DESCRIBED IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN CONVEYANCE FROM WALTER A. PETERS, JR. UNTO JOSE PABLO GARZA, RECORDED IN DOCUMENT NO. 1367497, RECORDS OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

THIS PROPERTY IS LOCATED ON SHARY ROAD AND APPROXIMATELY 905.00 FEET NORTH OF MILE 8 N. ROAD, INSIDE THE CITY'S ETJ LIMITS OF MCALEN, TX. THE PROPOSED SUBDIVISION CONSISTS OF TWO RESIDENTIAL LOTS.

THE TRACT LIES IN "ZONE X"; IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN. IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. MAP NO. 480334 0295 D, MAP REVISED JUNE 6, 2000.

THE SOIL ACCORDING TO THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THIS PROPERTY LIES IN "AREA 3 & 4" (3 BRENNAN FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES AND 4 BRENNAN FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES), OF THE SOIL SURVEY OF HIDALGO COUNTY.

PRESENTLY, THE SITE RUNOFF FLOWS OVERLAND IN A SOUTH DIRECTION, AND WILL ULTIMATE OUTFALL INTO THE HIDALGO COUNTY WEST MAIN DRAIN CONTROL. EXISTING RUNOFF IS Q=2.17 CUBIC FEET PER SECOND BASED ON A 10-YEAR FREQUENCY STORM.

AFTER DEVELOPMENT THE RUNOFF WILL BE Q=4.3 CUBIC FEET PER SECOND. IN ACCORDANCE WITH OUR CALCULATIONS AND FOLLOWING THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 DRAINAGE REQUIREMENTS, THIS PROPERTY IS REQUIRED TO DETAIN A TOTAL OF 0.28 AC-FT. (LOT 1, 0.057 AC-FT AND LOT 2, 0.223 AC-FT. NO ADDITIONAL DRAINAGE IMPROVEMENTS ARE PROPOSED IN ORDER TO PREVENT AN INCREASE IN RUNOFF. RAINFALL DETENTION WILL BE ACCOMPLISHED ON-SITE ON THE DRAINAGE SWALES AREAS. FINISHED FLOOR ELEVATION WILL BE SET ABOVE THE 100 YEAR FLOOD LEVEL.

ENGINEERING FLOOD CERTIFICATION

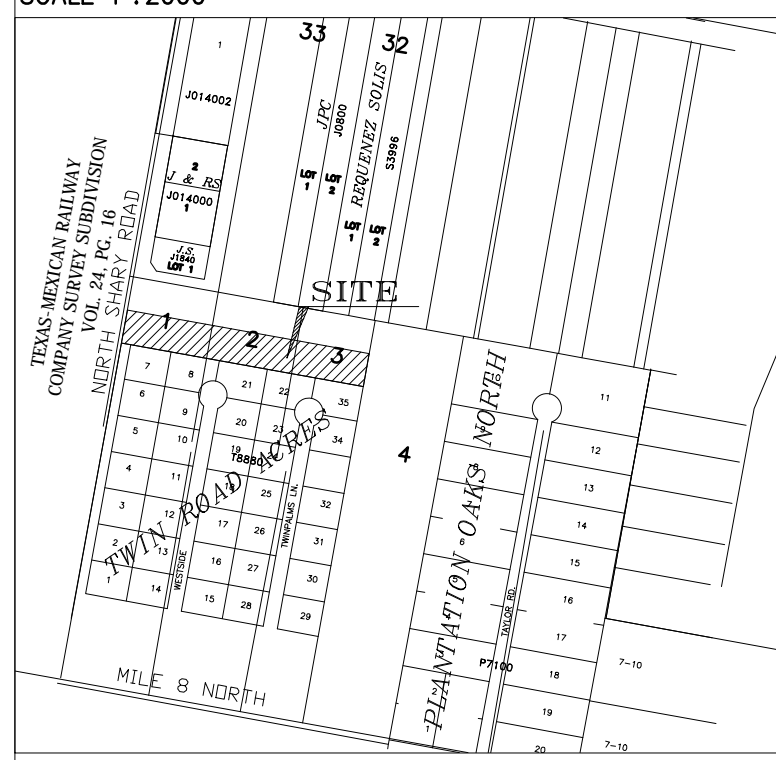
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "X" AS SHOWN IN F.E.M.A. COMMUNITY PANEL NUMBER 480334 0295 D, MAP REVISED JUNE 6, 2000.

MARIO A. SALINAS
LICENSED PROFESSIONAL ENGINEER # 96611
4037 W. EXP.83, SUITE 150
MCALEN, TEXAS 78501

DATE: _____



VICINITY MAP
SCALE 1"=2000'



I N D E X

SHEETS	1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATION OD APPROVAL; RIGHT OF WAY CERTIFICATION; HCHD CERTIFICATION; REVISION NOTES.
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SHEETS	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.

TRIPLE G RANCH SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4 IN THE WEST SIDE OF HIDALGO COUNTY AT THE NORTHEAST INTERSECTION OF NORTH SHARY ROAD AND APPROXIMATELY 1,181.31 FEET NORTH OF MILE 8 N. ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MCALEN ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MCALEN (POPULATION 129,877). TRIPLE G SUBDIVISION LIES APPROXIMATELY 1.0 MILES FROM THE CITY LIMITS OF MCALEN AND IT IS WITHIN THE CITY'S FIVE MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021.

PRINCIPAL CONTACTS:

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OWNER: JOSE PABLO GARZA	12842 N. SHARY RD.	McAllen, Tx. 78504	(956) 457-5224
ENGINEER: MARIO A. SALINAS	4037 W. Expwy.83, Suite 150	McAllen, Tx. 78501	(956) 537-1311
SURVEYOR: DAVID O. SALINAS	2221 Daffodil Ave.	McAllen, Tx. 78501	(956) 682-9081

SHEET 3 OF 3

REVISION NOTES

No.	SHEET	REVISIONS	DATE	APPROVED

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

4037 W. EXP.83, SUITE 150
MCALEN, TEXAS. 78501

PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET

DATE OF PREPARATION 07-22-15