



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: 7-05-2016

PROPOSED CONCHAS SUBDIVISION, PRECINCT No. 3.

ENGINEER: SOUTH TEXAS INFRASTRUCTURE GROUP DEVELOPER: MARIA CONCHAS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

LOCATION DESCRIPTION: WEST SIDE OF BENTSEN PALM DRIVE APPROXIMATELY 1/4 MILE SOUTH OF MILE 3 NORTH ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-11-2016 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE IMPROVEMENTS WILL BE PROVIDED BY REGRADING BENTSEN PALM DRIVE.

ROAD R.O.W. DEDICATION: 15.00 FEET ON BENTSEN ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 6-17-2016 By, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 6-17-2016 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD.

WATER SERVICE PROVIDER: WSWC LINE SIZE: 4" LOCATION: WEST SIDE OF BENTSEN ROAD.

H.C.O.E.C. FINAL APPROVAL DATE: 6-17-2016 : 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: \$ _____ 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: 6/07/2016

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

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.

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CONCHAS SUBDIVISION

BEING A 1.80 OF AN ACRE TRACT OF LAND, SITUATED IN PORCION 50,
OUT OF THE NORTH HALF OF LOT 138, BENTSEN GROVES SUBDIVISION, AS RECORDED
IN VOLUME 7, PAGE 13, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, MARIA CONCHAS, AS OWNER OF THE 1.77 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CONCHAS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAN AND DEDICATED TO PUBLIC USE THE STREET, PARK, 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 MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS.
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- (D) GAS CONNECTIONS, 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

MARIA CONCHAS _____ DATE _____
4119 N. BENTSEN PALM DR.
MISSION, TX 78574

THIS PLAT OF CONCHAS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN _____

CITY OF MISSION CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CONCHAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR CITY OF MISSION _____ DATE _____

ATTEST: CITY SECRETARY _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, JULIO C. CERDA, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 90524, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

JULIO C. CERDA, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 90524

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

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

KURT SCHUMACHER, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR # 6333
FIRM #
900 S. STEWART, SUITE 13
MISSION, TEXAS 78572

APPROVED BY DRAINAGE DISTRICT:

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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

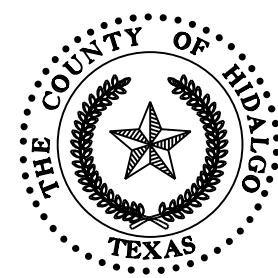
RAUL E. SESIN, P.E., C.F.M. _____ DATE _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON IRRIGATION DISTRICT NO. 6 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

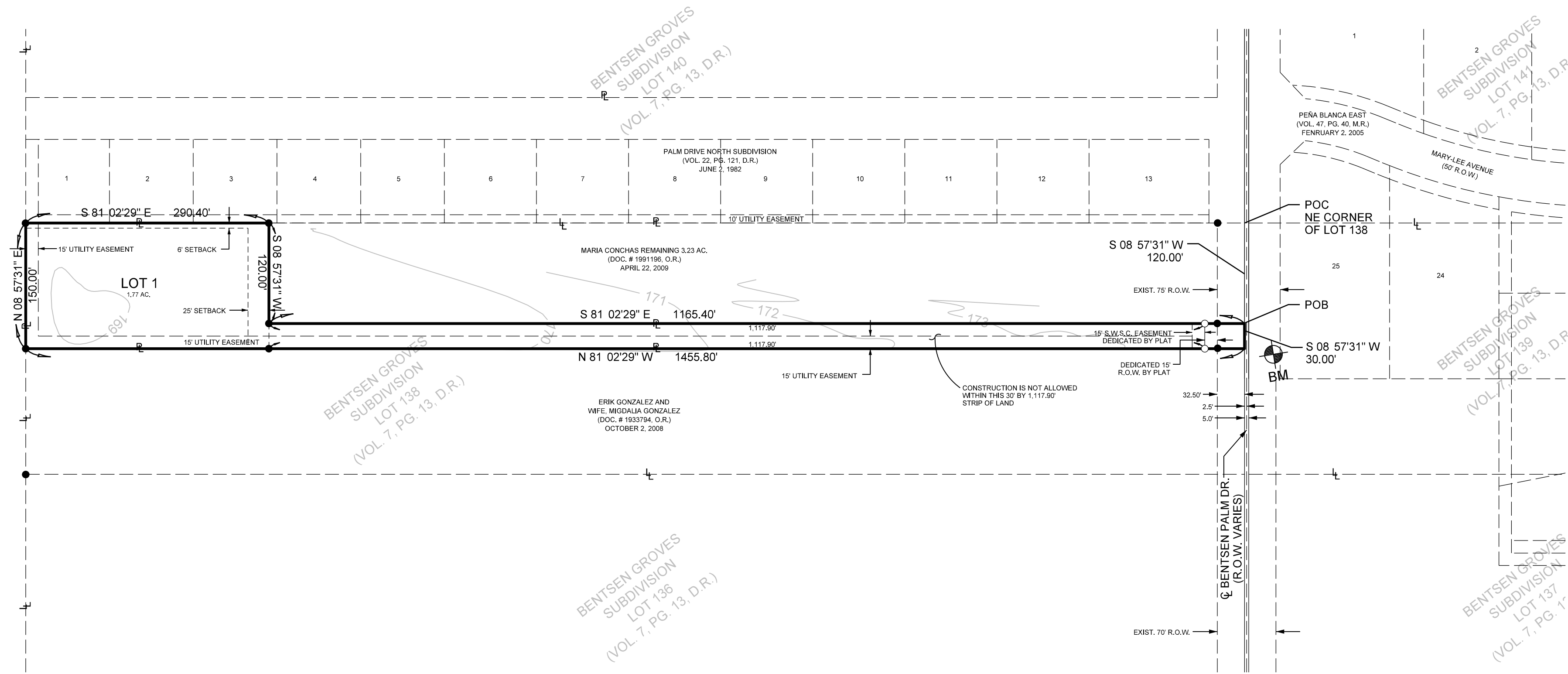
ATTEST: _____ PRESIDENT

SECRETARY _____



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

ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY



METES AND BOUNDS

BEING A 1.80 OF AN ACRE TRACT OF LAND, SITUATED IN PORCION 50, OUT OF THE NORTH HALF OF LOT 138, BENTSEN GROVES SUBDIVISION, AS RECORDED IN VOLUME 7, PAGE 13, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, AND OUT OF A CALLED 5.0 ACRE TRACT OF LAND CONVEYED BY FINAL DECREE OF DIVORCE, DATED APRIL 22, 2009, TO MARIA CONCHAS, AS DESCRIBED IN DOCUMENT NO. 1991196 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 1.80 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 138:

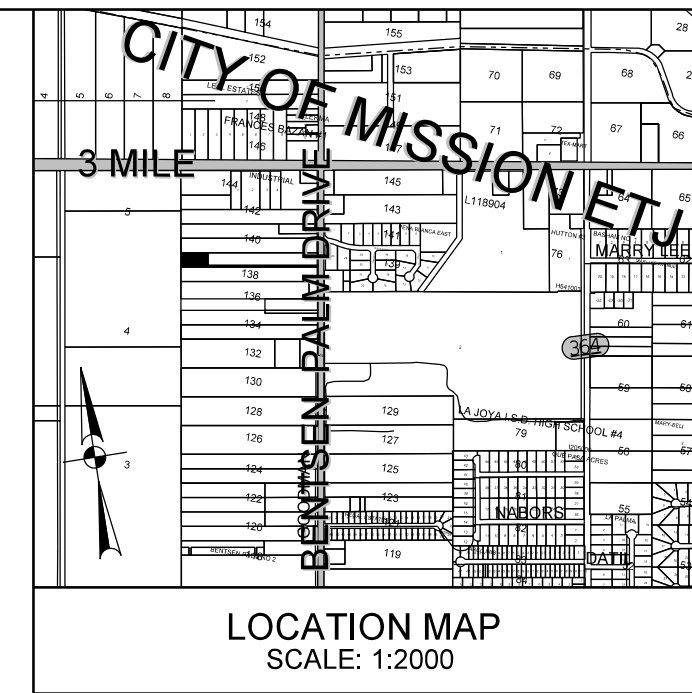
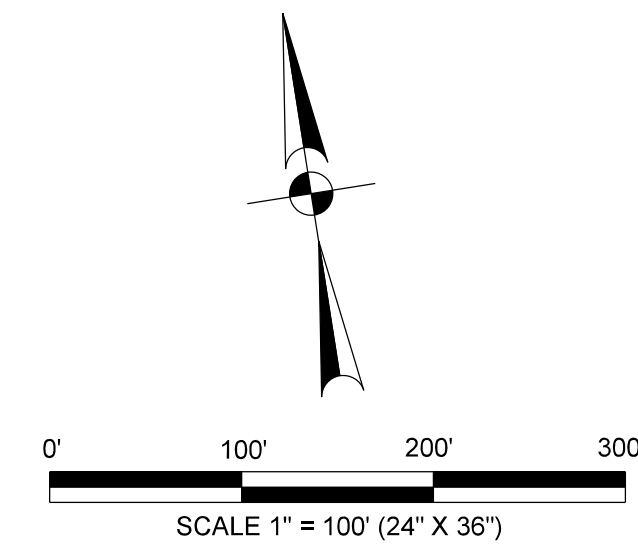
- 1) **THENCE**, WITH THE BENTSEN PALM DRIVE AND THE EAST LINE OF SAID 5.0 ACRE TRACT OF LAND, S 08°57'31" W A DISTANCE OF 120.00 TO A MAG NAIL SET FOR A CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND;
- 2) **THENCE**, CONTINUING WITH BENTSEN PALM DRIVE AND THE EAST LINE OF SAID LOT 138, S 08°57'31" W A DISTANCE OF 30.00 FEET TO A MAG NAIL SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
- 3) **THENCE**, DEPARTING BENTSEN PALM DRIVE, ACROSS AND THROUGH SAID LOT 138 WITH THE NORTH LINE OF A CALLED 5.0 ACRE TRACT OF LAND CONVEYED TO ERIK GONZALEZ, DATED OCTOBER 2, 2008, AS DESCRIBED IN DOCUMENT NO. 193794 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, N 81°02'29" W, AT A DISTANCE OF 32.50 FEET PASSING A 1/2" IRON ROD FOUND FOR THE WEST RIGHT OF WAY LINE OF BENTSEN PALM DRIVE, AT A DISTANCE OF 47.50 FEET PASSING A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "ROWSS PROP. COR." SET FOR THE WEST PROPOSED RIGHT OF WAY LINE OF BENTSEN PALM DRIVE, CONTINUING A TOTAL DISTANCE OF 1455.80 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
- 4) **THENCE**, WITH THE WEST LINE OF SAID LOT 138, N 08°57'31" E A DISTANCE OF 150.00 FEET TO A 1/2" IRON PIN FOUND FOR THE SOUTHWEST CORNER OF PALM DRIVE NORTH SUBDIVISION, AS RECORDED IN VOL. 22, PG. 121, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
- 5) **THENCE**, WITH THE NORTH LINE OF SAID LOT 138 AND THE SOUTH LINE OF SAID PALM DRIVE NORTH SUBDIVISION, S 81°02'29" E, A DISTANCE OF 290.40 FEET TO A 1/2" IRON PIN FOUND FOR A CORNER;
- 6) **THENCE**, DEPARTING THE SOUTH LINE OF SAID PALM DRIVE NORTH SUBDIVISION, S 08°57'31" W A DISTANCE OF 120.00 FEET TO A 1/2" IRON PIN FOUND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
- 7) **THENCE**, S 81°02'29" E, AT A DISTANCE OF 1117.90 FEET PASSING A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP. COR." SET IN THE WEST PROPOSED RIGHT OF WAY LINE OF BENTSEN PALM DRIVE, AT A DISTANCE OF 1132.60 FEET PASS A 1/2" IRON PIN FOUND IN THE EXISTING WEST RIGHT OF WAY LINE OF BENTSEN PALM DRIVE, CONTINUING A TOTAL DISTANCE OF 1165.40 FEET TO THE POINT OF BEGINNING AND BEING A 1.80 OF AN ACRE TRACT OF LAND.

BEARING BASIS, TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM 1983.

PRINCIPAL CONTACTS:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MARIA CONCHAS	4119 N. BENTSEN PALM DR.	MISSION, TEXAS 78574	(956) 270-1342	
ENGINEER:	JULIO C. CERDA, P.E.	900 S. STEWART, STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 583-7116
SURVEYOR:	KURT SCHUMACHER, R.P.L.S.	900 S. STEWART, STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 583-7116

LEGEND:

- CHAIN LINK FENCE
- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR."
- FOUND IRON ROD
- WOOD FENCE



GENERAL NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE C-AREAS OF MINIMAL FLOODING AS PER COMMUNITY PANEL NO. 480334 0400 C, REVISED NOVEMBER 16, 1982.
2. MINIMUM BUILDING SETBACK LINES:
FRONT SETBACK: 25 FEET FROM THE EAST LOT LINE INNER CORNER
SIDE SETBACK: 6.00' OR EASEMENT WHICHEVER IS GREATER
REAR SETBACK: 15.00' OR EASEMENT WHICHEVER IS GREATER
3. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
4. NO COMMERCIAL USE SHALL BE ALLOWED ON LOT 1.
5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CURB OR 24" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
BM-1 IS A SET 5/8" IRON PIN WITH PLASTIC CAP "ROWSS CONTROL" ALONG THE EAST ROW LINE OF BENTSEN PALM DR.
N = 16620593.5970
E = 1028280.2400
ELEV = 174.37
7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 A TOTAL OF 1,616 CUBIC FEET 0.037 ACRE-FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION.
8. 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.
9. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
10. 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.
11. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TOEG AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON LOT.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
13. MARIA CONCHAS, THE OWNER & SUBDIVIDER OF CONCHAS 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.

LOCATION DESCRIPTION

CONCHAS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 3 IN THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATE 950 FT SOUTH OF THE INTERSECTION OF MILE 3 (FM 1924) AND BENTSEN PALM DR. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE CITY OFFICE OF PLANNING AND ZONING (POPULATION 81,500), CONCHAS SUBDIVISION LIES APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS OF MISSION AND IS WITHIN THE CITY'S 0 TO 3 1/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.

REVISION NOTES

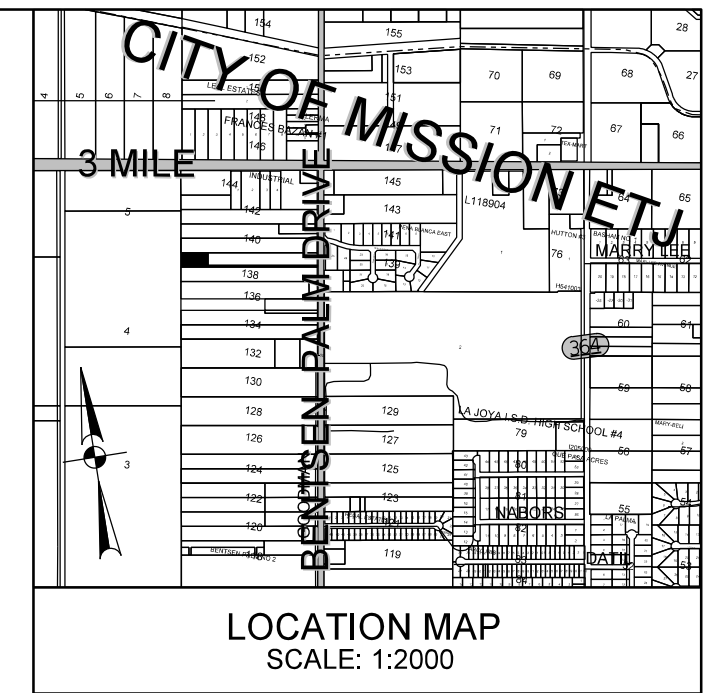
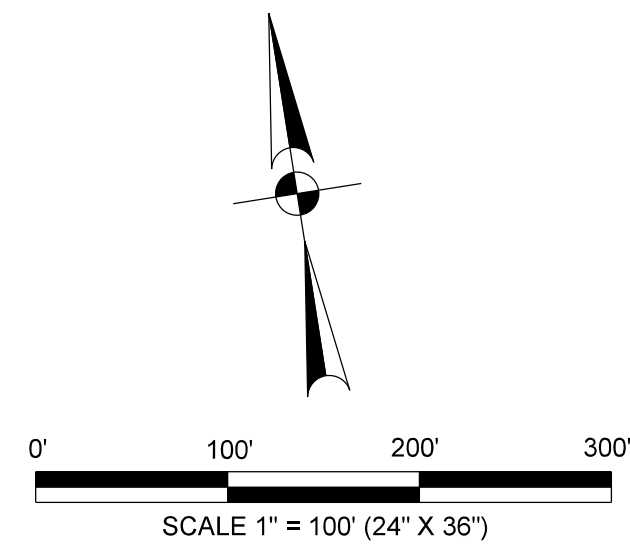
No.	SHEET	REVISION	DATE	APPROVED

SOUTH TEXAS INFRASTRUCTURE GROUP
900 S. STEWART, SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3335
FAX: (956) 583-7116
TBPE REG # 1500



CONCHAS SUBDIVISION

BEING A 1.80 OF AN ACRE TRACT OF LAND, SITUATED IN PORCION 50,
OUT OF THE NORTH HALF OF LOT 138, BENTSEN GROVES SUBDIVISION, AS RECORDED
IN VOLUME 7, PAGE 13, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.



WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY (DESCRIPTION, COST, AND OPERABILITY DATE):

CONCHAS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.W.S.C. 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.

CONCHAS SUBDIVISION ONLY HAS ONE LOT. S.W.S.C. HAS AN EXISTING 4" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF BENTSEN PALM DR. THE EXISTING WATER SYSTEM FOR CONCHAS SUBDIVISION CONSISTS OF AN EXISTING 4" DIAMETER LINE. FROM THE EXISTING 4", A 1/2" DIAMETER SINGLE SERVICE LINE RUNS TO LOT 1 BEFORE GOING TO THE WATER METER BOX FOR THE LOT. THE 4" LINE, THE 1/2" SINGLE SERVICE LINE AND THE METER BOX HAVE ALREADY BEEN INSTALLED, AT A TOTAL OF \$500.00. IN ADDITION THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF \$2,135.00, WHICH COVERS THE COST OF THE LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO S.W.S.C. UPON REQUEST BY THE LOT OWNER, S.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR LOT 1. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES (DESCRIPTION, COSTS, AND OPERABILITY DATE)

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

SOIL EVALUATION REPORT:

LOT ONE IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY 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.

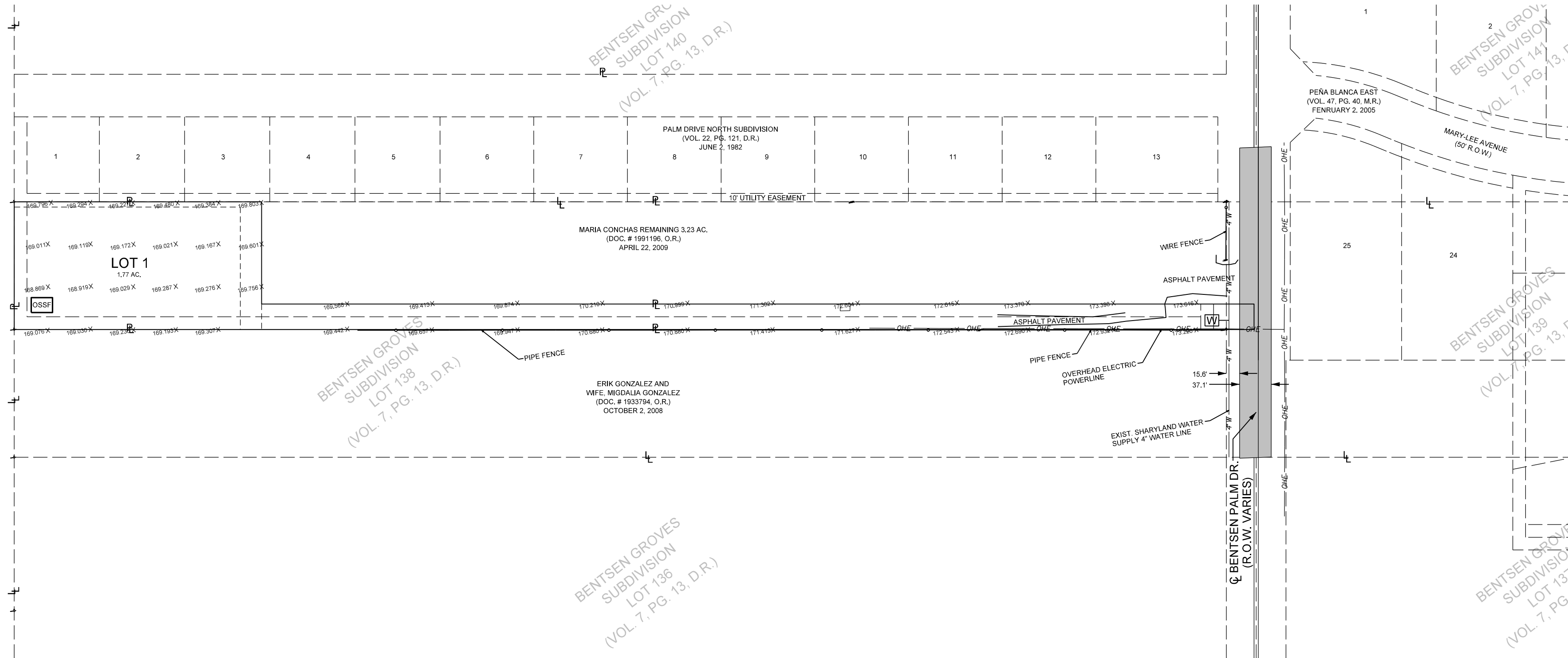
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,650.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST \$1,650.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ONE OSSF ON 06/17/16.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS: WATER FACILITIES- THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$2,635.00. SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$1,650.00.

JULIO C. CERDA, P.E. _____ DATE _____

WONDERFUL CITRUS PACKING LLC 35.85 AC.



REPORTE DE INGENIERIA DE AGUA Y DRENAJE

WATER SUPPLY (DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO):

LA SUBDIVISION CONCHAS RECIBIRÁ SU PROVISIÓN DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y S.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. S.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA SUBDIVISION CONCHAS SOLAMENTE TIENE UN LOTE. EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA DE 4 PULGADAS QUE PASA POR EL LADO OESTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA BENTSEN PALM. EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISION CONCHAS CONSISTE DE UN CONDUCTO SENCILLO DE 1/2 PULGADA DE DIÁMETRO. EL CONDUCTO DE 1/2 PULGADA DE DIÁMETRO Y EL MEDIDOR MECÁNICO DE AGUA TIENEN UN COSTO DE \$500.00. EL DUEÑO DE LA SUBDIVISION TAMBIÉN LE HA PAGADO A LA COMPAÑÍA S.W.S.C. \$ 2,135.00, ESTE COSTO INCLUYE EL COSTO DE LA INSTALACIÓN DEL MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DEL LOTE SOLICITE UN MEDIDOR, LA COMPAÑÍA S.W.S.C. LO INSTALARÁN SIN ALGÚN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARÁN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

SE INSTALARÁ UNA FOSA SÉPTICA EN EL SOLAR. ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGÚN EL REPORTE.

REPORTE DE EVALUACION DE SUELO:

LOTE 1 MIDE MÁS DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACIÓN EN LUGAR OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MÁS ARRIBA DE LO MÁS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA ÁREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSA SÉPTICA ES DE \$1,650.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS LA FOSA SÉPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACIÓN FINAL A UN COSTO TOTAL DE \$1,650.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACIÓN DE LA FOSA SÉPTICA DESDE 06/17/2016.

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE, DESCRITOS EN ESTE DOCUMENT CUMPLEN CON LAS REGLAS GOBERNANDO LAS SUBDIVISIONES, ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERÁN INSTALADO Y COMPLETAMENTE CONSTRUÍDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$2,635.00.
DRENAJE- SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ \$1,650.00.

JULIO C. CERDA, P.E. _____ DATE _____

SUBDIVIDER CERTIFICATION:

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STANDARDS AND THAT (a) WATER QUALITY AND CONNECTION INCLUDING WATER METER TO THE LOT MEET SUCH STANDARDS AND (b) SEPTIC TANK MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

I, MARIA CONCHAS SUBDIVIDER OF CONCHAS SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

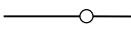


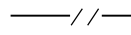

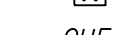

MARIA CONCHAS _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO:

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

NOTARY PUBLIC _____ DATE _____
MY COMSTUART EXPIRES _____

LEGEND:

- CHAIN LINK FENCE 
- SET # 3/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR." 
- FOUND IRON ROD 
- WOOD FENCE 
- EXISTING PAVEMENT 
- PROPOSED WATER METER 
- OVERHEAD ELECTRIC 

DRAINAGE REPORT

BEING 1.80 OF AN ACRE TRACT OF LAND, SITUATED IN PORCION 50, OUT OF LOT 138, BENTSEN GROVES SUBDIVISION, AS RECORDED IN VOLUME 7, PAGE 13, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, AND OUT OF A CALLED 5 AC. TRACT CONVEYED BY FINAL DECREE OF DIVORCE, DATED APRIL 22, 2009, TO MARIA CONCHAS, AS DESCRIBED IN DOCUMENT NO. 1991196 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. THIS SUBDIVISION IS LOCATED APPROXIMATELY 1,000 FEET SOUTH OF THE INTERSECTION OF MILE 3 AND BENTSEN ROAD, WITHIN THE ETJ OF THE CITY OF MISSION. THIS WILL BE A 1 LOT RESIDENTIAL SUBDIVISION.

FLOOD PLAIN

THE PROPERTY IS IN ZONE "C", AREAS OF MINIMAL FLOODING AS PER COMMUNITY PANEL NO. 480334 0400 C, REVISED NOVEMBER 16, 1982.

SOIL CONDITIONS

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, 100% OF THE SITE CONSISTS OF HIDALGO FINE SANDY LOAM, WITH 0 TO 1 PERCENT SLOPES, AND 25% CONSISTS OF HIDALGO FINE SANDY LOAM, WITH 1 TO 3 PERCENT SLOPES. THESE SOILS ARE WELL DRAINED, SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS HIGH. THIS SOIL IS LISTED IN HYDROLOGIC GROUP B. SEE APPENDIX C.

EXISTING CONDITIONS

THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A VERY SLIGHT GRADE APPROXIMATELY (0-0.4%). IN ACCORDANCE WITH THE DRAINAGE POLICIES OF THE CITY OF MISSION AND COUNTY OF HIDALGO, THE RATIONALE METHOD, 10-YEAR FREQUENCY STORM EVENT WAS UTILIZED TO DETERMINE THE EXISTING STORM WATER RUNOFF FOR THIS SITE. THE TOTAL CONTRIBUTING 10-YEAR EXISTING STORM WATER RUNOFF FROM THIS SITE IS APPROXIMATELY 0.63 CFS FLOWING SOUTH AND WEST OF THIS PROPERTY.

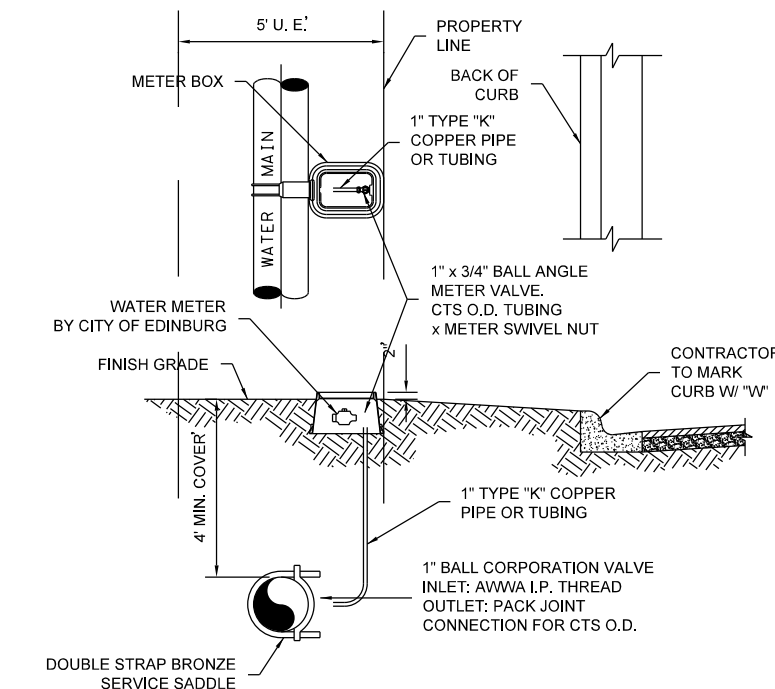
PROPOSED CONDITIONS

IN ACCORDANCE WITH THE CITY OF MISSION AND COUNTY OF HIDALGO DRAINAGE POLICY, THE PEAK RATE FOR RUNOFF FOR THIS DEVELOPMENT WILL BE MITIGATED TO THE EXISTING 10-YEAR STORM WATER RUNOFF. A TOTAL OF 1.616 CUBIC-FeET, OR 0.037 ACRE-FeET OF STORM WATER RUNOFF WILL BE REQUIRED TO BE DETAINED ON THE LOW SPOT GREEN AREAS ON THE WEST SIDE OF THE PROPERTY.

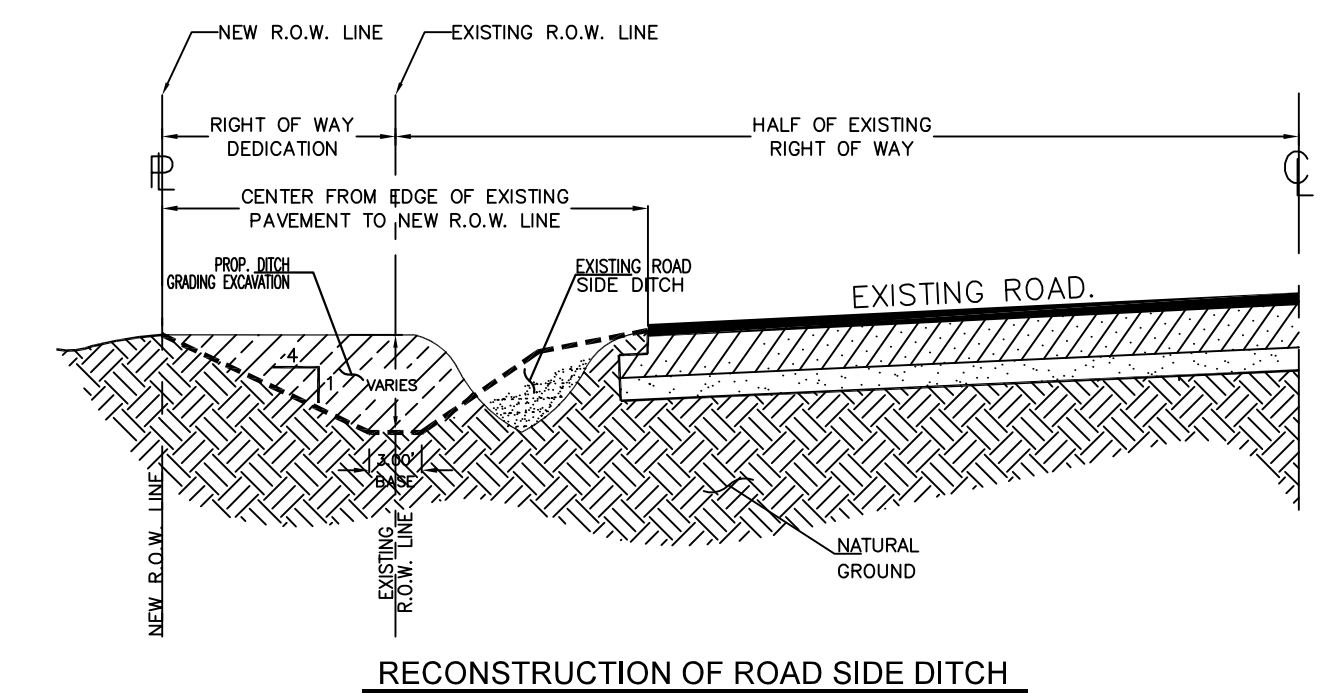
CERTIFICATION

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS PROPERTY LIES IN FLOOD ZONE "C", AREAS OF MINIMAL FLOODING AS PER COMMUNITY PANEL NO. 480334 0400 C, REVISED NOVEMBER 16, 1982.

JULIO C. CERDA, P.E. _____ DATE _____



TYPICAL SINGLE WATER SERVICE CONNECTION



RECONSTRUCTION OF ROAD SIDE DITCH

PRINCIPAL CONTACTS:					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MARIA CONCHAS	4119 N. BENTSEN PALM DR.	MISSION, TEXAS 78574	(956) 270-1342	
ENGINEER:	JULIO C. CERDA, P.E.	900 S. STEWART, STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 583-7116
SURVEYOR:	KURT SCHUMACHER, R.P.L.S.	900 S. STEWART, STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 583-7116

SOUTH TEXAS INFRASTRUCTURE GROUP
900 S. STEWART, SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3335
FAX: (956) 583-7116
TBP REG # 1500

