



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 ORLANDO AND SONIA GARCIA SUBDIVISION PRECINCT No. 3.

ENGINEER: SWG ENGINEERING, LLC. DEVELOPER: ORLANDO & SONIA GARCIA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

LOCATION DESCRIPTION: WEST OF BRUSHLINE ROAD APPROXIMATELY 1/2 MILE NORTH OF MILE 3 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION AND WAS APPROVED BY THE P & Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-25-2019 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCOLATION AND SURFACE RUNOFF WILL DRAIN INTO BRUSHLINE ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 15.00 FEET ONTO BRUSHLINE ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-19-2019 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 9-26-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: S.L.W.S.C. LINE SIZE: 8" LOCATION: INSPIRATION ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-19-2019 : 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: _____

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.*

PLAT NOTES AND RESTRICTIONS:

- THIS PROPERTY IS LOCATED IN FLOOD ZONE C. AREAS OF MINIMAL FLOODING AND ARE NOT DESIGNATED FLOOD PRONE AREAS AS PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NO. 480334 0400 C, DATED NOVEMBER 16, 1982.
- MINIMUM SETBACK SHALL BE AS FOLLOWS:
FRONT: 25.00 FEET OR 1/2 OF THE R.O.W. NOT TO EXCEED 50.00 FEET.
50.00 FEET WHEN FRONTING A 100 FOOT R.O.W. OR GREATER.
REAR: 15.00 FEET OR EASEMENT LINE WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDES: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET
CORNER GARAGE FRONT: 18.00 FEET
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE NATURAL GROUND EXISTING ROAD, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATION. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.
- BENCH MARK: FOUND 1/2" REBAR LOCATED ON THE NORTHEAST CORNER OF THIS SUBDIVISION. ELEVATION 87.56 (NAD 83 TEXAS STATE PLANES SOUTH ZONE U.S.)
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
- NO BUILDING STRUCTURE SHALL BE BUILT OVER ANY EASEMENT(S). EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- ALL LOT CORNERS HAVE BEEN SET WITH 1/2" REBARS.
- THERE ARE NO WATER WELLS WITHIN 150 FT. FROM THE BOUNDARIES ON THIS SUBDIVISION.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT CONCERNING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AND EASEMENT.
- ON-SITE SEWAGE FACILITIES(OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON LOT.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLIES WITH MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 A TOTAL OF 4,725.00 CUBIC FEET, OR 0.1085 ACRE-FEET OF DRAINAGE RUNOFF. THE ENTIRE SUBDIVISION IS REQUIRED TO DETAIN A TOTAL MINIMUM OF 4,698.97 CUBIC FEET OR 0.1079 AC. FT.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE 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.
- ORLANDO AND SONIA GARCIA, THE OWNERS AND SUBDIVIDERS OF ORLANDO AND SONIA GARCIA SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT(S) AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- LOT 2 SHALL HAVE AN ACCESS DRIVEWAY ONTO BRUSHLINE ROAD. LOCATION ACCESS DRIVEWAY SHALL BE AS SHOWN ON THE DRAINAGE PLAN SHEET NO. 3 AND IS SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT DUE TO THE IMPROVEMENTS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE ROADSIDE DITCH AT A 0.2% SLOPE POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

STATE OF TEXAS
COUNTY OF HIDALGO

I, JOSE SAENZ HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE ORLANDO AND SONIA GARCIA SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IF THE HOLDER OF THE CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) 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 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 THIS PHASE OF THE SUBDIVISION.

JOSE SAENZ, GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS _____ DAY OF _____ 2019.

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

ATTEST:

BOARD MEMBER

ENGINEER'S CERTIFICATION

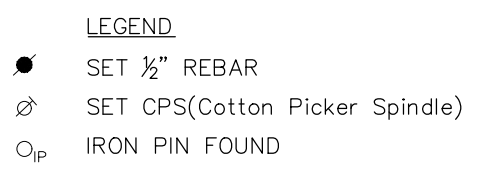
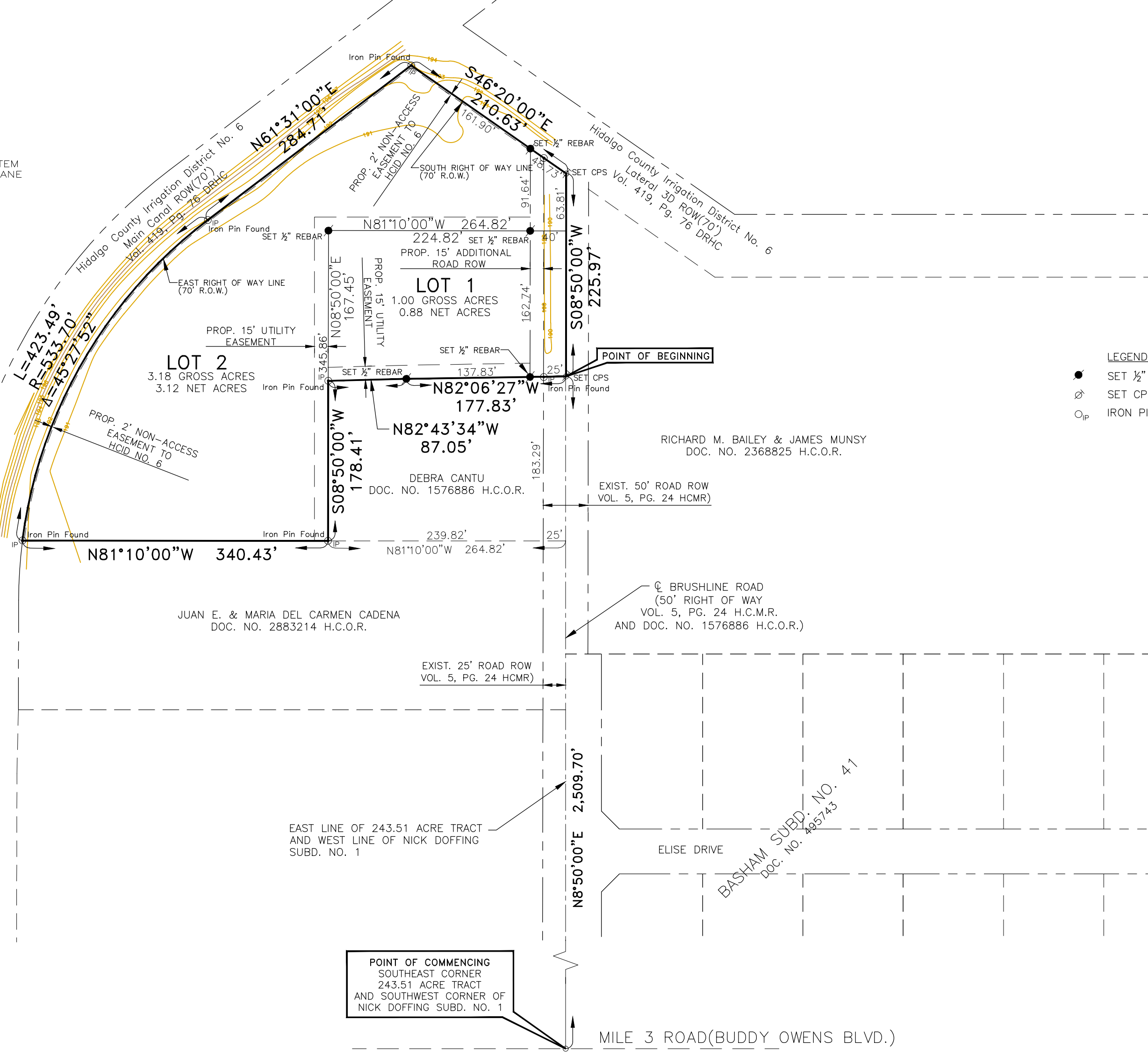
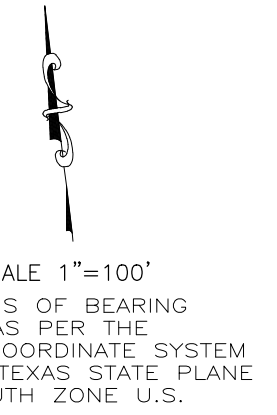
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS. HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE ORLANDO AND SONIA GARCIA SUBDIVISION, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

JOSE G. REYES, JR.
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 93827

SURVEYOR'S AND ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS. HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE ORLANDO AND SONIA GARCIA SUBDIVISION, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

JOE B. WINSTON, JR.
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 31109
REGISTERED PUBLIC LAND SURVEYOR
TEXAS REGISTRATION NO. 3780



ORLANDO AND SONIA GARCIA SUBDIVISION

A 4.18 ACRE TRACT OF LAND, MORE OR LESS, OUT OF A 5.28 ACRE TRACT OUT OF THAT PART OF A CERTAIN 243.51 ACRE TRACT OUT OF PORCION 48, HIDALGO COUNTY, TEXAS LYING EAST OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 MAIN CANAL, RIGHT OF WAY, ALL OUT OF THE NICK DOFFING SUBDIVISION NO. 1 AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ORLANDO AND SONIA GARCIA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 2019.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ORLANDO AND SONIA GARCIA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ 2019

RAMON GARCIA DATE

ATTEST: HIDALGO COUNTY CLERK

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

ON _____ AT _____ O'CLOCK AM/PM DOCUMENT NUMBER _____
OF THE MAP RECORDED OF HIDALGO COUNTY, TEXAS.

BY: _____ DEPUTY

CITY OF MISSION
CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ORLANDO AND SONIA GARCIA SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION

MAYOR: CITY OF MISSION DATE

ATTEST: SECRETARY, CITY OF MISSION DATE

THIS PLAT OF ORLANDO AND SONIA GARCIA 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 _____ 2019.

CHAIRMAN

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: Orlando & Sonia Garcia	7007 Avenida Del Paso	Palmview, Tx. 78572	(956) 904-1305	
ENGINEER: Joe B. Winston, Jr.	611 Bill Summers Int'l Blvd.	Weslaco, Tx. 78596	(956) 968-2194	956-968-8300
SURVEYOR: Joe B. Winston, Jr.	611 Bill Summers Int'l Blvd.	Weslaco, Tx. 78596	(956) 968-2194	956-968-8300

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION CERTIFICATION AND ATTESTATION:

I (WE), THE UNDERSIGNED, OWNER(S) OF THE 4.18 ACRE TRACT OF LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ORLANDO AND SONIA GARCIA SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO THE PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I (WE) HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOT(S) MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.
- (B) SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANK(S) MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ORLANDO GARCIA DATE SONIA LETICIA GARCIA DATE
7007 AVENIDA DEL PASO 7007 AVENIDA DEL PASO
PALMVIEW, TEXAS 78572 PALMVIEW, TEXAS 78572
HIDALGO COUNTY HIDALGO COUNTY

STATE OF TEXAS
COUNTY OF HIDALGO

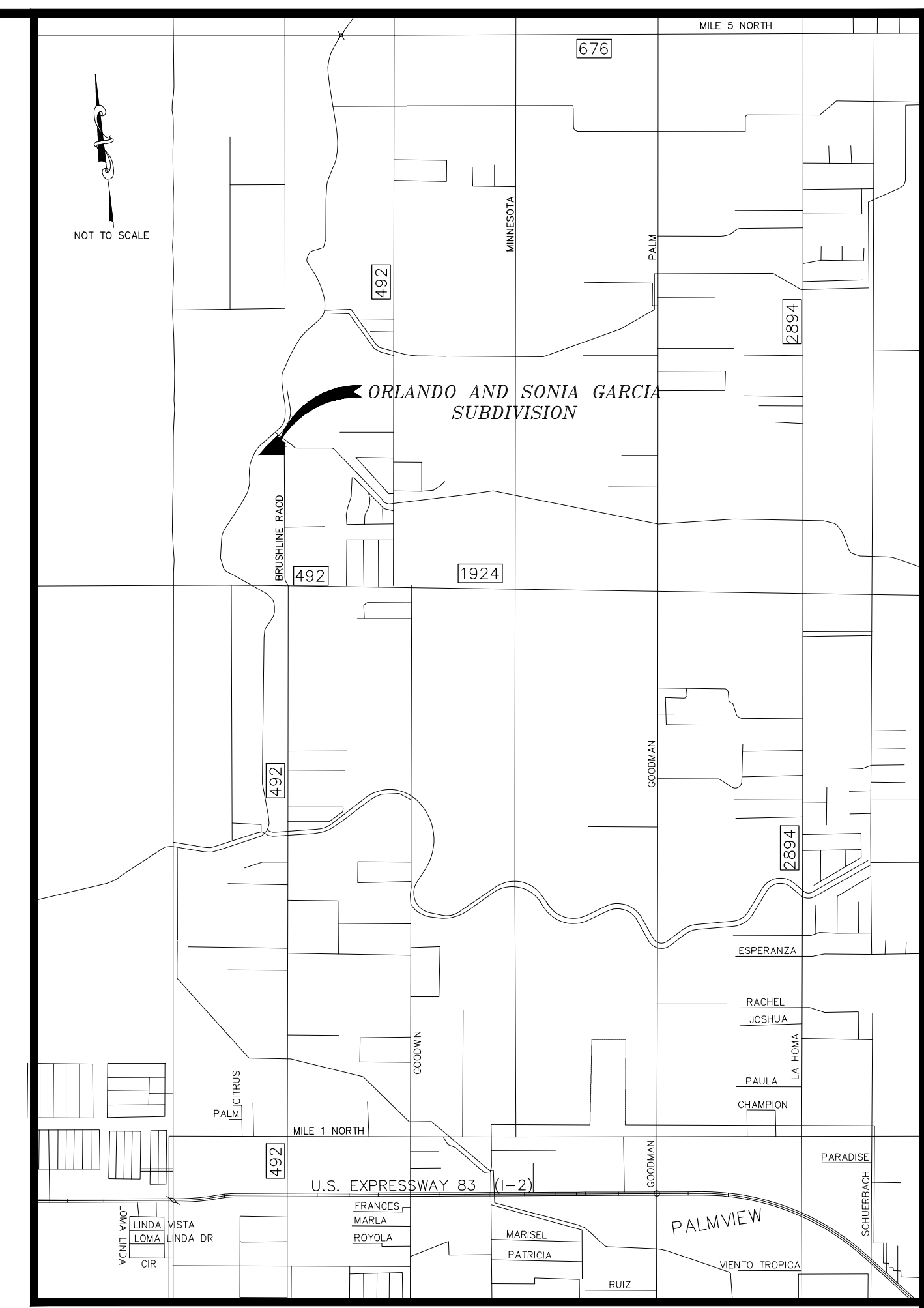
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ORLANDO GARCIA AND SONIA GARCIA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE(SHE) EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER ME HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____

NOTARY PUBLIC

INDEX TO SHEET ORLANDO AND SONIA GARCIA SUBDIVISION

1	LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOT DIMENSIONS AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION CERTIFICATION, AND ATTESTATION, CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATION, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.L.I. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.D.D. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, RIGHT OF WAY CERTIFICATION, H.C.H.D. CERTIFICATION AND REVISION NOTES.
2	WATER IMPROVEMENTS AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION, SUBDIVIDER CERTIFICATE AND STATEMENT.
3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEER'S CERTIFICATION, REVISION NOTES, TYPICAL DRAINAGE CROSS SECTION.



LOCATION MAP

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
According to the Official Map in the office of the Secretary of the City of Mission, ORLANDO AND SONIA GARCIA SUBDIVISION, is located in Precinct No. 3 and Approximately 2509 ft. North from the Intersection of Mile 3 Road (Buddy Owens Blvd.) and Brushline Road and it is outside the city limits, and lies within the city's five-mile ETJ under Local Government Code 212.001. The city of Mission Population approximately 81,050 and counting.

METES AND BOUNDS:
BEING A 4.18 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF A 5.28 ACRE TRACT OUT OF THAT PART OF A CERTAIN 243.51 ACRE TRACT OUT OF PORCION 48, HIDALGO COUNTY, TEXAS LYING EAST OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 MAIN CANAL, RIGHT OF WAY, ALL OUT OF THE NICK DOFFING SUBDIVISION NO. 1 AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

COMMENCING AT THE INTERSECTION OF BRUSHLINE ROAD (A 50' COUNTY ROAD), AND MILE 3 ROAD (BUDDY OWENS BOULEVARD) FOR THE COMMON LINE BETWEEN SAID 243.51 ACRE TRACT AND NICK DOFFING SUBDIVISION NO. 1, THENCE, NORTH 08°50'00" EAST, 2509.70 FT. FROM THE SOUTHEAST CORNER OF SAID 243.51 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID NICK DOFFING SUBDIVISION NO. 1, TO A SET CPS(COTTON PICKER SPINDLE) FOR THE POINT OF BEGINNING OF THIS TRACT OF LAND;

THENCE, NORTH 82°06'27" WEST A DISTANCE OF 25.00 FT. TO A FOUND 1/2-INCH REBAR ON THE EXISTING WEST RIGHT OF WAY LINE AND AT 30 FT. TO A SET 1/2-INCH REBAR ON THE 10 FT. ADDITIONAL RIGHT OF WAY FOR BRUSHLINE ROAD AND AT TOTAL DISTANCE OF 177.83 FT. TO A SET 1/2-INCH REBAR FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 82°43'34" WEST A DISTANCE OF 87.05 FT. TO A FOUND 1/2-INCH REBAR FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08°50'00" WEST WITH A LINE PARALLEL WITH THE CENTERLINE OF BRUSHLINE ROAD AND THE EAST LINE OF SAID 243.51 ACRE TRACT AND THE WEST OF NICK DOFFING SUBDIVISION NO. 1, A DISTANCE OF 178.41 FT. TO A FOUND 1/2-INCH REBAR FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81°10'00" WEST AT A DISTANCE OF 340.43 FT. TO A FOUND 1/2-INCH REBAR FOR THE EAST RIGHT OF WAY LINE OF A 70.00 FT. HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 MAIN CANAL RIGHT OF WAY (VOL. 19, PAGE 76 D.R.H.C.) FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, ALONG THE EAST LINE OF A 70.00 FT. HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 MAIN CANAL RIGHT OF WAY, (VOL. 19, PAGE 76 D.R.H.C.) BEING A CURVE TO THE RIGHT WITH A RADIUS OF 533.70 FT., THROUGH AN ANGLE OF 45°27'52", A DISTANCE OF 423.49 FT. TO A FOUND 1/2-INCH REBAR AT END OF SAID CURVE FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, ALONG SAID EAST RIGHT OF WAY LINE OF 70.00 FT. HIDALGO COUNTY DISTRICT NO. 6 MAIN CANAL (VOL. 19, PAGE 76 D.R.H.C.) NORTH 61°31'00" EAST A DISTANCE OF 284.71 FT. TO A FOUND 1/2-INCH REBAR ON THE RIGHT OF WAY INTERSECTION OF A 70.00 FT. CANAL LATERAL 3D AND THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, CONTINUING SOUTH 46°20'00" EAST ALONG THE SOUTH LINE OF 70.00 FT. CANAL LATERAL 3D, (VOL. 19, PAGE 76 D.R.H.C.) AT 180.17 FT. PASS A 1/2-INCH REBAR ON THE WEST 10' ADDITIONAL RIGHT OF WAY OF BRUSHLINE ROAD AND AT 210.63 FT. IN ALL TO A SET CPS(COTTON PICKER SPINDLE) IN THE CENTERLINE OF BRUSHLINE ROAD AND THE WEST LINE OF NICK DOFFING SUBDIVISION NO. 1 FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, CONTINUING SOUTH 08°50'00" WEST ALONG THE CENTERLINE OF BRUSHLINE ROAD AND THE EAST LINE OF SAID 243.51 ACRE TRACT AND THE WEST LINE OF NICK DOFFING SUBDIVISION NO. 1, A DISTANCE OF 225.97 FT. TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 4.18 GROSS ACRES MORE OR LESS.



SWG ENGINEERING, LLC
WESLACO, TEXAS

TEXAS FIRM REGISTRATION NO. F-592
TEXAS FIRM REGISTRATION NO. F-10060000

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19-106

SHEET NO. 1

WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY (DESCRIPTION, COST, AND OPERABILITY DATE)

ORLANDO AND SONIA GARCIA SUBDIVISION, WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD)...

ORLANDO AND SONIA GARCIA SUBDIVISION ONLY HAS 2 LOTS. AGUA SUD HAS AN EXISTING 6" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE RIGHT OF WAY OF BRUSHLINE ROAD...

WATER DISTRIBUTION FOR ORLANDO AND SONIA GARCIA SUBDIVISION WILL CONSIST OF ONE SINGLE SERVICE CONNECTION FOR TWO SINGLE SERVICE WATER METER CONNECTIONS THAT WILL RUN INTO THE LOTS...

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

SEWAGE FROM ORLANDO AND SONIA GARCIA SUBDIVISION WILL BE TREATED WITH INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAIN FIELD ON LOTS 1 AND 2...

SOIL EVALUATION REPORT

LOT 1 IN THE PROPOSED SUBDIVISION IS AT 0.88 NET ACRES AND LOT 2 IS AT 3.12 NET ACRES IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA...

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$_____, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A COST \$_____...

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES (OSSF) DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE...

JOSE G. REYES, JR. LICENSED PROFESSIONAL ENGINEER TEXAS LIC. NO. 93827

DATE

PLAT NOTES AND RESTRICTIONS:

- 1. THIS PROPERTY IS LOCATED IN FLOOD ZONE C; AREAS OF MINIMAL FLOODING AND ARE NOT DESIGNATED FLOOD PRONE AREAS AS PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NO. 480334 0400 C, DATED NOVEMBER 16, 1982.
2. MINIMUM SETBACK SHALL BE AS FOLLOWS: FRONT: 25' REAR: 10' OR EASEMENT LINE: (WHICHEVER IS GREATER) SIDE: 6' (CORNER LOTS A MINIMUM 15' SIDE SETBACK)
3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE NATURAL GROUND EXISTING ROAD, WHICHEVER IS GREATER, ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATION. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.
4. BENCH MARK: FOUND 3/8" REBAR LOCATED ON THE NORTHEAST CORNER OF THIS SUBDIVISION, ELEVATION 87.56 (NAD 83 TEXAS STATE PLANES SOUTH ZONE U.S.)
5. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
6. NO BUILDING STRUCTURE SHALL BE BUILT OVER ANY EASEMENT(S). EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
7. ALL LOT CORNERS HAVE BEEN SET WITH 1/2" REBARS.
8. THERE ARE NO WATER WELLS WITHIN 150 FT. FROM THE BOUNDARIES ON THIS SUBDIVISION.
9. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AND EASEMENT.
11. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON LOT.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLIES WITH MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT LOT IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH (WATER SYSTEM IMPROVEMENTS BEING INSTALLED AND UTILIZING LETTER OF CREDIT FOR OSSF)

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO.

LA SUBDIVISION ORLANDO Y SONIA GARCIA RECIBIRA SU PROVISION DE AGUA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD) EL DUENO DE LA SUBDIVISION Y AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS...

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION ORLANDO Y SONIA GARCIA CONSISTE DE UN CONDUCTO DE AGUA DE 6 PULGADAS DE DIAMETRO QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA BRUSHLINE ROAD...

DEL CONDUCTO EXISTENTE DE AGUA DE 6 PULGADAS SE PRODUCEN DOS CONEXIONES SECCILLAS DE AGUA DE 1 PULGADA DE DIAMETRO PARA DOS LOTES. ESTOS CONDUCTOS SECCILLAS SE PRODUCIRAN UN CONDUCTO DE AGUA DE 3/4 DE PULGADA DE DIAMETRO PARA CADA LOTE...

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

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE DRENAJE DUAL Y DE UN DRENAJE DE DRENAJE DE AGUA. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF)...

EN LA SUBDIVISION LOTE NO. 1 MIDE UN ACRE, LOTE NO. 2 MIDE 3.18 ACRES. SE HICIERON CUATRO EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME)...

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR DUEÑO EN CADA SOLAR ES DE \$_____. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL...

A CUALQUIER MOMENTO QUE EL SOLAR HA SIDO VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE LA FOSA SEPTICA AVISANDO AL DUENO POR MEDIO DE UNA CARTA O UNA LLAMADA Y SOLICITANDO EL PERMISO DE INSTALACION DEL SISTEMA DE FOSAS SEPTICAS CON EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO...

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)...

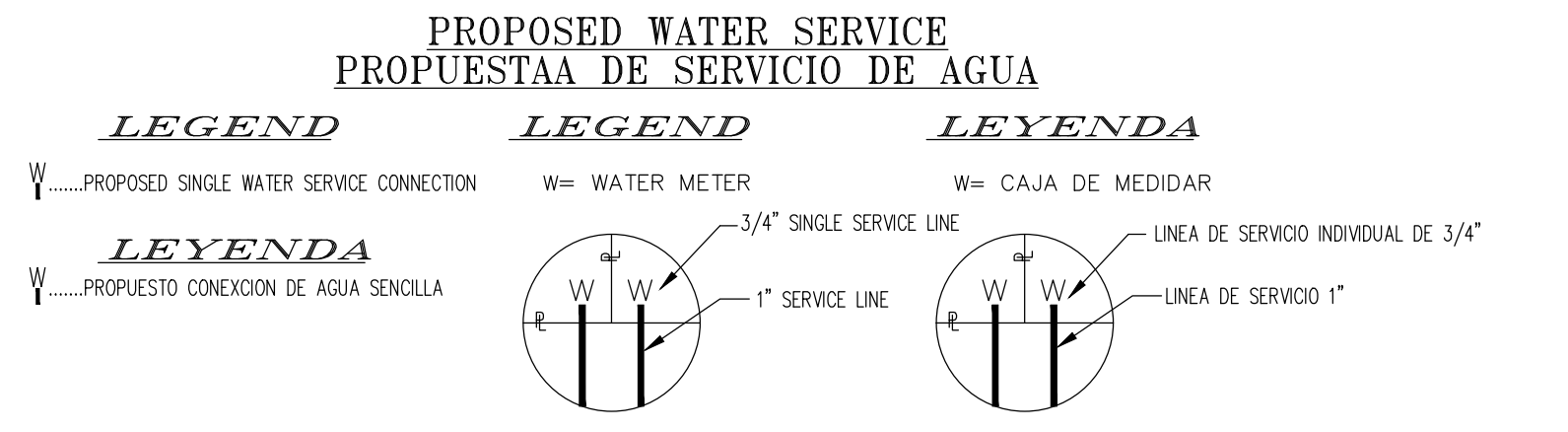
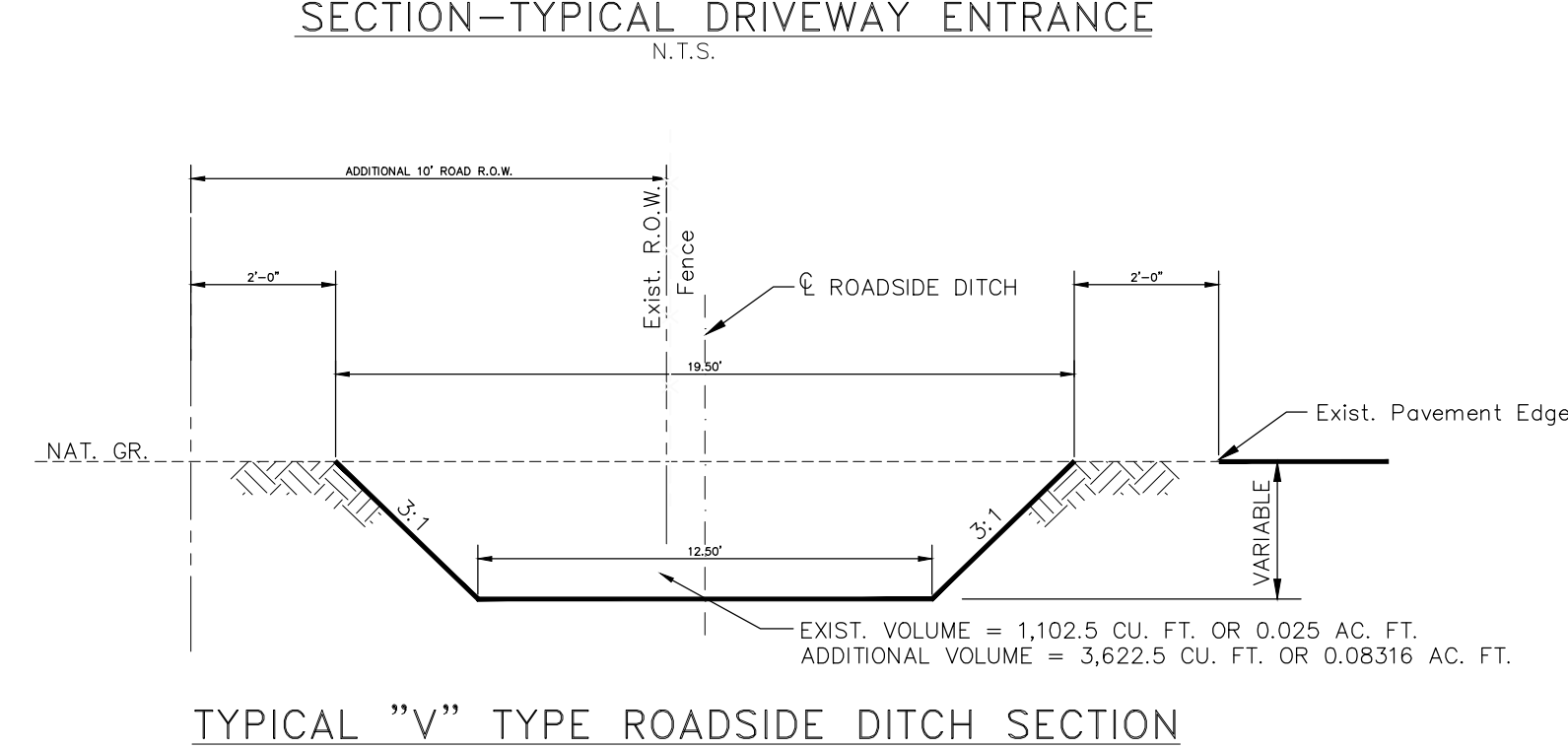
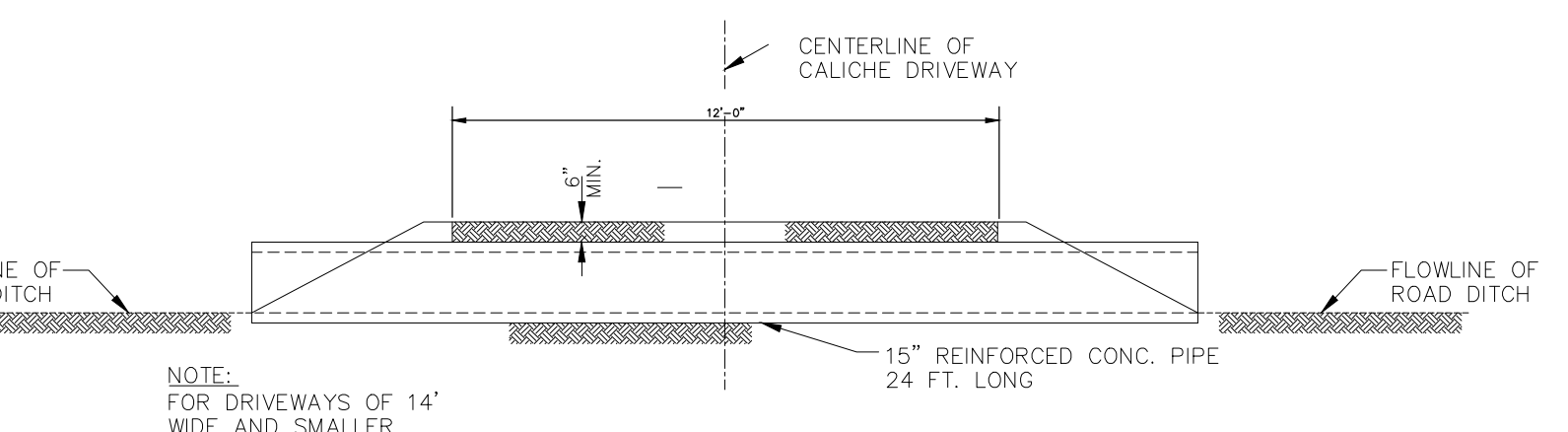
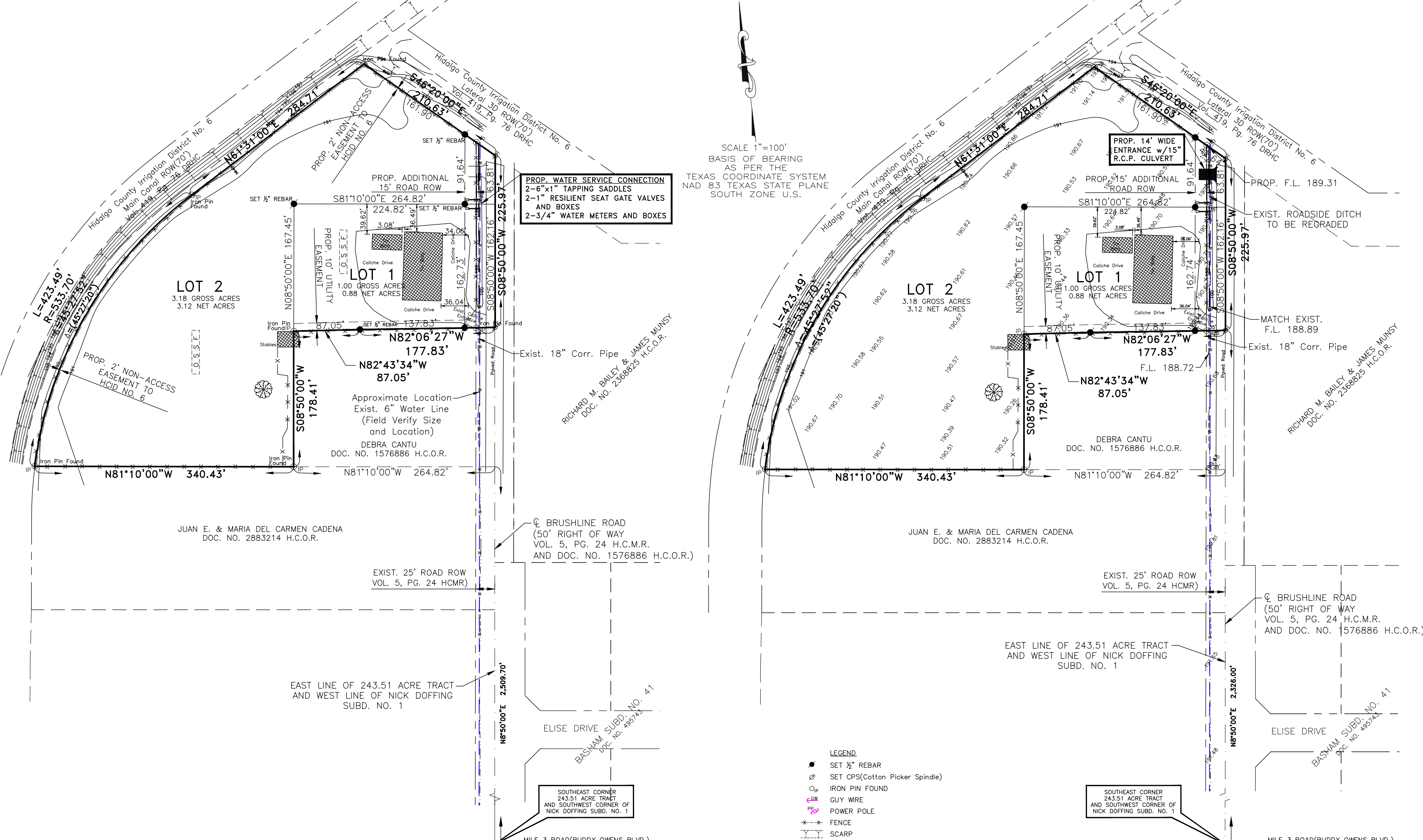
JOSE G. REYES, JR., P.E. 93827

DATE

ORLANDO AND SONIA GARCIA SUBDIVISION

WATER AND SEWAGE (OSSF) UTILITY LAYOUT

DRAINAGE PLAN AND ENTRANCE LAYOUT



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

ORLANDO GARCIA DATE SONIA GARCIA DATE STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ORLANDO AND SONIA GARCIA KNOWN TO ME BY THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

NOTARY PUBLIC MY CONSTATANT EXPIRES



INDEX TO SHEET ORLANDO AND SONIA GARCIA SUBDIVISION table with 3 rows listing location map, water improvements map, and drainage report.

Project information table for Orlando and Sonia Garcia Subdivision, including location, owner (Sigler, Winston, Greenwood and Associates), and drawing details (date: SEPT., 2019, no. 2 of 2).

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