



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: 10-08-2019

PROPOSED FERNANDO GONZALEZ SUBDIVISION PRECINCT No. 3.

ENGINEER: SAMES INC. DEVELOPER: FERNANDO GONZALEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

LOCATION DESCRIPTION: EAST OF DOFFING ROAD APPROXIMATELY 250.00 FEET SOUTH OF MILE 6 NORTH ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-27-2016 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUN-OFF ONTO DOFFING ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO NORTH DOFFING ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 4-11-2017 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

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

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: AGUA S.U.D. LINE SIZE: 8" LOCATION: WEST OF NORTH DOFFING ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 9-09-2016 : BY 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.

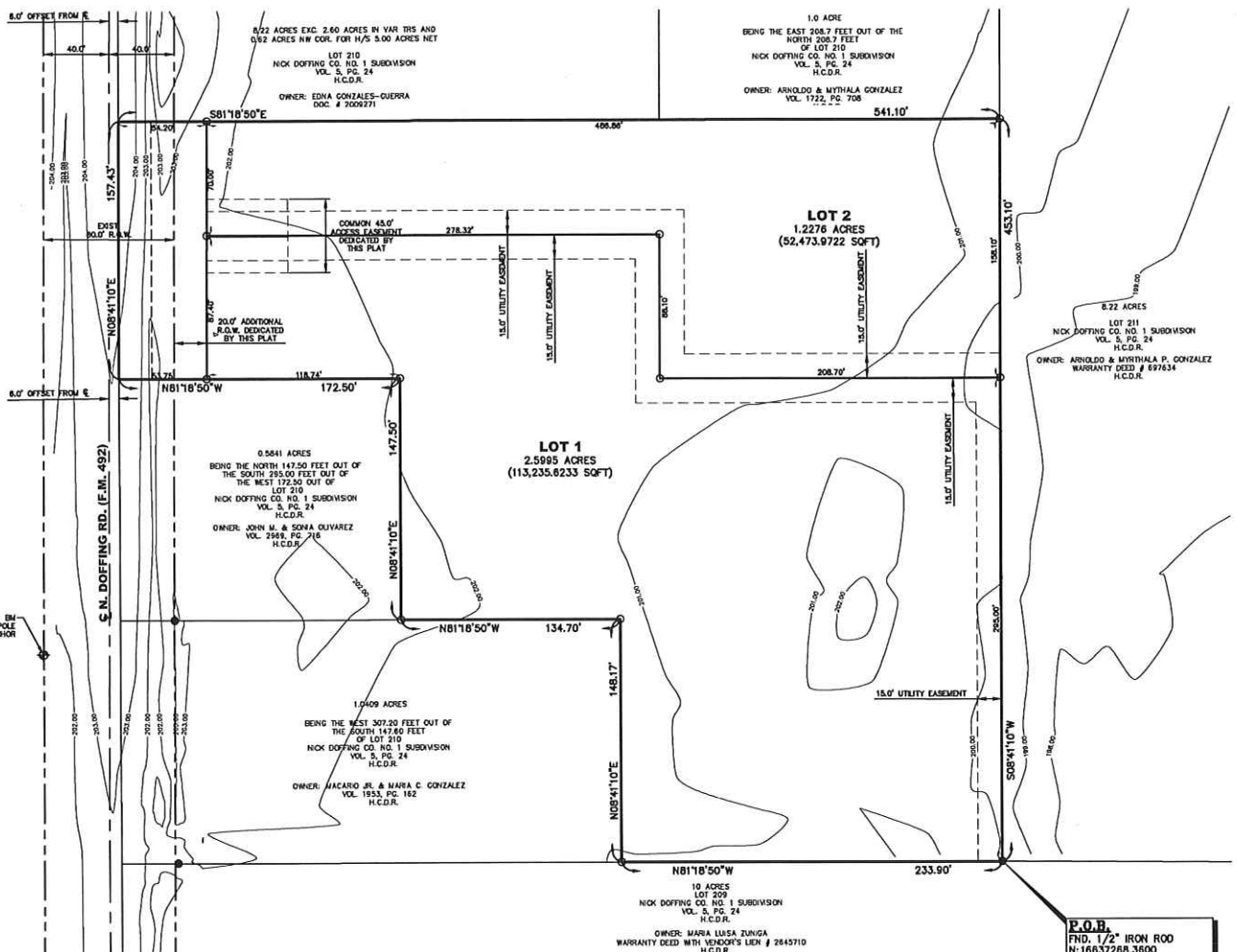
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: MAY 16, 2017

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.*



- LEGEND**
- - FIN. 1/2" IRON ROD
 - - SET 1/2" IRON ROD
 - - FIN. 5/8" IRON ROD
 - ▲ - FIN. COTTON PICKER SPINDLE
 - △ - SET COTTON PICKER SPINDLE
 - ⊕ - ON-THE-BENCH MARK
 - P.L.W. - RIGHT OF WAY
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING

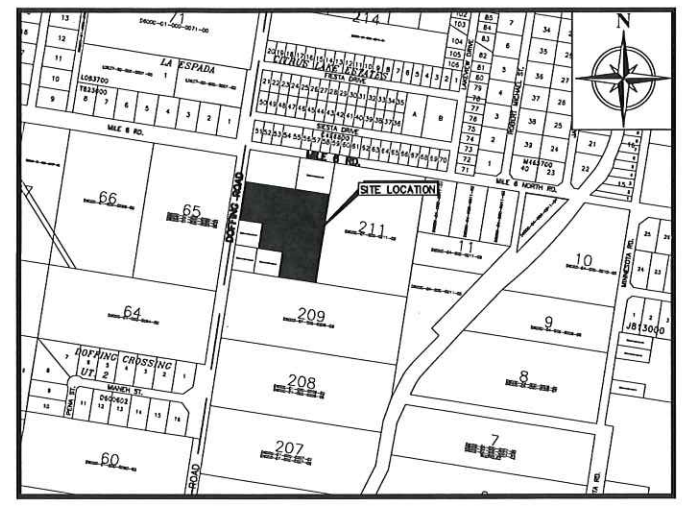
**STATE OF TEXAS
COUNTY OF HIDALGO
COUNTY CLERK'S RECORDED CERTIFICATE**

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.

ON: AT _____ AM./P.M.

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY CLERK



**LOCATION MAP
SCALE: 1"=500'**

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

FERNANDO GONZALEZ SUBDIVISION IS LOCATED IN HIDALGO COUNTY PRESENT NO. 3, AT THE SOUTHWEST CORNER OF N. DOFFING ROAD AND 8 MILE ROAD, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF AGRICULTURE, FERNANDO GONZALEZ SUBDIVISION LIES APPROXIMATELY 3.06 MILES FROM THE CITY LIMITS AND IS WITHIN THE CITY'S FIVE (5) MILE EXTRATERRITORIAL JURISDICTION UNDER LOCAL GOVERNMENT CODE § 42.021.

FERNANDO GONZALEZ SUBDIVISION

BEING A 2-LOT RESIDENTIAL SUBDIVISION CONTAINING 4.00 ACRES (174,418.83 SQ.FT.) MORE OR LESS, OUT OF LOT 210, THE NICK DOFFING SUBDIVISION NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF FERNANDO GONZALEZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

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

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF FERNANDO GONZALEZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION ON _____ DATE _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

**STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION,
CERTIFICATION, AND ATTESTATION:**

- I, FERNANDO GONZALEZ, AS OWNER (S) OF THE 4.00-ACRE TRACT OF LAND DESCRIBED WITHIN THE PROPOSED FERNANDO GONZALEZ SUBDIVISION, HEREBY SUBDUCE THE LAND AS DESCRIBED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS, AND EASEMENTS SHOWN HEREON.
- I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:
- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 - SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND;
 - ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND;
 - 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.

FERNANDO GONZALEZ _____ DATE _____
4301 ROYAL DRIVE
MISSION, TEXAS 78574

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FERNANDO GONZALEZ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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 _____

**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 _____

**STATE OF TEXAS
COUNTY OF HIDALGO**

THIS PLAT OF FERNANDO GONZALEZ 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.

CHAIRMAN _____ DATE _____

**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, PLS. 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, PE NO. 91889 DATE _____



HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 § 48.110(a). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON SPECIALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

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

AGUA SPECIAL UTILITY DISTRICT

I, JOSE E. SANCHEZ, HEREBY CERTIFY THAT AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY PLAN FOR FERNANDO GONZALEZ SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE 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 AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AS WELL AS WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF ALL WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

JOSE E. SANCHEZ, MANAGER
AGUA SPECIAL UTILITY DISTRICT

HIDALGO COUNTY IRRIGATION DISTRICT NO. 6

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.

ATTEND: _____
BOARD OF DIRECTORS

GENERAL NOTES

- THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ON FLOOD INSURANCE RATE MAP-COMMUNITY PANEL NO. 480334 0290 0 REVISED JUNE 8, 2000.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS: FRONT-10 FEET; REAR-10 FEET; SIDE-8 FEET; OR EASEMENT, WHICHEVER IS GREATER IN ALL CASES.
- 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.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: BENCHMARK, CITY OF MISSION UTILITY B.M. E.L.V. 202.75, N.E. 1847443, P.O.C. 1022544775, POWER POLE & ANCHOR LOCATED ON THE WEST SIDE OF N. DOFFING ROAD.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO RETAIN A TOTAL OF 4,002 CUBIC FEET (GLASS ACRE-FEET) OF STORM WATER RUNOFF. THE DRAINAGE RETENTION BY ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS).
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHUBS, TREES, OTHER PLANTINGS (EXCEPT LOW LESS THAN 18 INCHES MATURE HOODS, GRASS, OR FLOWERS), AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVISION 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.
- THIS SUBDIVISION IS SERVED BY AGUA SPECIAL UTILITY DISTRICT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 - OSSE SYSTEM IS BEING DESIGNED FOR DISPOSAL OF RESIDENTIAL SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 - EACH LOT ON THIS PLAT COMPLETS WITH THE MINIMUM 21780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - OSSE SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 - SOIL ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY ALSO BE 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 ABSORPTIVE DRAINFIELD SYSTEM.
 - APPROVED "OSSE" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM BOUNDARIES OF THIS SUBDIVISION.
- FERNANDO GONZALEZ, THE OWNER & SUBDIVIDER OF FERNANDO GONZALEZ SUBDIVISION, RETAINS A EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 14.00 FEET AS PER THE HIDALGO COUNTY WOOD SUBDIVISION RULES. BY SIGNING THIS PLAT, THE DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OR ANY EASEMENT.
- 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-FIRE RATED 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 BURY THAT IT WILL.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLANS (SWPPP) REQUIREMENTS.
- APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE DISTRICT.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, AND THE DISTRICT ALLOW NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH UNLAWFUL, OPEN DITCHES, OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
- NO PERMANENT STRUCTURE (EXAMPLE, FENCES, OR DRIVEWAYS OF ANY CONSTRUCTION), OR 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.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 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 IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- 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 APPROXIMATE COUNTY CONSTRUCTION SPECIFICATIONS 3.
- A COMMON ACCESS DRIVE FRONTING N. DOFFING ROAD (P.L. 492) SHALL PROVIDE INGRESS AND EGRESS FOR LOT 1 AND LOT 2.
- TWOOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOTS 1&2 PRIOR TO CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON THE FM 492, TWOOT ACCESS PERMIT IS REQUIRED FROM THE COUNTY ISSUING A DEVELOPMENT.
- ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.

PRINCIPAL CONTACTS:

NO.	SHEET	REVISION	DATE	APPROVED	
OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
ENGINEER:	SAMUEL D. MALDONADO, P.E.	200 S. 10TH ST., SUITE 1500	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	SAMUEL D. MALDONADO, PLS.	200 S. 10TH ST., SUITE 1500	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883

METES AND BOUNDS

- BEING A 2-LOT RESIDENTIAL SUBDIVISION CONTAINING 4.00 ACRES (174,418.83 SQ.FT.) MORE OR LESS, OUT OF LOT 210, THE NICK DOFFING SUBDIVISION NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS OF HIDALGO COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
- BEGINNING AT A HALF (1/2) INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF SAID LOT 210, AND OF THIS TRACT OF LAND, THENCE, NORTH 81°18'50" EAST, ALONG THE EAST PROPERTY LINE OF MACARIO JR. & MARIA C. GONZALEZ'S TRACT DESCRIBED IN GENERAL WARRANTY DEED, VOL. 1858, PG. 718, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 1481.7 FEET TO A HALF (1/2) INCH IRON ROD SET WITH A PLASTIC CAP STAMPED "SAMES", FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;
- THENCE, NORTH 04°11'00" EAST, ALONG THE EAST PROPERTY LINE OF MACARIO JR. & MARIA C. GONZALEZ'S TRACT DESCRIBED IN GENERAL WARRANTY DEED, VOL. 1858, PG. 718, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 1481.7 FEET TO A HALF (1/2) INCH IRON ROD SET WITH A PLASTIC CAP STAMPED "SAMES", FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;
- THENCE, NORTH 81°18'50" WEST, ALONG THE NORTH PROPERTY LINE OF SAID MACARIO JR. & MARIA C. GONZALEZ'S TRACT OF LAND, A DISTANCE OF 134.70 FEET TO A HALF (1/2) INCH IRON ROD SET WITH A PLASTIC CAP STAMPED "SAMES", FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;
- THENCE, NORTH 04°11'00" EAST, WITH THE EAST PROPERTY LINE OF JOHN M. & SONIA OLIVAREZ'S TRACT DESCRIBED IN GENERAL WARRANTY DEED, VOL. 2898, PG. 718, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 147.50 FEET TO A HALF (1/2) INCH IRON ROD SET WITH A PLASTIC CAP STAMPED "SAMES", FOR THE NORTHEAST CORNER OF SAID JOHN M. & SONIA OLIVAREZ'S TRACT OF LAND AND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;
- THENCE, NORTH 81°18'50" WEST, ALONG THE NORTH PROPERTY LINE OF SAID JOHN M. & SONIA OLIVAREZ'S TRACT OF LAND, AT 118.74 FEET PASS A HALF (1/2) INCH IRON ROD SET WITH A PLASTIC CAP STAMPED "SAMES", A TOTAL DISTANCE OF 122.50 FEET TO A POINT ON THE WEST LINE OF SAID LOT 210, FOR THE NORTHWEST CORNER OF SAID JOHN M. & SONIA OLIVAREZ'S TRACT OF LAND AND FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;
- THENCE, NORTH 04°11'00" EAST, ALONG THE WEST LINE OF SAID LOT 210, A DISTANCE OF 157.43 FEET TO A POINT ON THE WEST LINE OF SAID LOT 210, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;
- THENCE, NORTH 81°18'50" EAST, AT 84.30 FEET PASS A HALF (1/2) INCH IRON ROD SET WITH A PLASTIC CAP STAMPED "SAMES", A TOTAL DISTANCE OF 541.10 FEET TO A POINT ON THE EAST LINE OF SAID LOT 210 AND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;
- THENCE, SOUTH 04°11'00" WEST, A DISTANCE OF 453.10 FEET TO THE POINT OF BEGINNING, CONTAINING A 4.00 ACRE (174,418.83 SQ.FT.) TRACT OF LAND, MORE OR LESS.

SHEET INDEX OF FERNANDO GONZALEZ SUBDIVISION

NO.	DESCRIPTION
1	LOCATION MAP, E.T.I. AND DESCRIPTION OF LOCATION WITH RESPECT TO MUNICIPALITY, PREVIOUS CONTRACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYORS AND ENGINEERS CERTIFICATION, PLAT NOTES AND RESTRICTIONS/HIDALGO COUNTY COMMISSIONERS COURT APPROVAL, HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION APPROVAL, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, NOTARY PUBLIC SIGNATURE, CITY OF MISSION PLANNING AND ZONING COMMISSION APPROVAL, CITY OF MISSION APPROVAL, HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 APPROVAL, HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 APPROVAL, COUNTY CLERK'S RECORDING CERTIFICATE/AGUA SPECIAL UTILITY DISTRICT APPROVAL
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAPS, ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSIONS), SAMPLE OF LOG BORE FOR OSSF SYSTEMS, TYPICAL WATER SERVICE CONNECTION, SUBDIVISION CERTIFICATE AND STATEMENT.
3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS SUBDIVISION, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, CERTIFICATE AND STATEMENT.

DATE OF PREPARATION: OCTOBER 2018

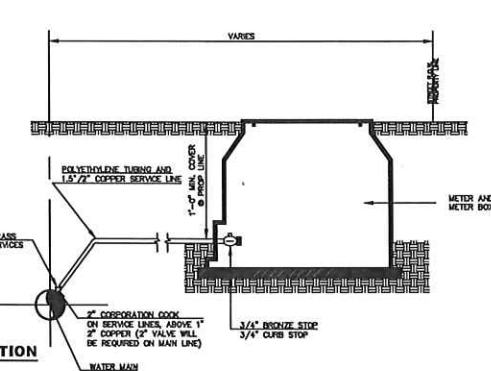
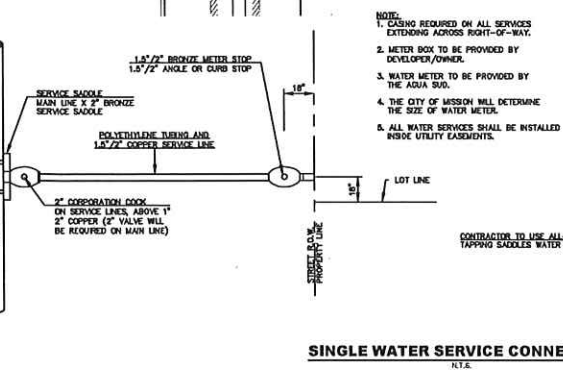
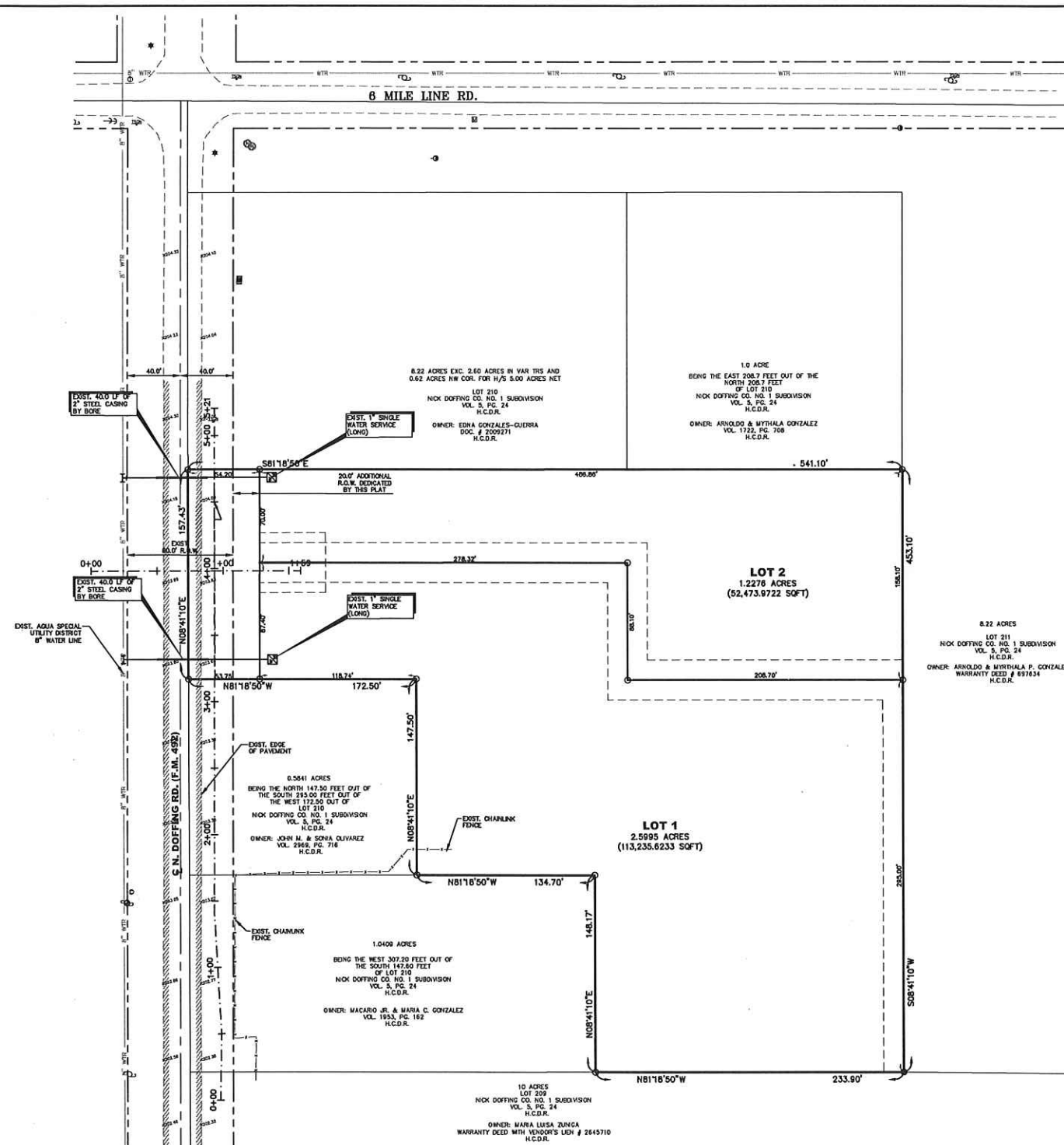
SAM Engineering & Surveying

200 S. 10TH ST., SUITE 1500 TEL: (956) 702-8880
 McALLEN, TEXAS 78501 FAX: (956) 702-8883
 ENGINEERING FIRM REG # F-10602 SURVEYING FIRM REG # F-101416-00

FERNANDO GONZALEZ SUBDIVISION WATER AND SEWAGE UTILITY LAYOUT



LEGEND	
●	- FIN. IRON ROD
○	- SET. 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. P.R. VALVE
○	- EXIST. CABLE BOX
○	- 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



NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:				
OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE
ENGINEER:	FERNANDO GONZALEZ	4301 ROYAL DRIVE	MISSION, TEXAS 78574	(956) 318-0711
ENGINEER:	SAMUEL D. MALDONADO, P.E.	200 S. 10TH ST. SUITE 1500	McALLEN, TEXAS 78501	(956) 702-8880
SURVEYOR:	SAMUEL D. MALDONADO, RLS	200 S. 10TH ST. SUITE 1500	McALLEN, TEXAS 78501	(956) 702-8880

CONSTRUCTION COST ESTIMATE				
PAVING	=	\$60.00		
DRAINAGE	=	\$7,270.00		
WATER	=	\$8,950.00		
SEWER	=	\$3,020.00		
TOTAL	=	\$19,840.00		

FINAL ENGINEERING REPORT:
SUPPLY OF WATER: DESCRIPTION, COST, AND OPERABILITY DATE:
 LA SUBDIVISION FERNANDO GONZALEZ SE SUBASTARÁ CON AGUA POTABLE POR AGUA ESPECIAL UTILITY DISTRICT (AGUA SUD). EL DUEÑO Y AGUA SUD HAN FIRMADO UN CONTRATO EN EL CUAL AGUA SUD HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA PARA LA SUBDIVISION POR UN PERIODO DE 30 AÑOS Y HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER LA CANTIDAD Y CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLES, LA CUAL SERA SUFICIENTE Y SUBSTANCIAL PARA EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.
 AGUA SUD PONE UNA LINEA DE AGUA DE 8" QUE SE ENCONTRARA AL OESTE DE N. DOTTING ROAD. EL NUEVO SISTEMA DE DISTRIBUCION DE AGUA PARA LA SUBDIVISION FERNANDO GONZALEZ SERA COMPUESTA DE DOS (2) LINEAS DE SERVIDO ADICIONAL, DE 1" (UNO) CON CANTARILLA DE ACERO DE 2" DE DIAMETRO. LOS SERVIDOS TERMINAN EN LA LINEA DE CADA LOTE. EL DUEÑO NO INSTALARA NINGUN HORRANTE ADICIONAL. EL DUEÑO LE A PASADO A AGUA SUD LA SUMA DE \$1500 COMO FUE REQUERIDO EN LA CARTA DE 30-AÑOS.
DRENAJE: DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD:
 EL DRENAJE DE LA SUBDIVISION FERNANDO GONZALEZ SERA TRATADO POR ON-SITE SEWAGE FACILITIES (OSSF) QUE CONSISTE DE UN SISTEMA DE TRATAMIENTO DE AGUA RESIDUAL EN LA SUBDIVISION. EL INGENIERO PROFESIONAL HA EVALUADO LA CANTIDAD DEL SERVIDO PARA DICHOS OSSF Y LO HA ENCONTRADO APTO. EL REPORTE FUE RECIBIDO Y APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO. CADA LOTE ES INDIVIDUALMENTE APTO PARA SU CASO DE DRENAJE.
INFORME DE EVALUACION DEL SUELO:
 CADA LOTE TIENE POR LO MENOS UNO ACRE DE AREA. EL INFORME DE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICA UN SUELO UNIFORME DEL TIPO FINE SANDY LOAM EN ESTA PROPIEDAD. EL TERRENO ES UNIFORMEMENTE FINE SANDY LOAM Y SE ESTIMABA A 30" EN LAS TODAS LAS EXCAVACIONES PROFUNDAS. NO EXISTE EVIDENCIA DE AGUA 24" BAJO LA EXCAVACION 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 \$1,000.00 E INCLuye EL COSTO DEL PRIMER Y LA ULTIMA TAPA SEPTICA. HA SIDO INSTALADO EN EL PROCESO DE LA APROBACION FINAL.
 EL DUEÑO DE LA SUBDIVISION SERA RESPONSABLE DE PEGAR UN PERMISO DEL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO ANTES DE LA INSTALACION DE UNA FOSA SEPTICA ADICIONAL. DICHOS SISTEMAS DE DRENAJE SERAN INSTALADOS ANTES DE QUE EL CONDADO APARECE LUZ Y AGUA.
ENGINEER CERTIFICATION:
 SOLO MI FIRMA, CERTIFICO QUE LOS SERVIDOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS NORMAS DEL PROCESO DE SUBDIVISION, APROBADAS EN LA SECCION 16.343, WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
 EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO Y COSTARA UN TOTAL DE \$5,000.00 O MEN, \$2,500.00 POR LOTE.
 DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,000.00 POR LOTE, O UN COSTO TOTAL DE \$3,000.00 POR TODA LA SUBDIVISION.



FINAL ENGINEERING REPORT:
WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
 FERNANDO GONZALEZ SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA ESPECIAL 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 SUPPLY TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.
 AGUA SUD HAS AN EXISTING 8" DIAMETER WATER MAIN RUNNING ALONG THE WEST SIDE OF N. DOTTING ROAD. THE WATER DISTRIBUTION SYSTEM FOR FERNANDO GONZALEZ SUBDIVISION SHALL CONSIST OF TWO (2) - 1" DIAMETER SINGLE SERVICE LINE (LWS) WITH 2" STEEL CASING. THE SERVICES TERMINATE AT THE WATER METER BOX FOR EACH LOT. THE SUBDIVISION WILL INSTALL NO FIRE HYDRANTS. IN ADDITION, THE SUBDIVISION HAS PAID AGUA SUD THE SUM OF \$2,500 AS STATED IN THE 30-YEAR WATER SERVICE AGREEMENT WHICH NOW 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 FERNANDO GONZALEZ SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A SEWAGE TANK WITH SANDY LOAM SOIL ABOVE THE LOTS OF THE PROPERTY. THE SOIL IS A UNIFORM FINE SANDY LOAM EXTENDING UP TO 30" 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 \$1,000.00, 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".
 SUBDIVISION SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF 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 16.343, 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 \$5,000.00 WHICH EQUALS TO \$2,500 PER LOT.
 SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$3,000.00 FOR THE ENTIRE SUBDIVISION.



SUBDIVISION CERTIFICATION:
 BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVISION 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.
SUBDIVISION STATEMENT:
 I (WE) FERNANDO GONZALEZ OF FERNANDO GONZALEZ SUBDIVISION, HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE AVAILABLE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.
 OWNER: FERNANDO GONZALEZ
 STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FERNANDO GONZALEZ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) DELIVERED THE SAME FOR PURPOSE AND CONSIDERATION THEREIN STATED, EVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ 20__.

NOTARY PUBLIC
 BY COMMISSION EXPIRES: _____

SHEET INDEX OF FERNANDO GONZALEZ SUBDIVISION	
1	LOCATION MAP, ETX AND DESCRIPTION OF LOCATION WITH RESPECT TO MUNICIPALITY, PRINCIPAL CONTACTS PLAT WITH LOTS, STREETS, AND EXISTING UTILITIES, 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 PROTECTOR DISTRICT NO. 8 APPROVAL, COUNTY CLERK'S RECORDING CERTIFICATE, AGUA SUD APPROVAL.
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS), SAMPLE OF LOG BORE FOR OSSF SYSTEM TYPICAL WATER SERVICE CONNECTION, SUBDIVISION CERTIFICATE AND STATEMENT.
3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THE DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES.

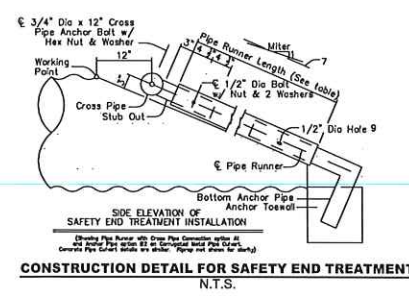
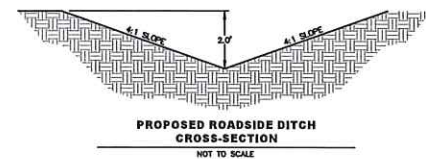
DATE OF PREPARATION: AUGUST 2019

SAMES SAM Engineering & Surveying
 200 S. 10TH ST. SUITE 1500 TEL: (956) 702-8880
 McALLEN, TEXAS 78501 FAX: (956) 702-8883
 ENGINEERING FIRM REG # F-10602 SURVEYING FIRM REG # F-101416-00

FERNANDO GONZALEZ SUBDIVISION DRAINAGE AND MAP OF TOPOGRAPHY LAYOUT



LEGEND	
	- FIRE HYDRANT
	- 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

THE PROPOSED 2-LOT (SINGLE-FAMILY RESIDENTIAL) FERNANDO GONZALEZ SUBDIVISION IS SITUATED ON A 3.78 ACRES TRACT OF LAND, LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF N. DORFING ROAD AND 6 MILE LINE, WITHIN THE EXTRAJURISDICTIONAL JURISDICTION OF THE CITY OF MISSION. THIS DEVELOPMENT IS CURRENTLY FLANKED BY RESIDENTIAL PROPERTY TO ITS NORTH AND SOUTHWEST, AND FLANKED BY OPEN LAND TO ITS WEST, EAST, AND SOUTHEAST. EXISTING STORM RUNOFF WITHIN THIS PROPERTY CURRENTLY FLOWS OVERLAND TO AN EASTERN, NORTH-EASTERLY DIRECTION AND RUNS ITS NATURAL COURSE.

THIS DEVELOPMENT AND ITS SURROUNDING AREA IS IN ZONE "C", ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 48034, CORP. D. MAP REVISED JUNE 8, 2000. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF ONE SOIL TYPE, HIDALGO FINE SANDY LOAM (SS) (TYPIC OF SITE), WITH 0 TO 1 PERCENT SLOPES, WELL DRAINED, MODERATELY HIGH TO HIGH FERTILITY, AND WITH A MODERATE AVAILABLE WATER CAPACITY.

IN ACCORDANCE WITH HIDALGO COUNTY AND CITY OF MISSION DRAINAGE REQUIREMENTS OF NOT INCREASING THE AMOUNT OF EXISTING STORM RUNOFF, CALCULATIONS FOR A 10-YEAR FREQUENCY STORM INDICATE THAT THE RUNOFF DETENTION REQUIREMENTS WILL BE 4000 CUBIC FEET (6070 AC-FT) FOR LOT 1 AND 898 CUBIC FEET (6033 AC-FT) FOR LOT 2. THE REQUIRED DETENTION VOLUME WILL BE MET BY RESERVING THE ROADSIDE DITCH ALONG N. DORFING ROAD AND BY THE LARGE UNIMPROVED AREAS WITHIN THE LOTS.

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 PLAN.



SAMUEL D. MALDONADO, PE NO. 91889 DATE

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NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:									
OWNER:	EDNA GONZALES-GUERRA	ADDRESS:	2806 LINCOLN AVE	CITY & ZIP:	MISSION, TEXAS 78574	PHONE:	(956) 318-0711	FAX:	
ENGINEER:	SAMUEL D. MALDONADO, P.E.	ADDRESS:	200 S. 10TH ST. SUITE 1607	CITY & ZIP:	McALLEN, TEXAS 78501	PHONE:	(956) 702-8880	FAX:	(956) 702-8883
SURVEYOR:	SAMUEL D. MALDONADO, R.P.S.	ADDRESS:	200 S. 10TH ST. SUITE 1607	CITY & ZIP:	McALLEN, TEXAS 78501	PHONE:	(956) 702-8880	FAX:	(956) 702-8883

SAM Engineering & Surveying
200 S. 10TH ST. SUITE 1607 TEL. (956) 702-8880
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REGISTRATION # F-10602