



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-09-2018

PROPOSED ISABELLA, SUBDIVISION PRECINCT No. 3.

ENGINEER: QUINTANILLA HEADLEY & ASSOCIATES DEVELOPER: GABRIEL AGUILAR

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 1  \*SINGLE FAMILY     \*MULTI-FAMILY    3  COMMERCIAL     INSTITUTIONAL

LOCATION DESCRIPTION: SOUTHEAST CORNER OF BRUSHLINE ROAD AND MILE 5 NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF MISSION AND WAS APPROVED ADMINISTRATIVELY BY SAID CITY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-07-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION WITHIN THE PROPOSED LOTS AND SURFACE RUNOFF WILL BE DRAIN INTO MILE 5 NORTH ROAD AND BRUSHLINE ROAD SIDE DITCHES.

ROAD R.O.W. DEDICATION: 15.00 FEET ONTO BRUSHLINE ROAD AND 30.00 FEET ONTO MILE 5 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-20-2018 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 9-11-2018 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: BRUSHLINE ROAD AND MILE 5 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-11-2018 : 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: \_\_\_\_\_

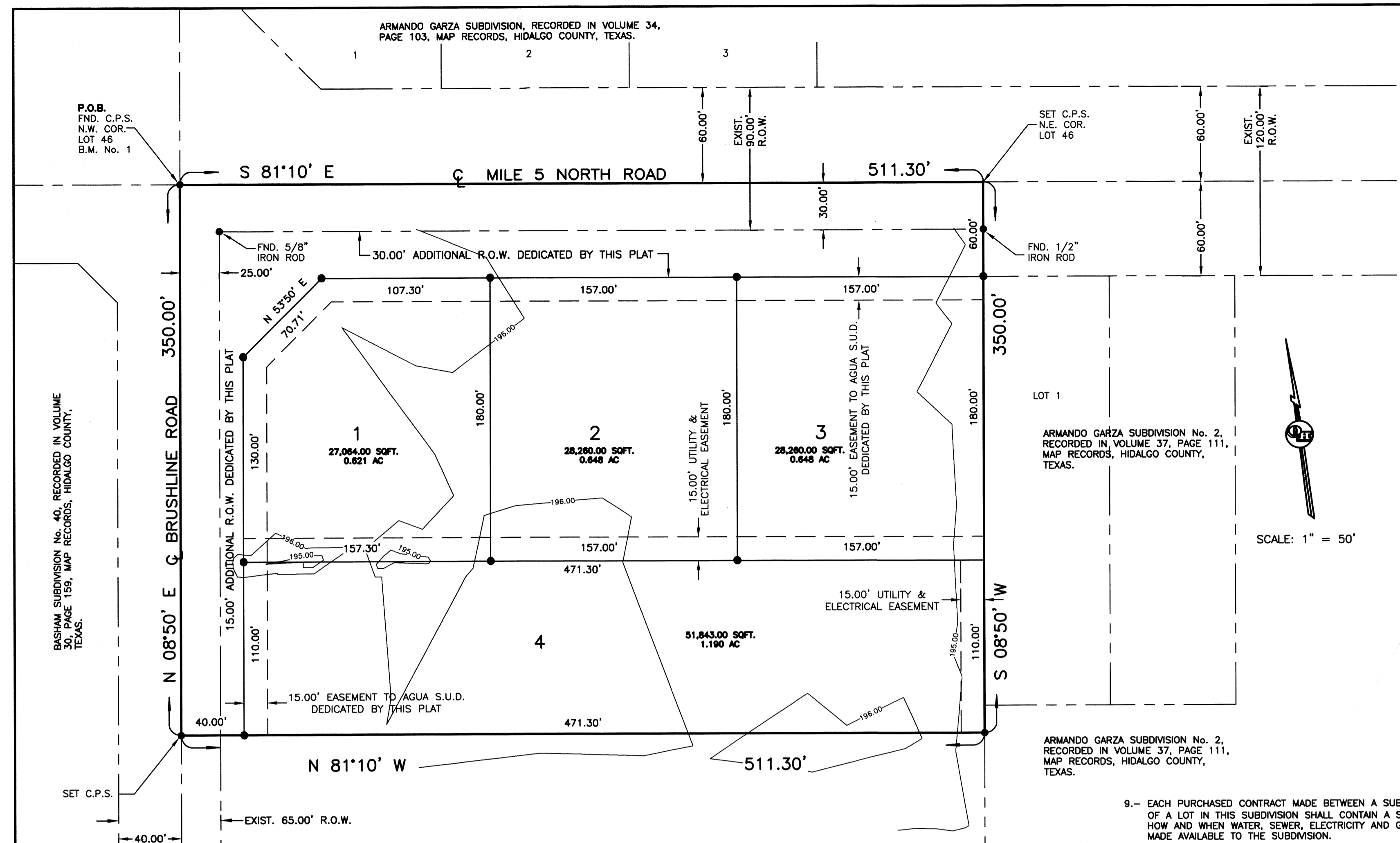
STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of MISSION.

**Final Approval** subject to recommendations other departments

**Final Approval** with financial guarantee.

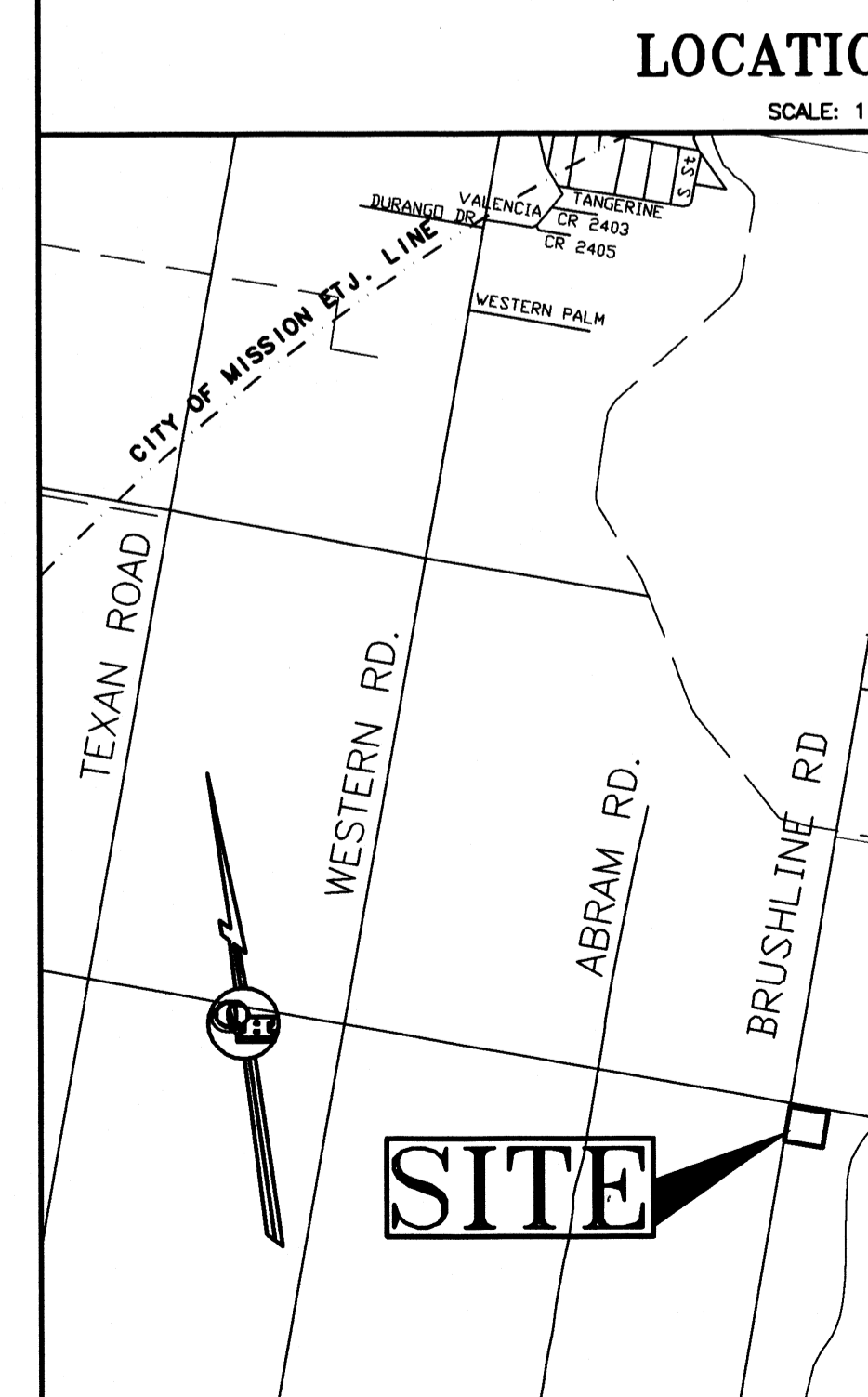
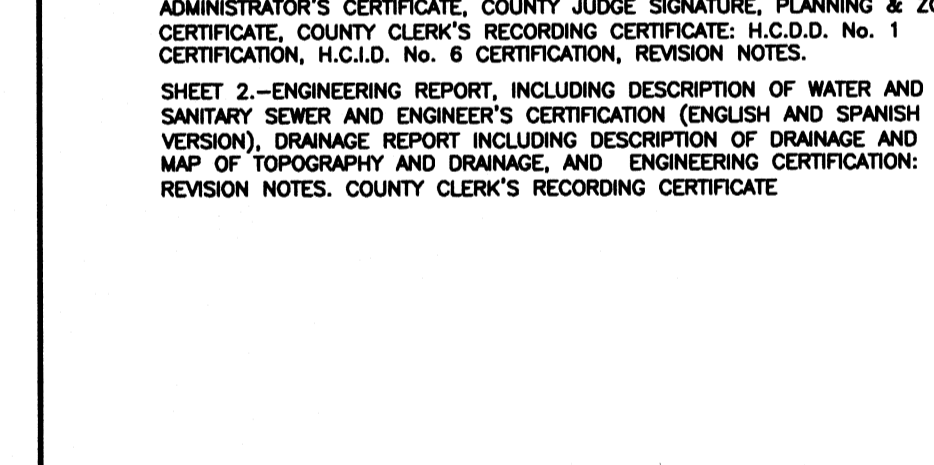
*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,*

*\* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*



**INDEX TO SHEETS**  
 SHEET 1-HEADING INDEX: LOCATION MAP AND ETU: PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; CITY APPROVAL CERTIFICATE; MAYOR'S CERTIFICATE; ADMINISTRATOR'S CERTIFICATE; COUNTY JUDGE SIGNATURE, PLANNING & ZONING CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION, H.C.I.D. No. 6 CERTIFICATION, REVISION NOTES.  
 SHEET 2-ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES. COUNTY CLERK'S RECORDING CERTIFICATE.

LOT	AREA (S.F.)	AREA (AC.)
1	27064.00	0.62
2-3	28260.00	0.65
4	51843.00	1.19



**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**  
 ISABELLA SUBDIVISION IS LOCATED IN SOUTHWEST HIDALGO COUNTY ON THE EAST SIDE OF BRUSHLINE ROAD, AND THE SOUTH SIDE OF MILE 5 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 83,394), ISABELLA SUBDIVISION LIES APPROXIMATELY 3 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42-021. IT LIES IN PCT. 3.

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
OWNER: GABRIEL AGUILAR AND SUSANA AGUILAR	307 W HIGHLAND AVE.	McALLEN, TX 78501	(956)624-5777	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527



**STATE OF TEXAS**  
**COUNTY OF HIDALGO**  
**OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**  
 I, GABRIEL AGUILAR AND SUSANA AGUILAR, AS OWNER OF THE 4.11 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ISABELLA SUBDIVISION, HEREBY SUBDIVIDE 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 §232.032 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 STATE STANDARDS;  
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND  
 (D) 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.

GABRIEL AGUILAR  
 307 W HIGHLAND AVE.  
 McALLEN, TX 78501

SUSANA AGUILAR  
 307 W HIGHLAND AVE.  
 McALLEN, TX 78501

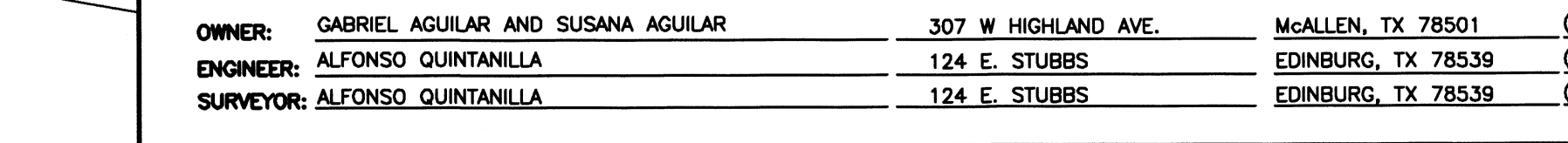
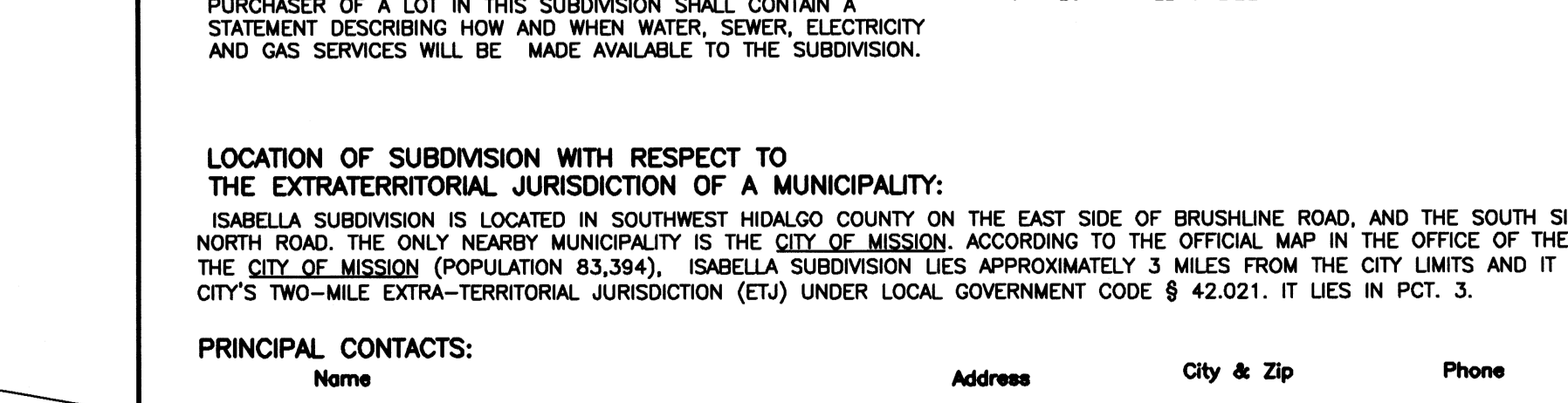
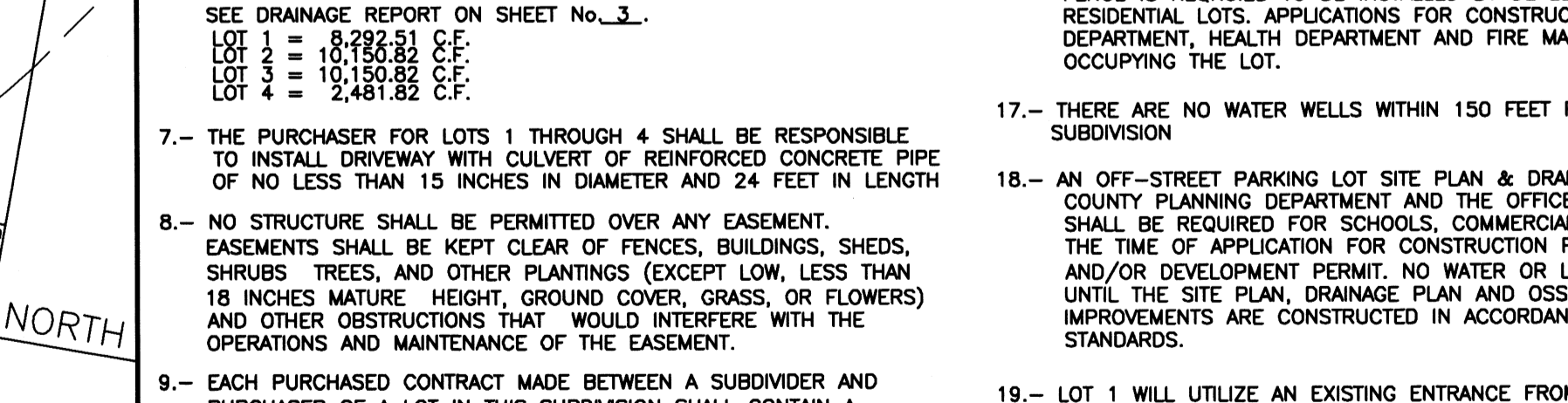
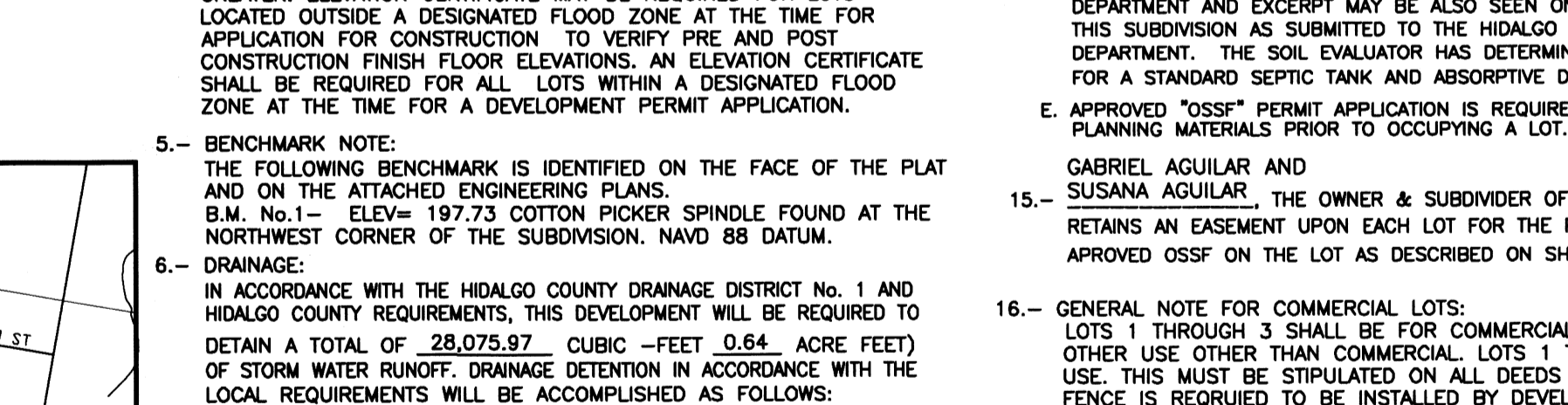
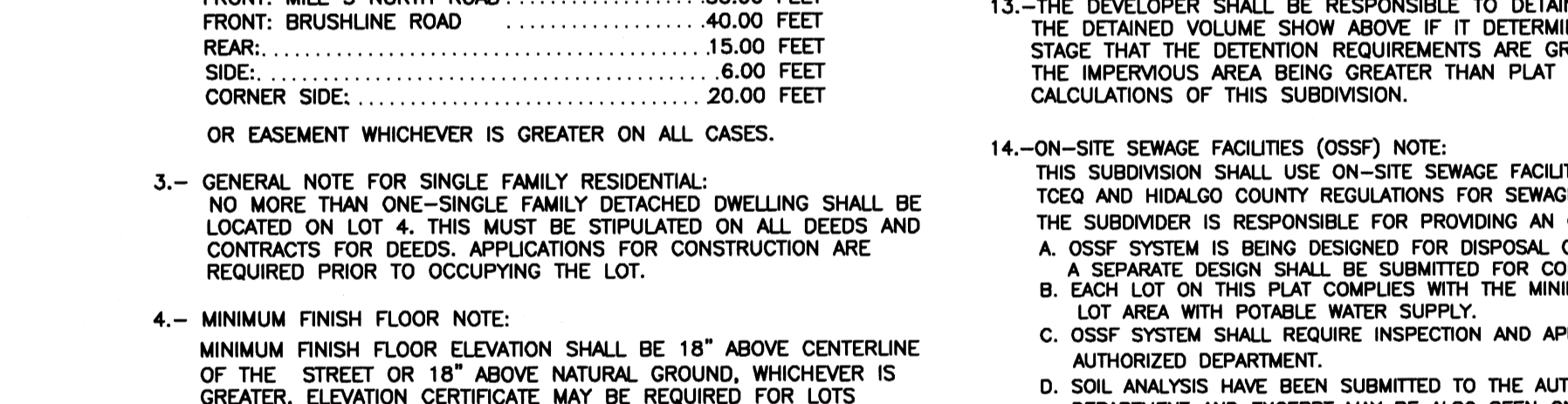
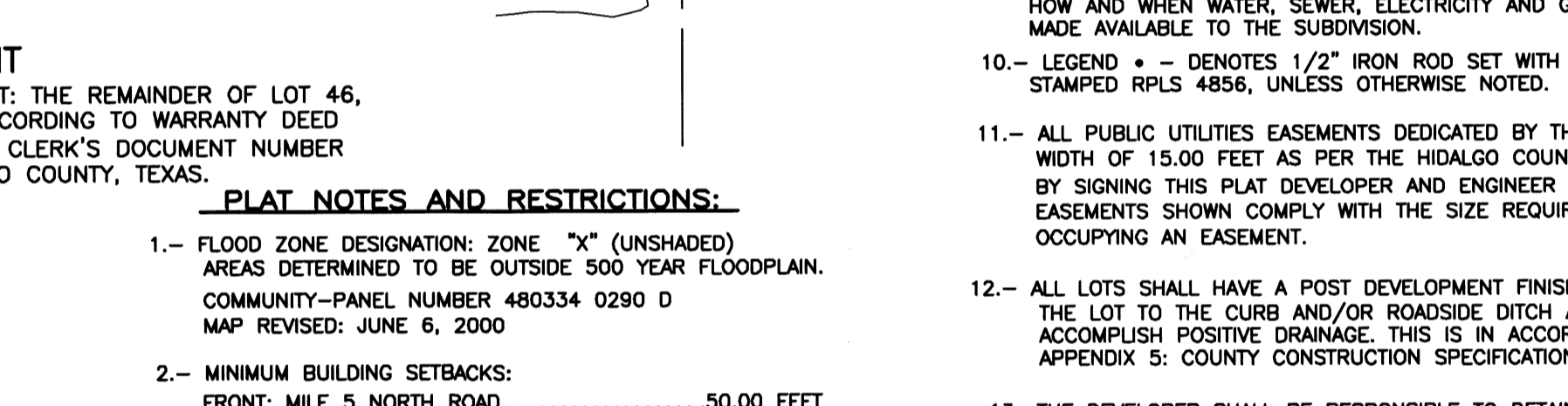
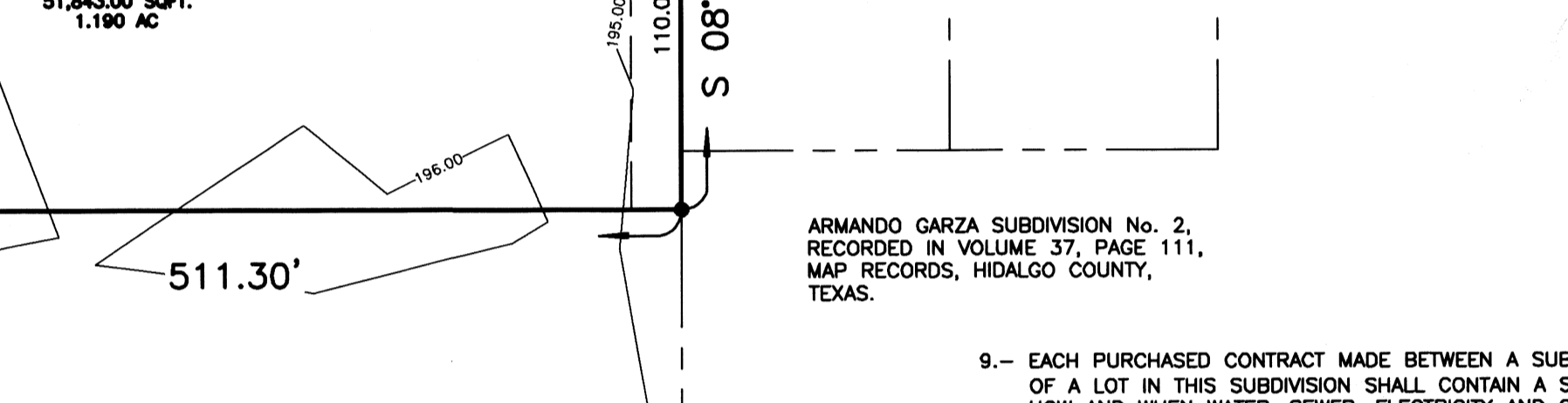
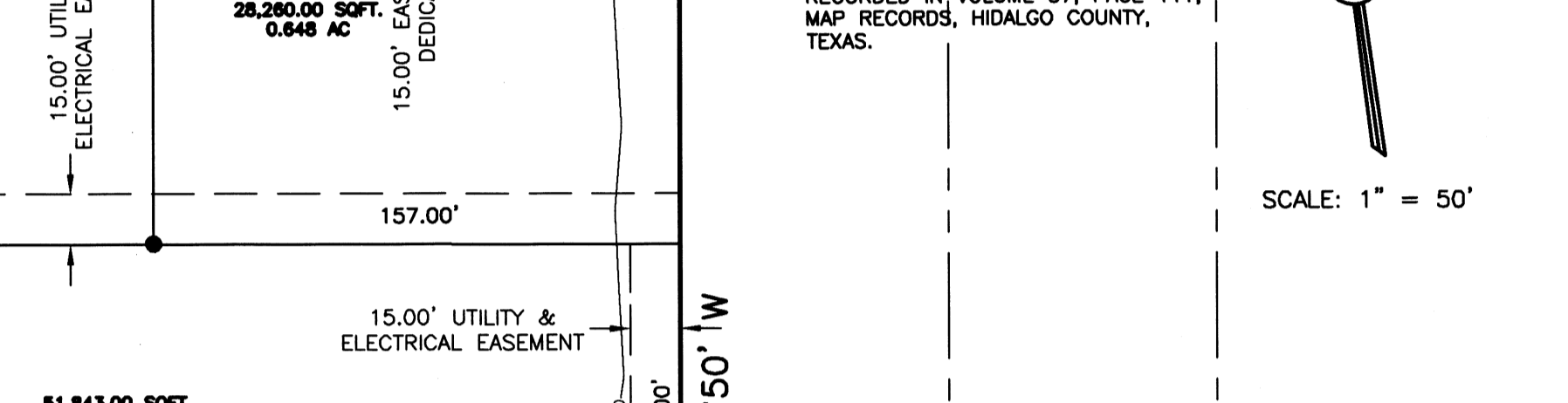
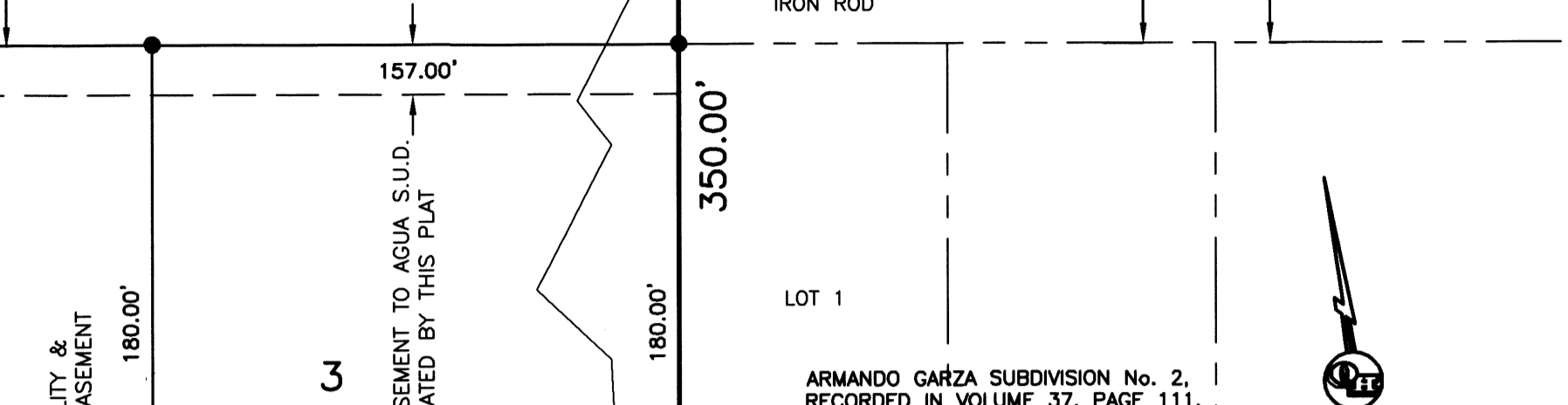
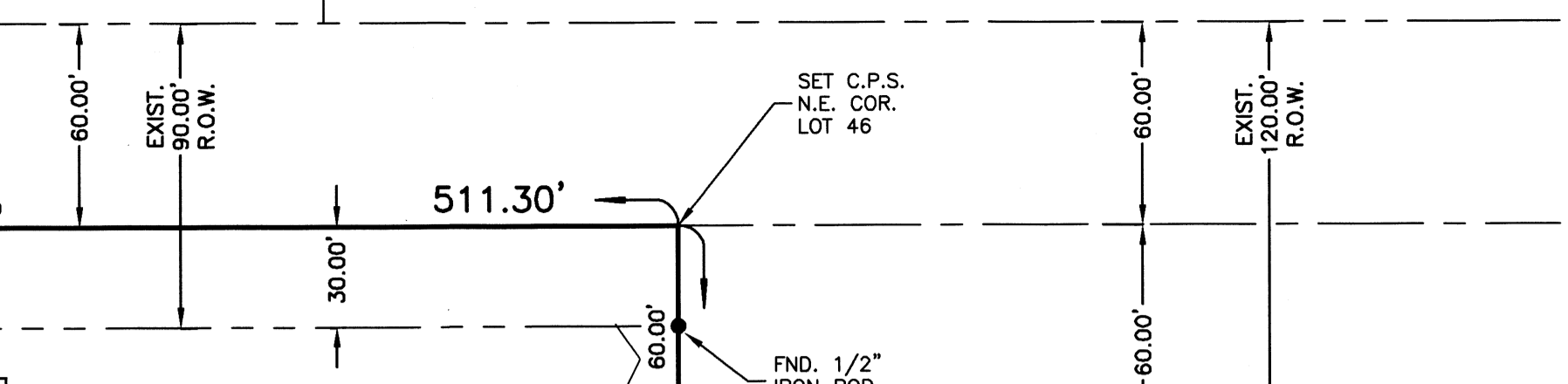
BEFORE ME, the undersigned notary public, on this day personally appeared GABRIEL AGUILAR AND SUSANA AGUILAR, proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CLARISSA ANNETTE QUINTANILLA  
 Notary ID #129615255  
 My Commission Expires November 04, 2021

CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

ARMANDO GARZA SUBDIVISION, RECORDED IN VOLUME 34, PAGE 103, MAP RECORDS, HIDALGO COUNTY, TEXAS.



# ISABELLA SUBDIVISION

A 4.11 ACRE TRACT OF LAND OUT OF LOT 46, NICK DOFFING COMPANY SUBDIVISION No.1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1719452, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS,

A 4.11 ACRE TRACT OF LAND OUT OF LOT 46, NICK DOFFING COMPANY SUBDIVISION No.1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1719452, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND AT THE INTERSECTION OF MILE 5 NORTH ROAD AND BRUSHLINE ROAD FOR THE NORTHWEST CORNER OF LOT 46, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°10' E, ALONG THE NORTH LINE OF LOT 46, AND THE CENTERLINE OF MILE 5 NORTH ROAD, A DISTANCE OF 511.30 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF LOT 46, AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°50' W, ALONG THE EAST LINE OF LOT 46, PASSING A 1/2" IRON ROD FOUND AT 30.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 5 NORTH ROAD, A TOTAL DISTANCE OF 350.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 81°10' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 486.30 FEET FOR THE EAST RIGHT OF WAY LINE OF BRUSHLINE ROAD, A TOTAL DISTANCE OF 511.30 FEET TO A COTTON PICKER SPINDLE SET ON THE WEST LINE OF LOT 46, AND IN THE CENTERLINE OF BRUSHLINE ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT.

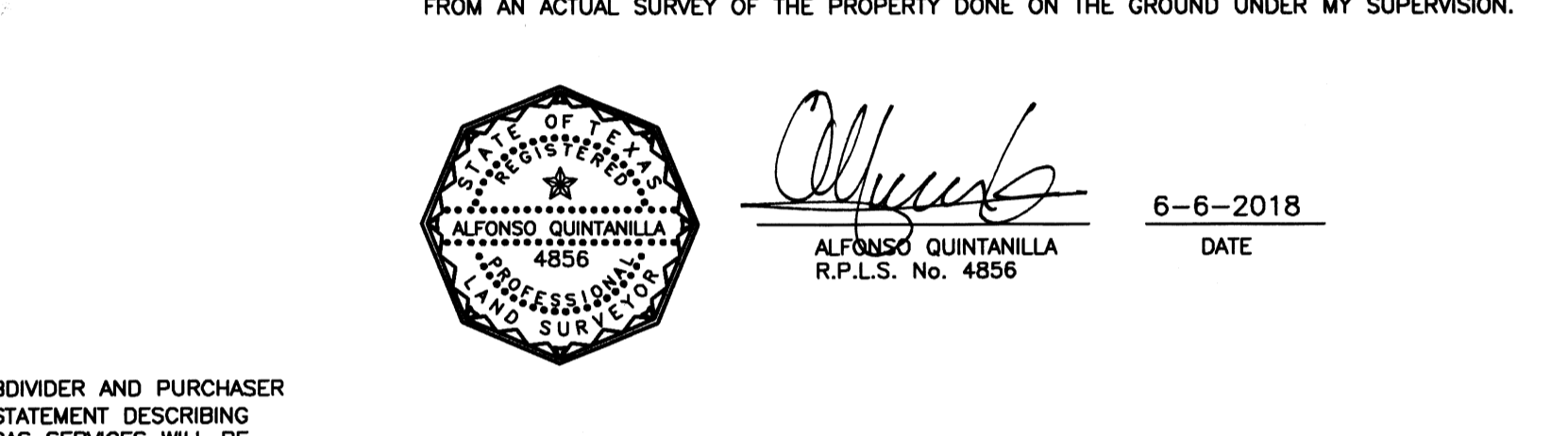
THENCE: N 08°50' E, ALONG THE WEST LINE OF LOT 46, AND THE CENTERLINE OF BRUSHLINE ROAD, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.11 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH ARMANDO GARZA SUBDIVISION No.2, RECORDED IN VOLUME 37, PAGE 111, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**  
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

ALFONSO QUINTANILLA  
 R.P.L.S. No. 4856

6-6-2018  
 DATE



**AGUA SPECIAL UTILITY SUPPLY DISTRICT CERTIFICATE**  
 I, JOSE E. SAENZ, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE ISABELLA SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF CONVENIENCE AND NECESSITY 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 AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION

JOSE E. SAENZ  
 GENERAL MANAGER  
 AGUA SPECIAL UTILITY DISTRICT

DATE

**CITY OF MISSION**  
**CERTIFICATE OF APPROVAL**  
 UNDER LOCAL GOVERNMENT CODE 212.0115(B), WE THE UNDERSIGNED CERTIFY THAT THE PLAT OF ISABELLA SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR OF CITY OF MISSION  
 DATE

ATTEST:  
 CITY SECRETARY  
 DATE

**PLANNING & ZONING COMMISSION CERTIFICATION**  
 I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Mission, hereby certify that this subdivision plot known as ISABELLA SUBDIVISION conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CHAIRPERSON-PLANNING & ZONING COMMISSION

**HIDALGO COUNTY**  
**CERTIFICATE OF PLAT APPROVAL**  
 I, THE UNDERSIGNED, CERTIFY THAT THIS ISABELLA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DATE \_\_\_\_\_ ENVIRONMENTAL HEALTH DIVISION MANAGER

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**  
 124 E. STUBBS ST.  
 EDINBURG, TEXAS 78539  
 ENGINEERING REGISTRATION NUMBER E-1513  
 SURVEYING REGISTRATION NUMBER 100411-00

**LAND SURVEYORS**  
 PHONE 956-381-6480  
 FAX 956-381-0527  
 ALFONSO@QQA-ENG.COM

DATE OF PREPARATION JUNE 6, 2018

**SHEET NO. 1 OF 2 SHEETS**

F:\DATA\SUBDIVISION\MISSION\ISABELLA SUBDIVISION\ PLAT	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
E-26-2018	LG			
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY	

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**  
**OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**  
 I, GABRIEL AGUILAR AND SUSANA AGUILAR, AS OWNER OF THE 4.11 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ISABELLA SUBDIVISION, HEREBY SUBDIVIDE 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 §232.032 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 STATE STANDARDS;  
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND  
 (D) 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.

GABRIEL AGUILAR  
 307 W HIGHLAND AVE.  
 McALLEN, TX 78501

SUSANA AGUILAR  
 307 W HIGHLAND AVE.  
 McALLEN, TX 78501

BEFORE ME, the undersigned notary public, on this day personally appeared GABRIEL AGUILAR AND SUSANA AGUILAR, proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**CLARISSA ANNETTE QUINTANILLA**  
 Notary ID #129615255  
 My Commission Expires November 04, 2021

CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

**HIDALGO COUNTY**  
**CERTIFICATE OF PLAT APPROVAL**  
**UNDER LOCAL GOVERNMENT CODE § 232.028(a)**  
 WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE ISABELLA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DATE \_\_\_\_\_

Hidalgo County Judge  
 Date

ATTEST:  
 Hidalgo County Clerk  
 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 THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

**CITY OF MISSION**  
**CERTIFICATE OF APPROVAL**  
 UNDER LOCAL GOVERNMENT CODE 212.0115(B), WE THE UNDERSIGNED CERTIFY THAT THE PLAT OF ISABELLA SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR OF CITY OF MISSION  
 DATE

ATTEST:  
 CITY SECRETARY  
 DATE

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**  
 I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

ALFONSO QUINTANILLA  
 P.E. No. 95534

9-11-18  
 DATE

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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

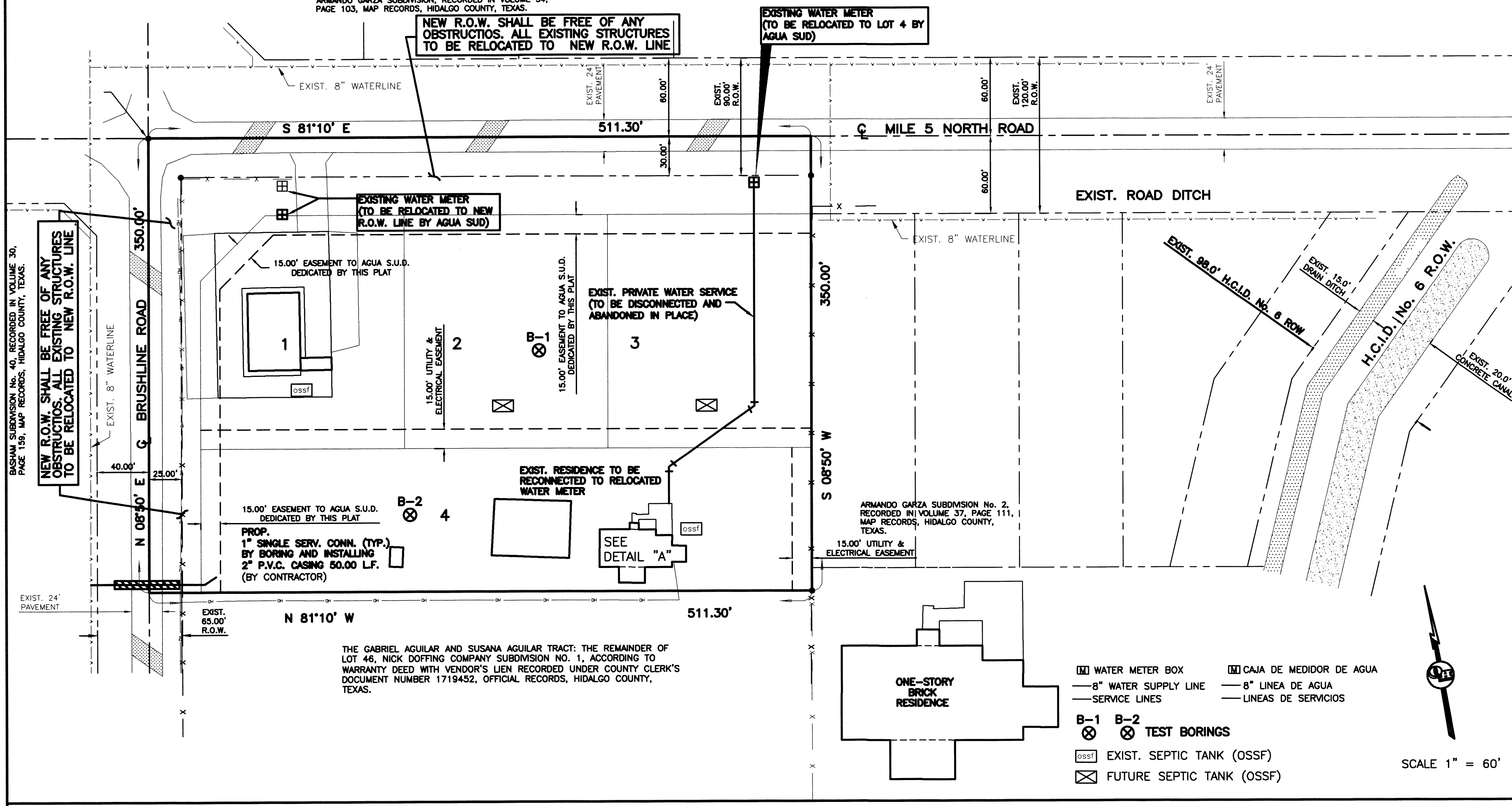
**SHEET NO. 1 OF 2 SHEETS**

F:\DATA\SUBDIVISION\MISSION\ISABELLA SUBDIVISION\ PLAT	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
E-26-2018	LG			
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY	

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

ARMANDO GARZA SUBDIVISION, RECORDED IN VOLUME 34, PAGE 103, MAP RECORDS, HIDALGO COUNTY, TEXAS.

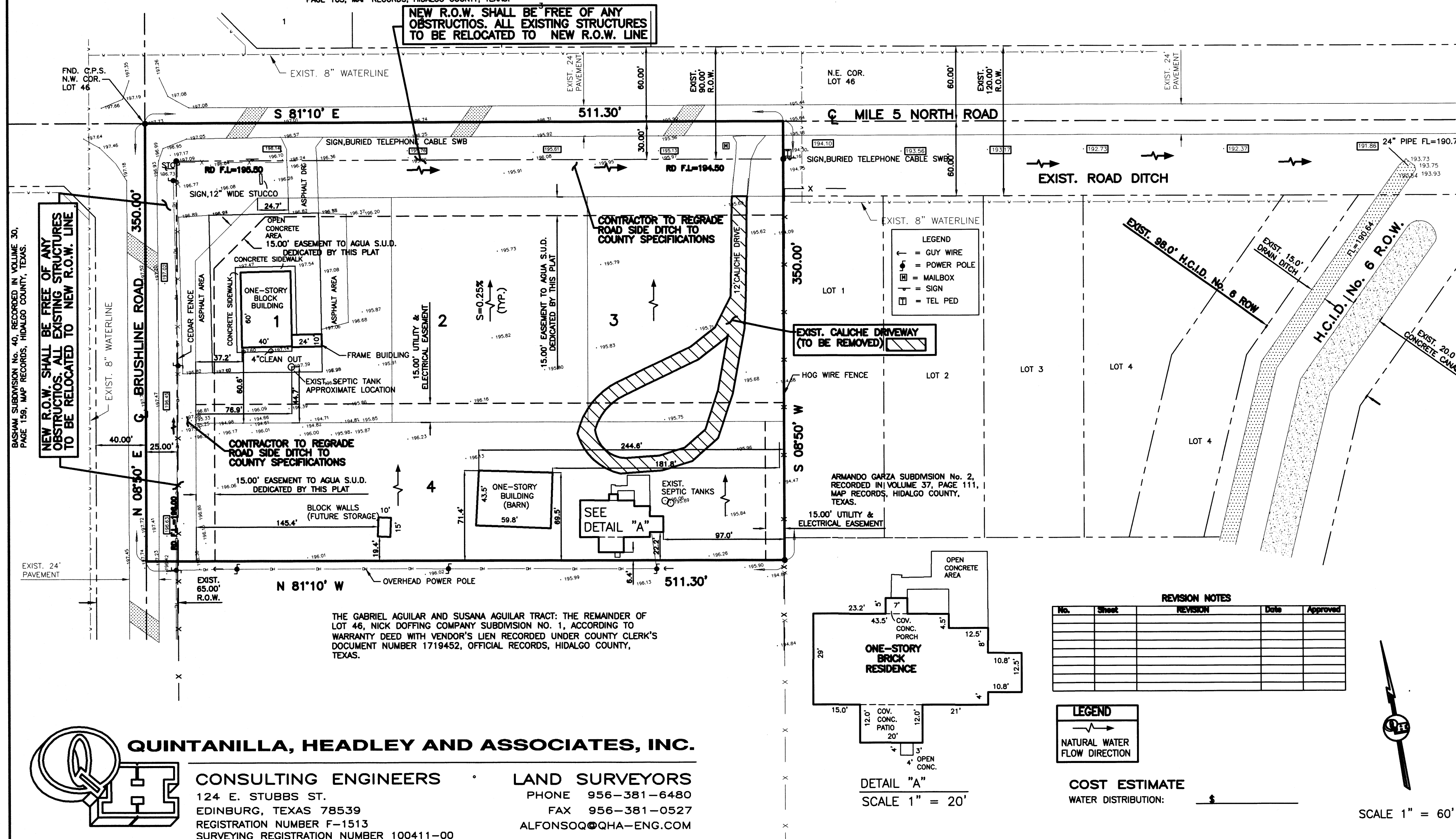
NEW R.O.W. SHALL BE FREE OF ANY OBSTRUCTIONS. ALL EXISTING STRUCTURES TO BE RELOCATED TO NEW R.O.W. LINE.



MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

ARMANDO GARZA SUBDIVISION, RECORDED IN VOLUME 34, PAGE 103, MAP RECORDS, HIDALGO COUNTY, TEXAS.

NEW R.O.W. SHALL BE FREE OF ANY OBSTRUCTIONS. ALL EXISTING STRUCTURES TO BE RELOCATED TO NEW R.O.W. LINE.



ISABELLA SUBDIVISION

A 4.11 ACRE TRACT OF LAND OUT OF LOT 46, NICK DOFFING COMPANY SUBDIVISION NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1719452, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR ISABELLA SUBDIVISION:

BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.

ISABELLA SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). AGUA SUD HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF MILE 5 NORTH ROAD AND THE WEST SIDE OF BRUSHLINE ROAD.

WATER DISTRIBUTION FOR ISABELLA SUBDIVISION SUBDIVISION CONSIST OF AN EXISTING WATER METER THAT SERVES LOT 1. ON LOT 4, THE EXISTING WATER METER WILL BE RELOCATED TO THE SOUTHWEST CORNER OF LOT 4.

LOT 1 IS SERVICED BY AN EXISTING WATER METER. FOR LOTS 2 & 3, A WATER METER WILL BE INSTALLED FOR EACH LOT AT BUILDING PERMIT STAGE. FOR LOT 4, THE 1" SINGLE SERVICE LINE AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ FOR LOTS. UPON REQUEST BY THE LOT OWNER OF A LOT, AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SUD AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.

DESIGN FROM ISABELLA SUBDIVISION, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION 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. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD FOUR (4) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 2, 3, & 4. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA) THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER OS 12258) INDICATES A CLAY LOAM (WITH TEXTURE CLASS II) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE 10-YEAR STORM BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

OSSF'S HAVE BEEN INSTALLED FOR LOTS 1 AND 4 AT THIS TIME. OSSF'S WILL BE INSTALLED FOR LOTS 2 & 3 AT BUILDING PERMIT STAGE. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE EXISTING OSSF ON

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ PER LOT. LOTS 2 & 3 WILL INSTALL WATER METERS AT BUILDING PERMIT STAGE.

SEWAGE FACILITIES- LOTS 1 & 4 HAVE AN EXISTING OSSF. LOTS 2 & 3 WILL INSTALL OSSF'S AT BUILDING PERMIT STAGE.

ALFONSO QUINTANILLA P.E. 95534

9-11-18 DATE

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION ISABELLA SUBDIVISION:

FOR ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Description y Gastos.

ISABELLA SUBDIVISION SERA PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA SUD TIENE UNA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO NORTE DE LA CALLE MILE 5 NORTH ROAD Y POR EL LADO OESTE DE LA CALLE BRUSHLINE.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION CONSISTE DE UNA MEDIDOR DE AGUA EXISTENTE PARA LOTE 1. EN LOTE 4, EL MEDIDOR DE AGUA HA SIDO RELOCALIZADO A LA ESQUINA SURESTE DE LOTE 4.

LOTE 1 ESTA SERVIDO POR MEDIDOR DE AGUA EXISTENTE. PARA LOTES 2 & 3, UNA MEDIDOR DE AGUA SERA INSTALADO POR CADA LOTE EN EL FASE DE PERMISO DE CONSTRUCCION. PARA LOTE 4, LA LINEA DE SERVICIO DE AGUA DE 1" DE DIAMETRO, Y LAS CAJAS DE LOS MEDIDORES DE AGUA HA SIDO INSTALADOS A UN COSTO TOTAL DE US\$ CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA. LA COMPANIA AGUA SUD LO INSTALARA SIN ALGUN GASTO 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.

DRENAJE: Description y Gastos.

EL DRENAJE PARA LA SUBDIVISION ISABELLA SUBDIVISION, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 12258) HIZO CUATRO (4) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 2 & 4. (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UN MARGA DE BARRO ARENOSO (CON TEXTURA CLASE II) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CARA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

EN ESTOS MOMENTOS LAS FOSAS SEPTICAS PARA LOTES 1 & 4 HAN SIDO INSTALADAS. LAS FOSAS SEPTICAS PARA LOTES 2 & 3 SERA INSTALADO EN EL FASE DE PERMISO DE CONSTRUCCION. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS.

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 (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA DE AGUA FUE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL COSTO TOTAL ES DE US\$ POR LOTE.

DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ POR LOTE (TODOS INCLUIDO) A UN COSTO TOTAL DE US\$ PARA TODA LA SUBDIVISION.

ALFONSO QUINTANILLA P.E. 95534

9-11-18 DATE

RECONSTRUCTION OF ROAD SIDE DITCH ALONG MILE 5 NORTH ROAD (470 LF) DETENTION = 16,450.00 C.F. (35 S.F. X 470 LF) TO BE USED FOR DETENTION N.T.S.

RECONSTRUCTION OF ROAD SIDE DITCH ALONG BRUSHLINE ROAD (300 LF) DETENTION = 7,500.00 C.F. (25 S.F. X 300 LF) TO BE USED FOR DETENTION N.T.S.

ALFONSO QUINTANILLA P.E. 95534

9-11-18 DATE

SINGLE WATER SERVICE CONNECTION

SCALE 1" = 60'

DRAINAGE REPORT FOR ISABELLA SUBDIVISION

A 4.11 acre tract of land out of Lot 46, Nick Doffing Company Subdivision No. 1, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 5, page 24, map records, Hidalgo County, Texas, and according to warranty deed with vendor's lien recorded under county clerk's document number 1719452, official records, Hidalgo County, Texas. This subdivision is located at the southeast corner of Brushline Road and Mile 5 North Road. The proposed subdivision will consist of 3 commercial lots and 1 residential lot and it's in the City of Mission's ETJ.

The tract is Zone "X" (unshaded), areas determined to be outside the 500-year flood plain, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0290 D, dated on January 2, 1981, Map Revised June 6, 2000.

The soil is Hidalgo (2S) and in group "B". It is fine sandy loam (SC, SM-SC), sandy clay loam (SC), and clay loam (2S). The soil is moderately drained. Surface runoff is slow. Permeability is moderate. Plasticity Index has a range of 4-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in an easterly direction into an existing 24" storm pipe that discharges into a Hidalgo County Irrigation District No. 6 drain ditch. The existing runoff for the proposed residential lot is 0.86 cubic feet per second based on a 10-year storm. The existing runoff for the proposed 3 commercial lots is 0.188 cubic feet per second based on a 10-year storm.

After development for the 1 residential lot (Lot 4), the runoff will be 0.236 cubic feet per second for an increase of 0.150 cubic feet per second. Detention will be 2,481.82 cubic feet (0.06 acre feet) based on a 25-year storm and will be accomplished by regroding the roadside ditch along the south side of Mile 5 North Road and along the east side of Brushline Road.

After development for the 3 commercial lots (Lots 1, 2, & 3), the runoff will be 0.1426 cubic feet per second for an increase of 0.1238 cubic feet per second. Detention will be 2,481.82 cubic feet (0.06 acre feet) based on a 25-year storm and will be provided by proposed detention areas to be located on the lots. At building permit stage, runoff created by this development will be collected by grading the proposed paving areas to the detention areas. A bleeder line will be installed from the detention areas to the road side ditch.

The runoff along the road ditch on Mile 5 North Road flows easterly into an existing 24" storm pipe that discharges into a Hidalgo County Irrigation District No. 6 drain ditch. The drain ditch flows south and connects with H.C.D.D. West Main Drain III located about 1000 feet south of this subdivision.



ALFONSO QUINTANILLA P.E. 95534

9-11-18 DATE

SUBMITTER CERTIFICATION

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBMITTER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

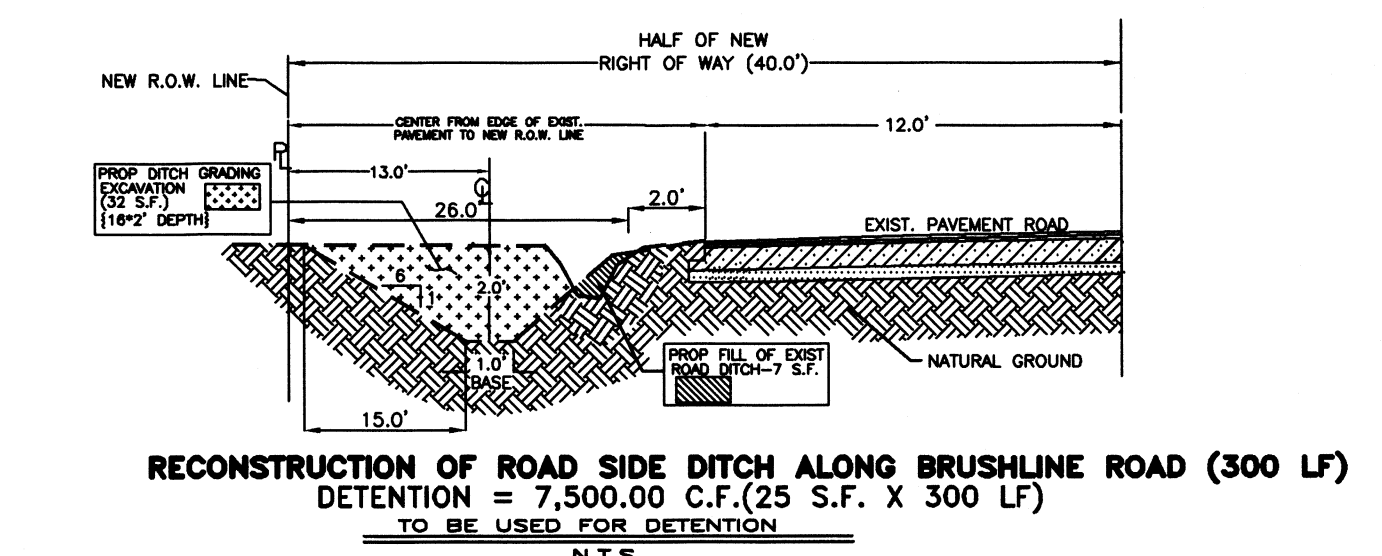
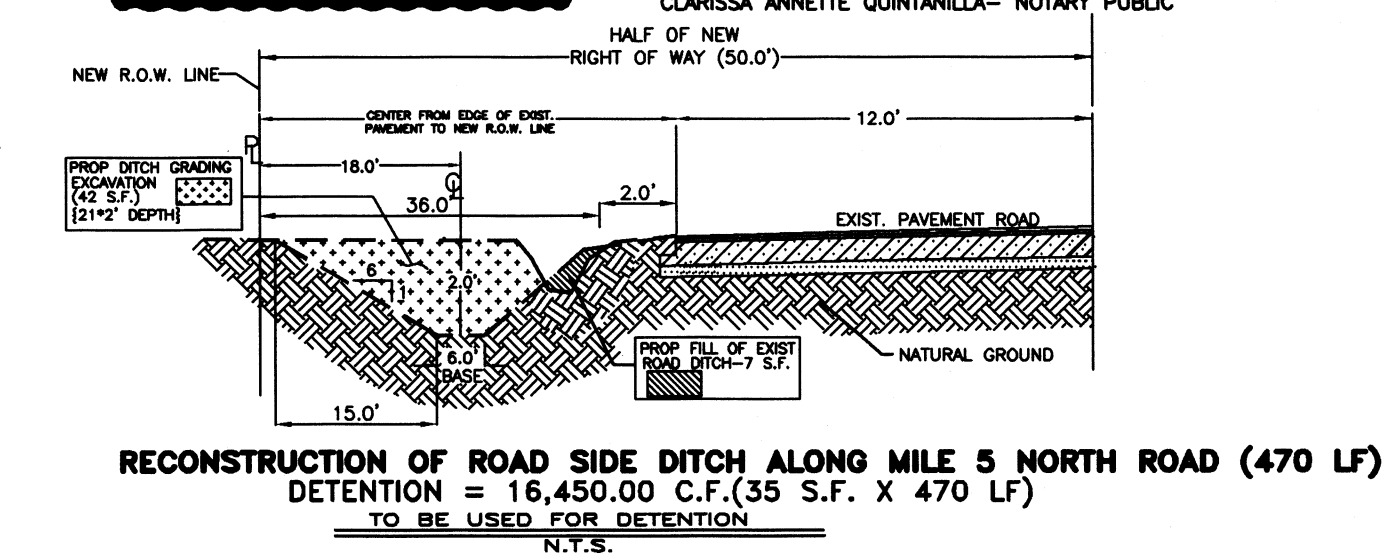
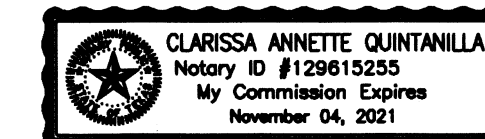
SUBMITTER STATEMENT:

1.- I (WE), GABRIEL AGUILAR AND SUSANA AGUILAR SUBMITTERS OF ISABELLA SUBDIVISION HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS 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 HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

GABRIEL AGUILAR DATE SUSANA AGUILAR DATE  
2108 N. J. STREET 2108 N. J. STREET  
MCALLEN, TX 78501 MCALLEN, TX 78501

BEFORE ME, the undersigned notary public, on this day personally appeared GABRIEL AGUILAR AND SUSANA AGUILAR, proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



SHEET NO. 2 OF 2 SHEETS					
FILENAME: F:\DATA\SUBDIVISION\ISABELLA SUBDIVISION\PLAT	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	
	8-21-18	N. GONZALEZ			
	DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY	

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

CONSULTING ENGINEERS LAND SURVEYORS

124 E. STUBBS ST. PHONE 956-381-6480

EDINBURG, TEXAS 78539 FAX 956-381-0527

REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM

SURVEYING REGISTRATION NUMBER 100411-00