



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-27-2017

PROPOSED MARTHA BERMEJO SUBDIVISION, PRECINCT No. 3.

ENGINEER: SAMES INC. DEVELOPER: MARTHA BERMEJO

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

LOCATION DESCRIPTION: NORTH SIDE OF MILE 3 NORTH ROAD APPROXIMATELY 1,000 FEET WEST OF BENTSEN PALM DRIVE.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-05-2016 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION AREAS CONNECTING TO AN EXISTING TXDOT TYPE A INLET NORTH OF MILE 3 NORTH ROAD.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO MILE 3 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 2-21-2017 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 9-14-2015 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: JOSE ANGEL GONZALEZ

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 4" LOCATION: 3 MILE NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-09-2016 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

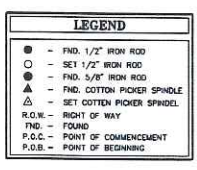
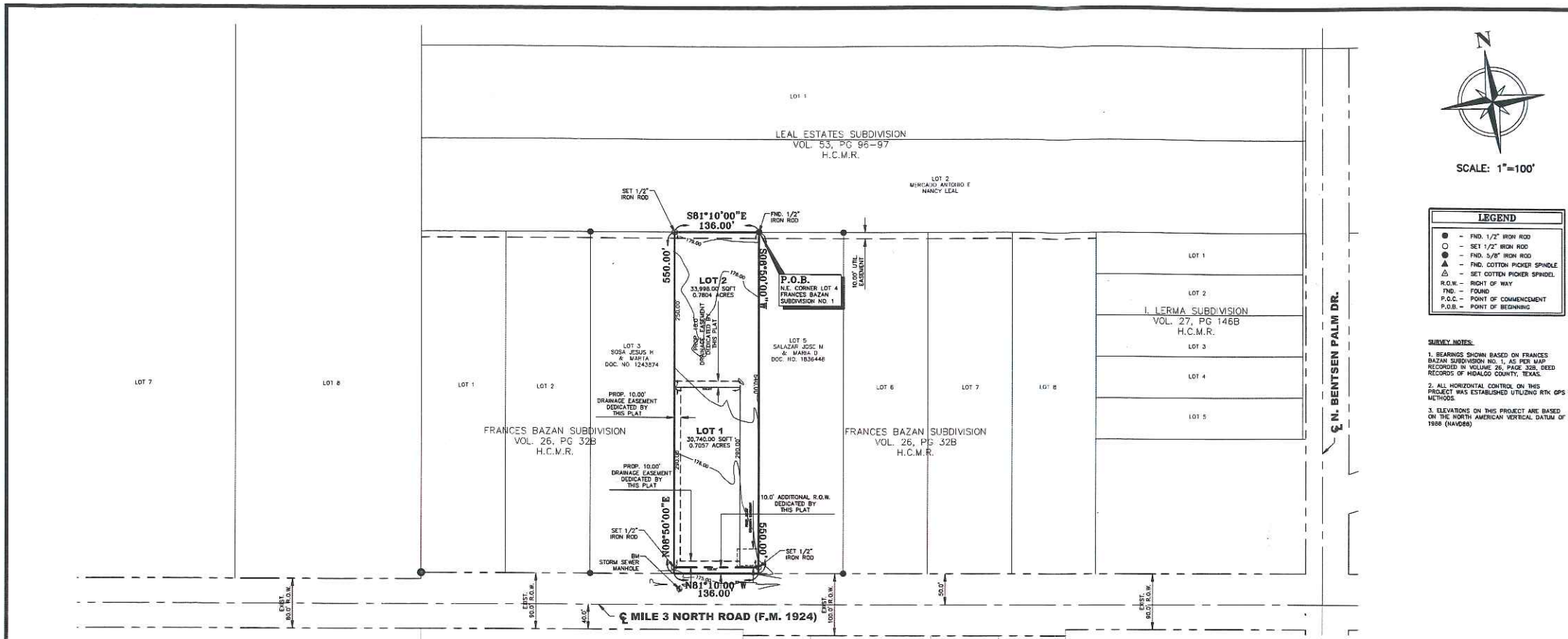
The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

VARIANCE REQUEST: **VARIANCE REQUEST FROM THE HIDALGO COUNTY SUBDIVISION RULES, TITLE B, CHAPTER 2, "BLOCKS AND LOTS" SECTION 2.8 B.**

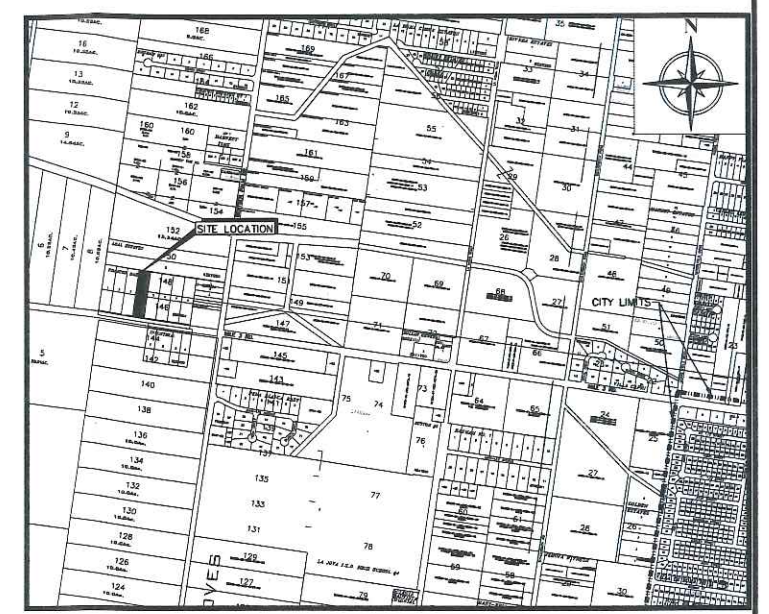
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____, __

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
 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.



SURVEY NOTES:
 1. BEARINGS SHOWN BASED ON FRANCES BAZAN SUBDIVISION NO. 1, AS PER MAP RECORDED IN VOLUME 26, PAGE 32B, DEED RECORDS OF HIDALGO COUNTY, TEXAS.
 2. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK METHODS.
 3. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD89).



LOCATION MAP
 SCALE: 1"=1,000'
 LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.
 MARTHA BERMEJO SUBDIVISION IS LOCATED IN HIDALGO COUNTY, TEXAS, APPROXIMATELY 875 FEET WEST OF THE INTERSECTION OF NORTH BENTSEN PALM DRIVE AND MILE 3 NORTH ROAD (F.M. 1924), ON THE NORTH SIDE OF MILE 3 NORTH ROAD (F.M. 1924). THE NEAREST MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP OF THE SECRETARY OF MISSION (POP. 63,394). MARTHA BERMEJO SUBDIVISION LIES APPROXIMATELY 0.45 MILES FROM THE CITY LIMITS AND IS WITHIN THE CITY'S FIVE (5) MILE EXTRATERRITORIAL JURISDICTION UNDER LOCAL GOVERNMENT CODE § 42.021.

MARTHA BERMEJO SUBDIVISION

STATE OF TEXAS
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 232.028(a)
 WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF MARTHA BERMEJO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS' COURT ON _____ DATE _____

HIDALGO COUNTY JUDGE _____ DATE _____
 HIDALGO COUNTY CLERK _____ DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:
 I, MARTHA BERMEJO, AS OWNER (S) OF THE 1.7172 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MARTHA BERMEJO SUBDIVISION, HEREBY DEDICATE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.028 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 STATE STANDARDS; AND
 C. ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
 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.
 MARTHA BERMEJO, _____ DATE _____
 1412 E. KEETEN AVE., UNIT 18
 McALLEN, TEXAS 78501

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARTHA BERMEJO known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
 _____ DATE _____

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

SAMUEL D. MALDONADO, P.E. NO. 91889 DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO
 THIS PLAT APPROVED BY 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 HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 RIGHT-OF-WAY OR EASEMENTS.

BY: _____ PRESIDENT _____ ATTEST: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF HIDALGO
 THIS PLAT OF MARTHA BERMEJO 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 _____

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

MAYOR, CITY OF MISSION _____ DATE _____

CITY SECRETARY _____ DATE _____

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 TEX. WATER CODE § 46.21(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
 BY: RAUL E. SESIN, P.E., C.F.A. _____ DATE _____
 GENERAL MANAGER

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, SAMUEL D. MALDONADO, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MISSION.

SAMUEL D. MALDONADO, RPLS NO. 6027 DATE _____

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

SAMUEL D. MALDONADO, P.E. NO. 91889 DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO
 THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS THE _____ DAY OF _____ 20____.

BY: _____ PRESIDENT _____ ATTEST: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF HIDALGO
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 DATED THIS _____ DAY OF _____ 20____.

CHAIRMAN _____

STATE OF TEXAS
 COUNTY OF HIDALGO
 COUNTY CLERK'S RECORDED CERTIFICATE
 FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUJARDO, JR.
 ON _____ AT _____ A.M./P.M.
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: ISMAEL HIDALGO, DEPUTY CLERK

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, OSCAR CANCINO, HEREBY CERTIFY THAT AQUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY PLAN FOR MARTHA BERMEJO SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AQUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONSENT AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AQUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF ALL WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

OSCAR CANCINO, MANAGER
 AQUA SPECIAL UTILITY DISTRICT

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, SAMUEL D. MALDONADO, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MISSION.

SAMUEL D. MALDONADO, RPLS NO. 6027 DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO
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SAMUEL D. MALDONADO, P.E. NO. 91889 DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO
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BY: _____ PRESIDENT _____ ATTEST: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF HIDALGO
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 DATED THIS _____ DAY OF _____ 20____.

CHAIRMAN _____

STATE OF TEXAS
 COUNTY OF HIDALGO
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 COUNTY OF HIDALGO
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BY: _____ PRESIDENT _____ ATTEST: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF HIDALGO
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 DATED THIS _____ DAY OF _____ 20____.

CHAIRMAN _____

GENERAL NOTES:
 1. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "C" AREAS OF MINOR FLOODING, ON FLOOD INSURANCE RATE MAP-COMMUNITY PANEL NO. 49334 0400 C REVISED NOVEMBER 16, 1982.
 2. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS: FRONT-50 FEET; REAR-15 FEET; SIDE-6 FEET; OR EASEMENT, WHICHEVER IS GREATER IN ALL CASES.
 3. MINIMUM FINISH FLOOR MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION 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.
 4. BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: BENCHMARK: STORM SEWER MANHOLE ELEV. 141.22, N. 1851289.500, E. 1027287.200, LOCATED ON THE NORTH SIDE OF MILE 3 NORTH ROAD (F.M. 1924). ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD89).
 5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 6500 CUBIC FEET (ELSE ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS).
 6. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
 7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BULDINGS, SHEDS, SHRUBS, TREES, OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHTS, GROUND COVER, GRASS, OR FLOWERS), AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
 8. 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.
 9. THIS SUBDIVISION IS SERVED BY AQUA SPECIAL UTILITY DISTRICT.
 10. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TDCO 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 RESIDENTIAL SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY 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 ADSORPTIVE GRANULED SYSTEM.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
 11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM BOUNDARIES OF THIS SUBDIVISION.
 12. MARTHA BERMEJO, THE OWNER A SUBDIVIDER OF MARTHA BERMEJO 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.
 13. ALL PUBLIC UTILITIES EASEMENTS DEICATED 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.
 14. FIRE HYDRANTS (IF REQUIRED) ARE PLACED IN THIS SUBDIVISION AT THE REQUEST OF THE CITY OF MISSION. THE FIRE HYDRANTS ARE PLACED ON A NON-FREE BATED SYSTEM. THE PRESENCE OF THE FIRE HYDRANTS DOES NOT GUARANTEE THAT IT WILL FUNCTION PROPERLY DURING A FIRE, AND THE ENGINEER DOES NOT WARRANT OR IMPLY THAT IT WILL.
 15. IN ACCORDANCE TO SECTION 8.213 SUBSECTIONS AND CODE OF ORDINANCES CHAPTER 86-SUBSECTIONS SHALL BE FIVE (5) FEET IN WIDTH FOR INTERNAL STREETS AND FIVE (5) FEET FOR PREMISE STREETS. ARTERIAL, COLLECTOR, OR HIGHWAY CLASSIFICATION, A FIVE (5) FOOT SIDEWALK WITH ADA COMPLIANCE IS REQUIRED ALONG THE NORTH SIDE OF MILE 3 NORTH ROAD (F.M. 1924) AT FINAL PLAT STAGE.
 16. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY EXISTING EASEMENT ON RIGHT OF WAY WITH LINES, PIPES, OPEN DITCHES, OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES, OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY EXISTING EASEMENT OR RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
 17. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL, INDUSTRIAL, AND MULTIFAMILY 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 ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
 18. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR 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 APPROVED COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
 19. COMMON ACCESS DRIVE SHALL BE A MINIMUM OF 24 FEET WIDE AND PROVIDE INGRESS AND EGRESS TO LOT 1 AND LOT 2.
 20. LOT 1 SHALL BE FOR SINGLE-FAMILY RESIDENTIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL LOT 1 IS FOR NON-RESIDENTIAL USE. IN ACCORDANCE WITH TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES THIS RESTRICTION SHALL BE STIPULATED ON ALL DEEDS, CONTRACT FOR DEEDS, AND OTHER TYPE OF CONVEYANCE APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY THE LOT.
 21. LOT 2 SHALL REMAIN MULTI-FAMILY RESIDENTIAL. NO COMMERCIAL USE SHALL BE ALLOWED ON LOT 2.
 22. DRIVEWAY ENTRANCES WITH SAFETY ENDS WILL BE CONSTRUCTED AT BUILDING AND/OR DEVELOPMENT PERMIT STAGE PRIOR TO THE ISSUANCE OF A FINAL LIGHT AND WATER CLEARANCE.
 23. THE DRAINAGE EASEMENT ALONG WITH ITS DRAINAGE FACILITIES SHALL BE PRIVATE AND MAINTAINED BY THE LOT OWNERS.
 24. NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 THROUGH 2 A 24 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 AND 2 TO PROVIDE INGRESS AND EGRESS TO LOTS 1 THROUGH 2 FROM FM 1924 (MILE 3 ROAD). TPOOT DRIVE WAY /ENTRANCE PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY AND THE COUNTY ISSUES A DEVELOPMENT APPLICATION PERMIT.

LEGEND:
 1/2" IRON ROD
 5/8" IRON ROD
 COTTON PICKER SPINDLE
 RIGHT OF WAY
 FOUND
 POINT OF COMMENCEMENT
 POINT OF BEGINNING

LOCATION MAP:
 SCALE: 1"=1,000'

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 6. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
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 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
 11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM BOUNDARIES OF THIS SUBDIVISION.
 12. MARTHA BERMEJO, THE OWNER A SUBDIVIDER OF MARTHA BERMEJO 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.
 13. ALL PUBLIC UTILITIES EASEMENTS DEICATED 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.
 14. FIRE HYDRANTS (IF REQUIRED) ARE PLACED IN THIS SUBDIVISION AT THE REQUEST OF THE CITY OF MISSION. THE FIRE HYDRANTS ARE PLACED ON A NON-FREE BATED SYSTEM. THE PRESENCE OF THE FIRE HYDRANTS DOES NOT GUARANTEE THAT IT WILL FUNCTION PROPERLY DURING A FIRE, AND THE ENGINEER DOES NOT WARRANT OR IMPLY THAT IT WILL.
 15. IN ACCORDANCE TO SECTION 8.213 SUBSECTIONS AND CODE OF ORDINANCES CHAPTER 86-SUBSECTIONS SHALL BE FIVE (5) FEET IN WIDTH FOR INTERNAL STREETS AND FIVE (5) FEET FOR PREMISE STREETS. ARTERIAL, COLLECTOR, OR HIGHWAY CLASSIFICATION, A FIVE (5) FOOT SIDEWALK WITH ADA COMPLIANCE IS REQUIRED ALONG THE NORTH SIDE OF MILE 3 NORTH ROAD (F.M. 1924) AT FINAL PLAT STAGE.
 16. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY EXISTING EASEMENT ON RIGHT OF WAY WITH LINES, PIPES, OPEN DITCHES, OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES, OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY EXISTING EASEMENT OR RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
 17. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL, INDUSTRIAL, AND MULTIFAMILY 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 ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
 18. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR 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 APPROVED COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
 19. COMMON ACCESS DRIVE SHALL BE A MINIMUM OF 24 FEET WIDE AND PROVIDE INGRESS AND EGRESS TO LOT 1 AND LOT 2.
 20. LOT 1 SHALL BE FOR SINGLE-FAMILY RESIDENTIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL LOT 1 IS FOR NON-RESIDENTIAL USE. IN ACCORDANCE WITH TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES THIS RESTRICTION SHALL BE STIPULATED ON ALL DEEDS, CONTRACT FOR DEEDS, AND OTHER TYPE OF CONVEYANCE APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY THE LOT.
 21. LOT 2 SHALL REMAIN MULTI-FAMILY RESIDENTIAL. NO COMMERCIAL USE SHALL BE ALLOWED ON LOT 2.
 22. DRIVEWAY ENTRANCES WITH SAFETY ENDS WILL BE CONSTRUCTED AT BUILDING AND/OR DEVELOPMENT PERMIT STAGE PRIOR TO THE ISSUANCE OF A FINAL LIGHT AND WATER CLEARANCE.
 23. THE DRAINAGE EASEMENT ALONG WITH ITS DRAINAGE FACILITIES SHALL BE PRIVATE AND MAINTAINED BY THE LOT OWNERS.
 24. NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 THROUGH 2 A 24 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 AND 2 TO PROVIDE INGRESS AND EGRESS TO LOTS 1 THROUGH 2 FROM FM 1924 (MILE 3 ROAD). TPOOT DRIVE WAY /ENTRANCE PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY AND THE COUNTY ISSUES A DEVELOPMENT APPLICATION PERMIT.

LEGEND:
 1/2" IRON ROD
 5/8" IRON ROD
 COTTON PICKER SPINDLE
 RIGHT OF WAY
 FOUND
 POINT OF COMMENCEMENT
 POINT OF BEGINNING

LOCATION MAP:
 SCALE: 1"=1,000'

GENERAL NOTES:
 1. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "C" AREAS OF MINOR FLOODING, ON FLOOD INSURANCE RATE MAP-COMMUNITY PANEL NO. 49334 0400 C REVISED NOVEMBER 16, 1982.
 2. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS: FRONT-50 FEET; REAR-15 FEET; SIDE-6 FEET; OR EASEMENT, WHICHEVER IS GREATER IN ALL CASES.
 3. MINIMUM FINISH FLOOR MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION 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.
 4. BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: BENCHMARK: STORM SEWER MANHOLE ELEV. 141.22, N. 1851289.500, E. 1027287.200, LOCATED ON THE NORTH SIDE OF MILE 3 NORTH ROAD (F.M. 1924). ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD89).
 5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 6500 CUBIC FEET (ELSE ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS).
 6. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
 7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BULDINGS, SHEDS, SHRUBS, TREES, OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHTS, GROUND COVER, GRASS, OR FLOWERS), AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
 8. 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.
 9. THIS SUBDIVISION IS SERVED BY AQUA SPECIAL UTILITY DISTRICT.
 10. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TDCO 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 RESIDENTIAL SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY 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 ADSORPTIVE GRANULED SYSTEM.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
 11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM BOUNDARIES OF THIS SUBDIVISION.
 12. MARTHA BERMEJO, THE OWNER A SUBDIVIDER OF MARTHA BERMEJO 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.
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 21. LOT 2 SHALL REMAIN MULTI-FAMILY RESIDENTIAL. NO COMMERCIAL USE SHALL BE ALLOWED ON LOT 2.
 22. DRIVEWAY ENTRANCES WITH SAFETY ENDS WILL BE CONSTRUCTED AT BUILDING AND/OR DEVELOPMENT PERMIT STAGE PRIOR TO THE ISSUANCE

MARTHA BERMEJO SUBDIVISION WATER AND SEWAGE UTILITY LAYOUT



SCALE: 1"=50'

CONSTRUCTION COST ESTIMATE	
PAVING	= \$00.00
DRAINAGE	= \$2,000.00
WATER	= \$1,500.00
O.S.S.F.	= \$1,500.00
TOTAL	= \$5,000.00

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FINAL ENGINEERING REPORT:

WATER SUPPLY DESCRIPTION, COST AND OPERABILITY DATE:

MARTHA BERMEJO SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVISION AND AGUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SUD HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

AGUA SUD HAS AN EXISTING 4" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF MILE 3 NORTH ROAD, 5 FEET SOUTH OF ITS NORTH RIGHT-OF-WAY LINE. THE WATER SYSTEM FOR MARTHA BERMEJO SUBDIVISION CONSISTS OF AN EXISTING WATER METER WITH A 3/4" DIAMETER WATER SERVICE LINE THAT TAPS INTO THE EXISTING 4" LINE.

THE WATER DISTRIBUTION SYSTEM FOR MARTHA BERMEJO SUBDIVISION SHALL CONSIST OF ONE (1) ADDITIONAL - 1" DIAMETER SINGLE SERVICE LINE. THE SERVICES TERMINATE AT THE WATER METER BOX FOR EACH LOT. THE SUBDIVIDER WILL INSTALL NO FIRE HYDRANTS. IN ADDITION, THE SUBDIVIDER HAS PAID AGUA SUD THE SUM OF \$1,500 AS STATED IN THE 30-YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METERS, WATER RIGHTS, ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO AGUA SUD AFTER THE INSTALLATION OF THE WATER DISTRIBUTION SYSTEM AND UPON REQUEST BY THE LOT OWNER, AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES:

SEWAGE FROM MARTHA BERMEJO SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON 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 DRAIN FIELD. THERE IS AN EXISTING "OSSF" ON LOT 2 TO REMAIN IN PLACE.

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 UNIFORM FINE SANDY LOAM SOIL ACROSS THE LOTS OF THE PROPERTY. THE SOIL IS A UNIFORM FINE 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 ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL EXCEPT FOR THE EXISTING "OSSF" ON LOT 2.

SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.342, WATER CODE, TITLE 16, PART 3, CHAPTER 342, WATER CODE. I CERTIFY THAT THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DESCRIBED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$1,500.00 WHICH EQUALS TO \$1,500 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$1,500.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____



FINAL ENGINEERING REPORT:

SUBMINISTRO DE AGUA, DESCRIPCION, COSTO Y FECHA DE OPERABILIDAD:

LA SUBDIVISION MARTHA BERMEJO SE SUMINISTRARA CON AGUA POTABLE POR AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL DUEÑO Y AGUA SUD HAN FIRMADO UN CONTRATO EN EL CUAL AGUA SUD HA PROMETIDO PROPVEER SUFFICIENTE AGUA PARA LA SUBDIVISION POR UN MINIMO DE 30 AÑOS Y HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER LA CANTIDAD Y CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLES. LA CUAL SERA SUFFICIENTE Y SUBSTANCIAL PARA EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

AGUA SUD POSSEE UNA LINEA DE AGUA DE 4" QUE SE ENCUENTRA AL NORTE DE MILE 3 NORTH ROAD, 5' AL SUR DE LA LINEA NORTE DEL DERECHO DE VAYA. EL SISTEMA DE AGUA DE LA SUBDIVISION CONSISTE DE UN MEDIDOR DE AGUA EXISTENTE CONECTADO A UNA LINEA DE SERVIDO CON UN DIAMETRO DE 3/4" QUE ES SUMINISTRADA POR DICHA LINEA DE 4".

EL NUEVO SISTEMA DE DISTRIBUCION DE AGUA PARA LA SUBDIVISION MARTHA BERMEJO SERA COMPUESTA DE UNA LINEA DE SERVIDO ADICIONAL DE 1" LOS SERVICIOS TERMINAN EN LA LINEA DE CADA LOTE. EL DUEÑO NO INSTALARA NINGUN HORANTE. ADICIONALMENTE, EL DUEÑO LE A PARADO A AGUA SUD LA SUMA DE \$1,500 COMO FUE REDACTADO EN LA CARTA DE 30-AÑOS.

DRENAJE, DESCRIPCION, COSTO Y FECHA DE OPERABILIDAD:

EL DRENAJE DE LA SUBDIVISION MARTHA BERMEJO SERA TRATADO POR ON-SITE SEWAGE FACILITIES ("OSSF") QUE CONSISTE DE UN TANQUE SEPTICO CON UN COMPARTIMIENTO DE DISEÑO DUAL Y UN CAMPO DE DRENAJE. EL INGENIERO PROFESIONAL HA EVALUADO LA OCNEDAD DEL TERRENO PARA DICHO OSSF Y LO HA ENCUNTRADO APTO. EL REPORTE FUE REDIGIDO Y APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO. CADA LOTE ES INDIVIDUALMENTE APTO. PARA SU CAMPO DE DRENAJE. YA EXISTE UN "OSSF" EN LOTE 2 QUE HA DE PERMANECER EN SU LUGAR.

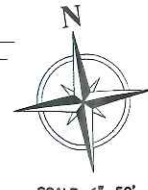
INFORME DE EVALUACION DEL SUELO:

CADA LOTE TIENE POR LO MENOS MEDIO ACRE DE AREA. EL INFORME DE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICO UN SUELO UNIFORME DEL TIPO FINE SANDY LOAM EN ESTA PROPIEDAD. EL TERRENO ES UNIFORMEMENTE FINE SANDY LOAM Y SE EXTIENDE A 36" BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24" BAJO LA EXCAVACION MAS PROFUNDA. EL AGUA EN ESTE AREA DRENA BIEN.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR LOTE ES DE \$1,500.00 E INCLUYE EL COSTO DEL PERMISO Y LA LICENCIA. NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL, MAS YA HAY UNA FOSA INSTALADA EN LA PROPIEDAD EN LOTE 2.

EL DUEÑO DE LA

MARTHA BERMEJO SUBDIVISION DRAINAGE AND TOPOGRAPHY MAP LAYOUT



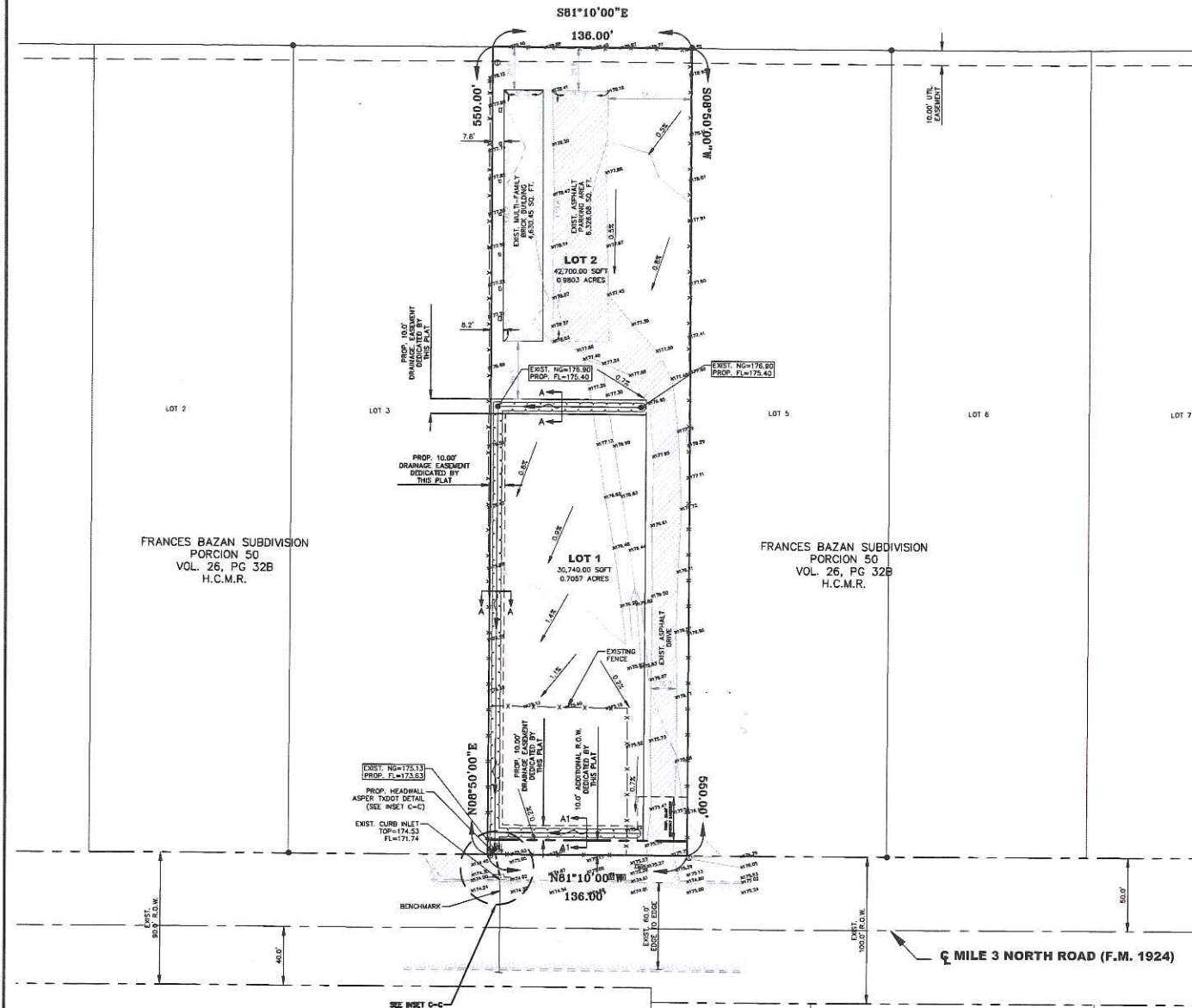
SCALE: 1"=50'

SHEET INDEX OF MARTHA BERMEJO SUBDIVISION

- LOCATION MAP, E.T.A. AND DESCRIPTION OF LOCATION WITH RESPECT TO MUNICIPALITY; PRINCIPAL CONTACTS; PLAT WITH LOTS, CORNERS AND EXISTENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; HIDALGO COUNTY COMMISSIONER'S COURT APPROVAL; HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION APPROVAL; OWNER'S DECLARATION, CERTIFICATION AND ATTESTATION; NOTARY PUBLIC SIGNATURE; CITY OF MISSION PLANNING AND ZONING COMMISSION APPROVAL; CITY OF MISSION MAYOR APPROVAL; HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 APPROVAL; HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 APPROVAL; COUNTY CLERK'S RECORDING CERTIFICATE; A.M.S. APPROVAL.
- WATER DISTRIBUTION AND SANITARY SEWER (DSSS) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (DSSS) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); SAMPLE OF LOG BORE FOR DSSS SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES.

LEGEND

- FIN. IRON ROD
- EXIST. LIGHT POLE
- EXIST. POWER POLE
- EXIST. WATER METER
- EXIST. SANITARY SEWER MANHOLE
- EXIST. WATER VALVE
- EXIST. FIRE HYDRANT
- EXIST. FLUSH VALVE
- EXIST. PEDESTAL
- EXIST. CLEAN OUT
- EXIST. IRR. VALVE
- EXIST. CABLE SIGN
- EXIST. TRANSFORMER BOX
- EXIST. ELECTRIC BOX
- PALM TREE
- BRICK MAIL BOX
- SEPTIC TANK
- EXIST. CHAIN LINK FENCE
- EXIST. WOOD FENCE
- EXIST. UNDER GROUND CABLE
- EXIST. OVER HEAD ELECTRIC



DRAINAGE REPORT
MARTHA BERMEJO SUBDIVISION
HIDALGO COUNTY, TEXAS

EXISTING STORM RUNOFF WITHIN THIS PROPERTY CURRENTLY FLOWS OVERLAND IN A SOUTHWESTERLY DIRECTION AND RUNS ITS NATURAL COURSE TOWARDS MILE 3 NORTH ROAD (F.M. 1924), WHERE IT DISCHARGES INTO AN EXISTING TxDOT SYSTEM.

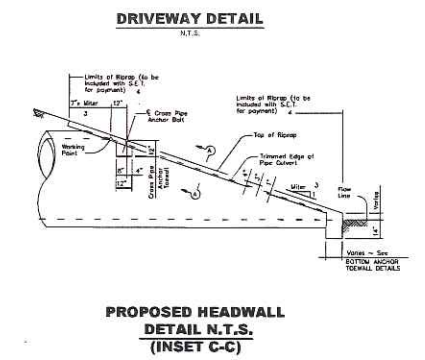
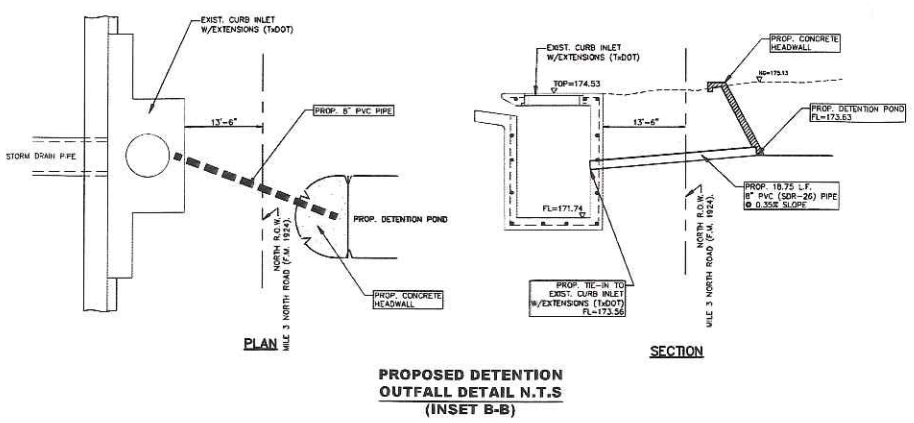
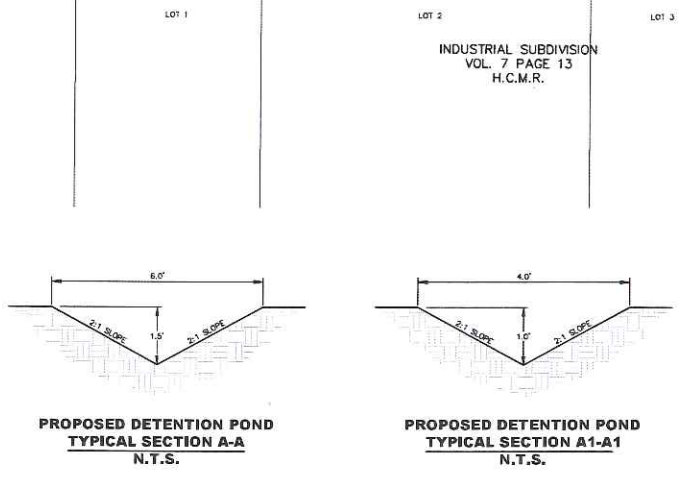
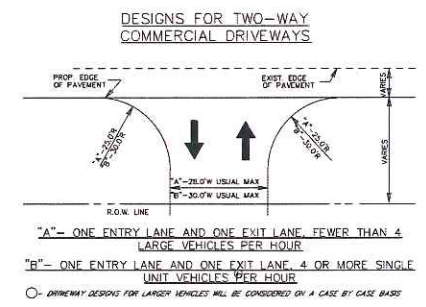
AS REQUIRED BY THE CITY OF MISSION, THE POST-DEVELOPMENT STORM RUNOFF VOLUME WILL REMAIN UNCHANGED, WITH THE ADDITIONAL RUNOFF RESULTING FROM INCREASED IMPERVIOUS AREAS TO BE DETAINED WITHIN THE PROPERTY. ACCORDING TO CALCULATIONS UTILIZING THE RAINFALL-RUNOFF MODEL - THE NATIONAL METHOD, THE PRE-DEVELOPMENT PEAK RUNOFF FROM A 10-YEAR STORM IS APPROXIMATED TO BE 1.30 CFS FOR LOT 1 AND 1.13 CFS FOR LOT 2. THE ANTICIPATED PEAK RUNOFF AFTER DEVELOPMENT IS CALCULATED TO BE 4.46 CFS FOR LOT 1 AND 4.22 CFS FOR LOT 2 BASED ON A 10-YEAR STORM EVENT.

IN ACCORDANCE WITH HIDALGO COUNTY AND CITY OF MISSION DRAINAGE REQUIREMENTS OF NOT INCREASING THE AMOUNT OF EXISTING STORM RUNOFF, CALCULATIONS INDICATE THAT THE RUNOFF DETENTION REQUIREMENTS WILL BE 3177 CUBIC FEET (0.073 AC-FT) FOR LOT 1 AND 3,352 CUBIC FEET (0.076 AC-FT) FOR LOT 2. ALL REQUIRED DETENTION VOLUME WILL BE DETAINED ON SITE, SOUTHWEST OF EACH LOT.

STORM RUNOFF TOTALING 6,509 CUBIC FEET (0.149 AC-FT) WILL ACCUMULATE WITHIN A DETENTION SWALE WHERE IT WILL BE CONVEYED TO AN EXISTING TxDOT DRAINAGE SYSTEM ON MILE 3 NORTH ROAD THROUGH AN 8 IN DIAMETER PVC BLEEDER LINE CONNECTION INTO AN EXISTING INLET THE BLEEDER LINE HAS BEEN SIZED TO CONFORM WITH TxDOT REQUIREMENTS. PERTINENT TABLES AND CALCULATIONS ARE ATTACHED THE DRAINAGE PLAN FOR THIS DEVELOPMENT SHALL BE APPROVED BY THE CITY OF MISSION AT TIME OF ISSUANCE OF BUILDING PERMIT.



PREPARED BY: SAMUEL D. MALDONADO, P.E. DATE:



NO.	SHEET	REVISION	DATE	APPROVED

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