



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: 11-26-2019

PROPOSED ALYSSA MARIE TORRES SUBDIVISION, PRECINCT No. 3.

ENGINEER: GRIFFITH CONSULTING DEVELOPER: EBERARDO TORRES

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

LOCATION DESCRIPTION: EAST SIDE OF DOFFING ROAD (F.M. 492) APPROXIMATELY 870 FEET SOUTH OF MILE 7 NORTH ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-30-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION WITH IN THE PROPOSED LOTS AND SURFACE RUNOFF WILL DRAIN INTO DOFFING ROAD (F.M. 492) SIDE DITCH.

ROAD R.O.W. DEDICATION: 19.80 FEET ONTO DOFFING ROAD (F.M. 492).

H.C.R.O.W. FINAL APPROVAL DATE: 2-8-2019 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-17-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF HAS BEEN INSTALLED.

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: DOFFING ROAD (F.M. 492).

H.C.E.O.C. FINAL APPROVAL DATE: 2-7-2019 : 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: JULY 31, 2018

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

Final Approval subject to recommendations other departments

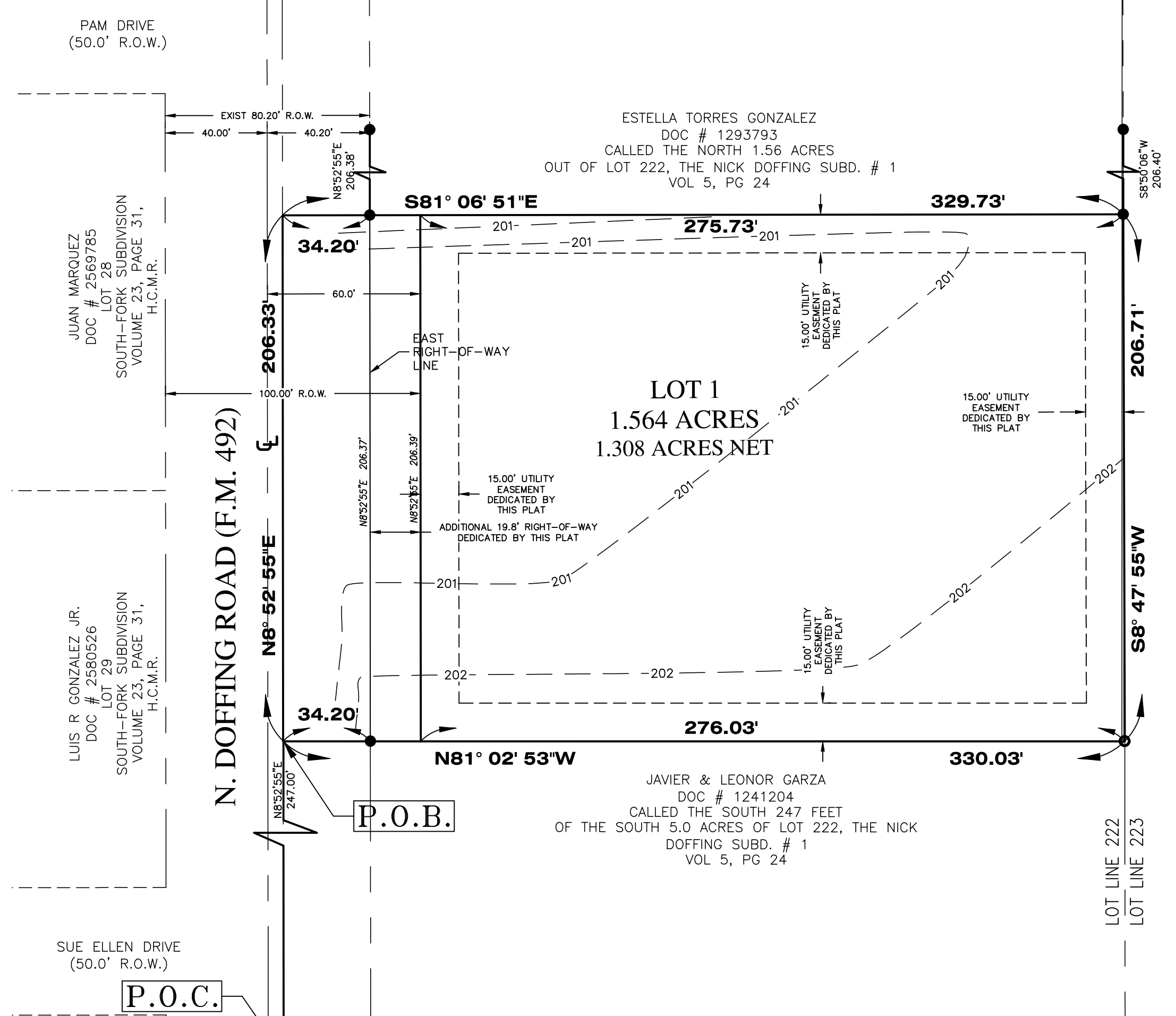
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

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

GRIFFITH CONSULTING
ENGINEERING SURVEYING PLANNING,
ENGINEERING FIRM # F-10052
SURVEY FIRM # 101699-00
4000 SENDERO SPRINGS
ROUND ROCK, TEXAS 78665
(512) 626-0023
EMAIL: jwg@gcons.net

MAP OF ALYSSA MARIE TORRES SUBDIVISION HIDALGO COUNTY, TEXAS

LEGEND	
●	FOUND 1/2 INCH IRON ROD
○	SET 1/2 INCH IRON ROD
M.R.H.C.	MAP RECORDS OF HIDALGO COUNTY
C	CENTER LINE
U.E.	UTILITY EASEMENT
A.S.U.D.	AGUA ESPECIAL UTILITY DISTRICT
△	FOUND COTTON PICKER SPINDLE
△	CALCULATED POINT



STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

EBERARDO N. TORRES SUBDIVIDER, AS OWNER OF THE 1.564 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **ALYSSA MARIE TORRES SUBDIVISION**, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 OF SUBDIVISION ORDINANCE, 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) 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.

EBERARDO N. TORRES _____ DATE: _____
P.O. BOX 4611
EDINBURG TEXAS 78539

STATE OF TEXAS COUNTY OF HIDALGO

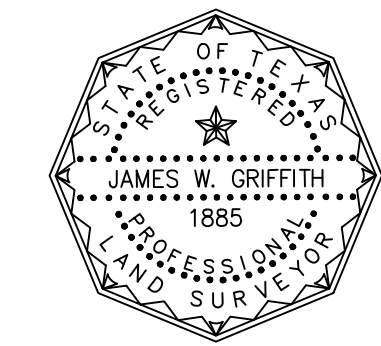
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **EBERARDO N. TORRES**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2017

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
DATE MY COMMISSION EXPIRES _____

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, JAMES W. GRIFFITH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

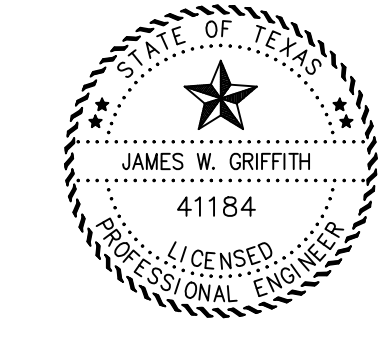
JAMES W. GRIFFITH
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1885
4000 SENDERO SPRINGS
ROUND ROCK, TEXAS 78681



STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, JAMES W. GRIFFITH, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JAMES W. GRIFFITH
LICENSED PROFESSIONAL ENGINEER #41184
SENDERO SPRINGS
ROUND ROCK, TEXAS 78681



A 1.564 ACRES OUT OF LOT 222 OF THE NICK DOFFING SUBDIVISION, RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS OF HIDALGO COUNTY, TEXAS

METES AND BOUNDS

BEING A 1.564 ACRE TRACT OF LAND OUT OF LOT TWO HUNDRED TWENTY-TWO (222), THE NICK DOFFING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 5, PAGE 24 OF THE MAP RECORDS OF SAID COUNTY; SAID 1.564 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

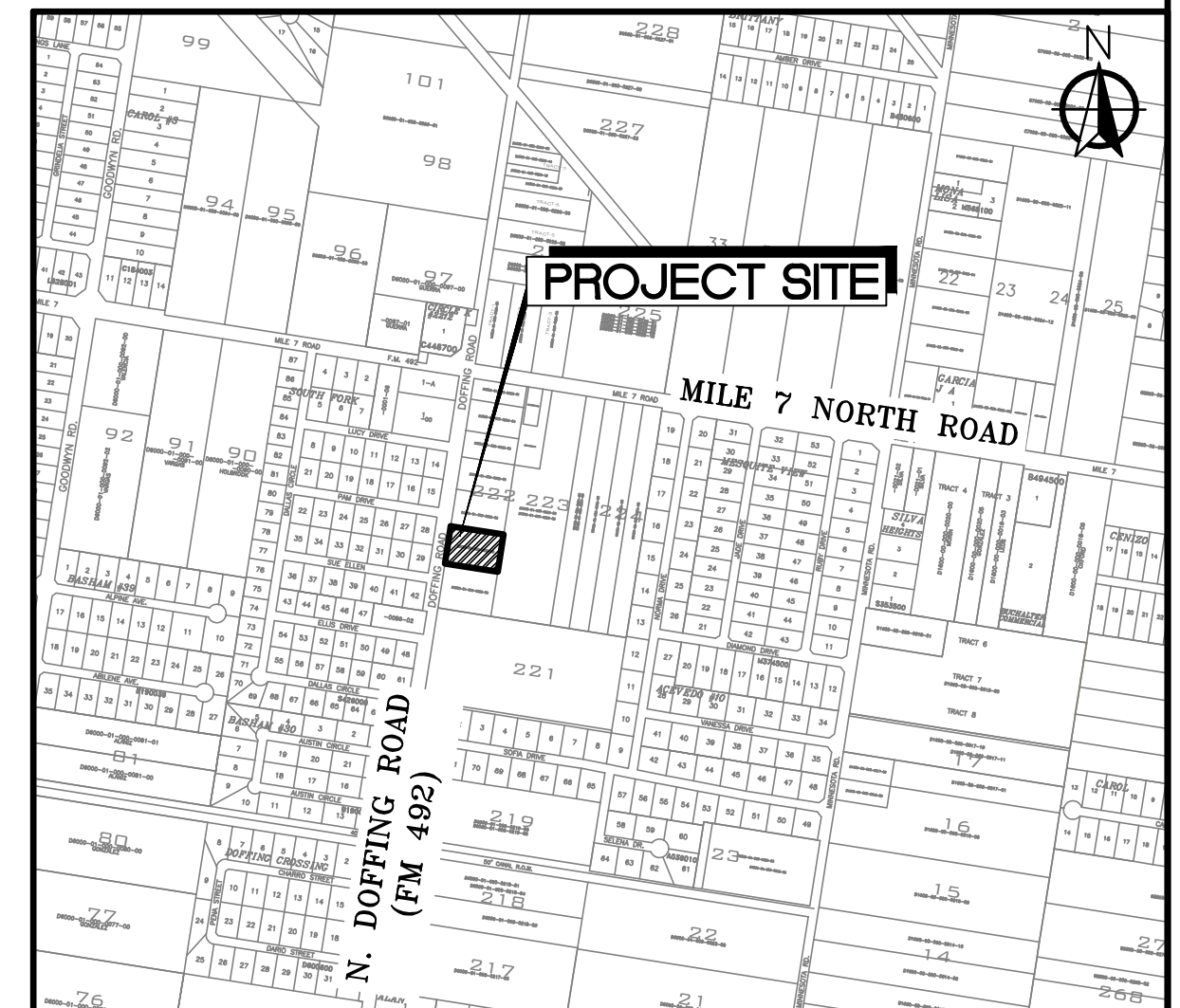
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT TWO HUNDRED TWENTY-TWO (222), THENCE THE WEST LINE OF SAID LOT TWO HUNDRED TWENTY-TWO (222), NORTH 08°52'55" EAST 247.00 FEET TO THE SOUTHWEST CORNER HEREOF AND THE **PLACE OF BEGINNING**;

THENCE CONTINUING WITH SAID WEST LINE, NORTH 08°52'55" EAST 206.33 FEET TO THE NORTHWEST CORNER HEREOF;

THENCE PARALLEL WITH THE SOUTH LINE OF SAID LOT TWO HUNDRED TWENTY-TWO (222), SOUTH 81°06'51" EAST, AT 34.20 FEET FOUND ONE-HALF (1/2) INCH DIAMETER IRON ROD AT THE EAST RIGHT-OF-WAY OF F.M. 492, AT 329.73 FEET IN ALL TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR THE NORTHEAST CORNER HEREOF;

THENCE WITH THE EAST LINE OF SAID LOT TWO HUNDRED TWENTY-TWO (222), SOUTH 08°47'55" WEST, 206.71 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE NORTH LINE OF VICTOR H. RENDON'S TRACT AS DESCRIBED IN DOCUMENT NO. 1241207 OFFICIAL RECORDS OF SAID COUNTY, NORTH 81°02'53" WEST, AT 295.83 FEET TO A FOUND ONE-HALF (1/2) INCH DIAMETER IRON ROD AT THE EAST RIGHT-OF-WAY OF SAID ROAD, AT 330.03 FEET IN ALL TO THE PLACE OF BEGINNING, AND CONTAINING 1.564 ACRES, MORE OR LESS.



ALYSSA MARIE TORRES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3, IN THE WEST SIDE OF HIDALGO COUNTY, SOUTH FROM THE INTERSECTION OF MILE 7 ROAD (FM 2221) & N. DOFFING ROAD (FM 492), APPROXIMATELY 1,000 FEET SOUTH ALONG N. DOFFING ROAD (FM 492). THE ONLY NEARBY MUNICIPALITY IS THE CITY OF McALLEN ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN (POPULATION 138,082 - 2015 CENSUS). ALYSSA MARIE SUBDIVISION LIES APPROXIMATELY 1.0 MILES FROM THE CITY LIMITS OF McALLEN AND IT IS WITHIN THE CITY'S FIVE MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42-021.

VICINITY MAP SCALE 1"=2000'

GENERAL NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADE)
ZONE "X" AREAS (NO SHADE), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN ACCORDING TO COMMUNITY-PANEL NO. 480334 0290 D, REVISED JUNE 6, 2000.
- SETBACKS:
FRONT: 50.00 FEET.
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
GARAGE: 15.00 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
- 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. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. THERE SHALL BE NO OTHER USE THAN RESIDENTIAL.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER. ELEVATION CERTIFICATE WILL BE REQUIRED.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. ON-SITE B.M. NO. 1-1, ELEVATION: 202.69, DESCRIPTIONS: FOUND IRON ROD (BEING THE SOUTHWEST CORNER OF HEREIN SUBDIVISION), GPS POINT, GRID COORDINATES NORTHING:16642221.280, EASTING:1026582.583.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,388.58 CUBIC-FEET OR 0.032 ACRE-FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS IN THE LOT.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- 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 LOTS 1.
- OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- EBERARDO N. TORRES, THE OWNERS & SUBDIVIDERS OF THIS SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH, AND RE-GRADING OF ROADSIDE DITCH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.
- A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON N. DOFFING ROAD (F.M. 492)
- A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES. PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 1 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO N. DOFFING ROAD (FM 492). TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.
- AN 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

STATE OF TEXAS CITY OF McALLEN PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THIS **ALYSSA MARIE TORRES SUBDIVISION** PLAT WHICH CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED THIS _____ DAY OF _____, 2017

CHAIRMAN OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS CITY OF McALLEN MAYOR APPROVAL

I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN 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 McALLEN _____ DATE: _____

ATTESTED BY: _____

CITY SECRETARY _____ DATE: _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **ALYSSA MARIE TORRES SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE: _____

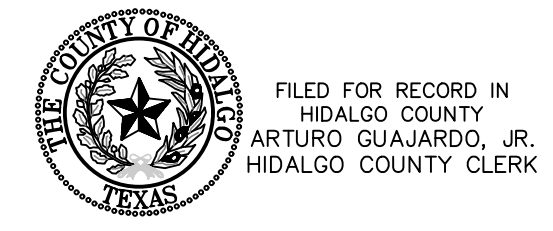
STATE OF TEXAS COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE **ALYSSA MARIE TORRES SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE _____ DATE: _____

ATTEST: _____
HIDALGO COUNTY CLERK _____ DATE: _____



ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

INDEX	
SHEETS 1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, 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; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECTS SITUATED; H.C.D.D. No. 1 CERTIFICATION; IRRIGATION DISTRICT CERTIFICATION OR APPROVAL; HCHD CERTIFICATION; REVISION NOTES:
SHEETS 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUB-DIVIDER CERTIFICATION AND STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.

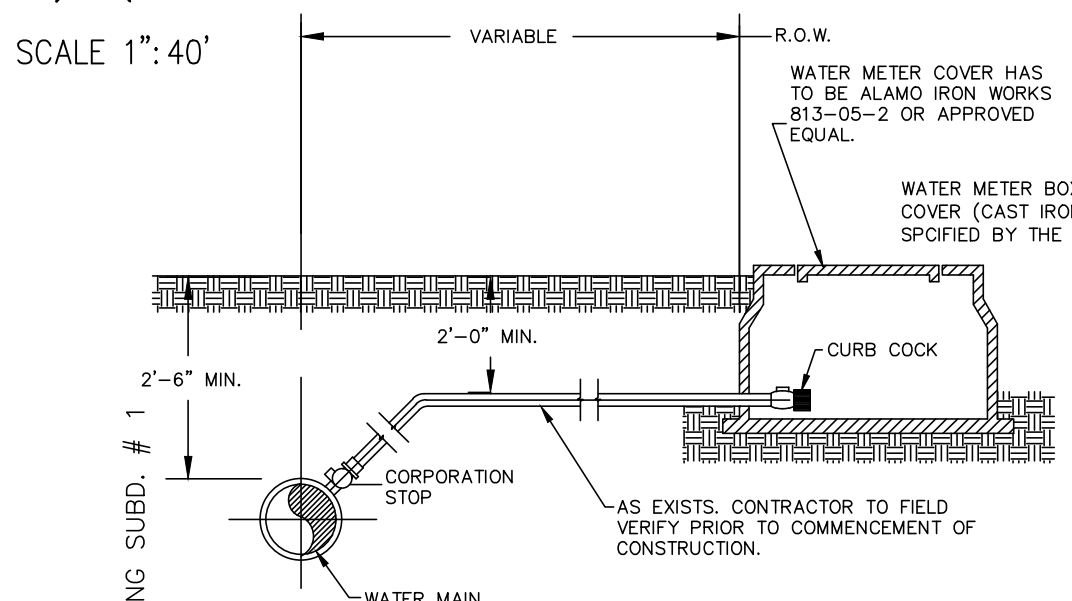
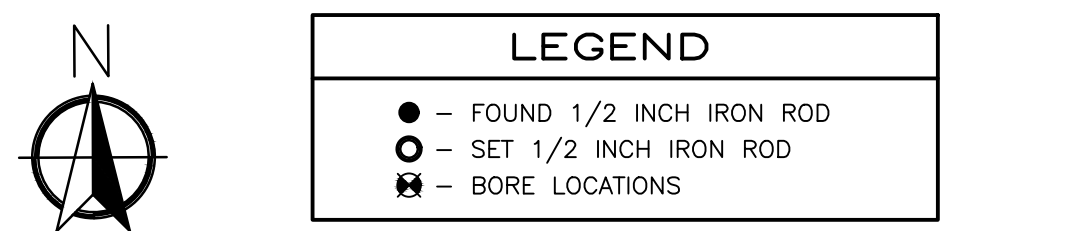
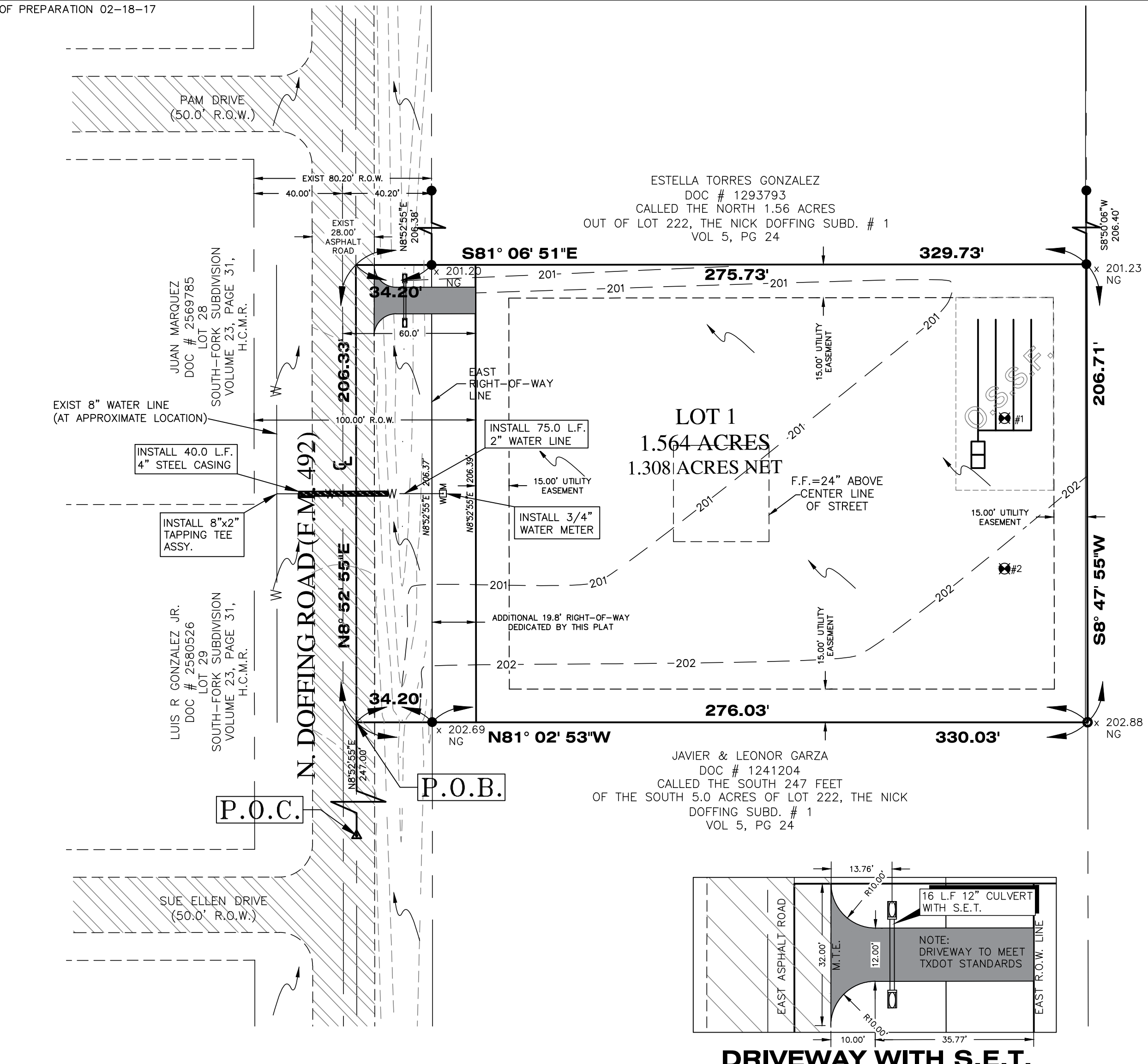
REVISION NOTES			
No.	SHEET	REVISIONS	DATE

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: EBERARDO TORRES	P.O. BOX 4611	EDINBURG, TX. 78539	(956) 330-4528
ENGINEER: JAMES W. GRIFFITH	4000 SENDERO SPRINGS	ROUND ROCK, TX. 78681	(512) 626-0023
SURVEYOR: JAMES W. GRIFFITH	4000 SENDERO SPRINGS	ROUND ROCK TX. 78681	(512) 626-0023

MAP OF ALYSSA MARIE TORRES SUBDIVISION HIDALGO COUNTY, TEXAS

A 1.564 ACRES OUT OF LOT 222 OF THE NICK DOFFING SUBDIVISION, RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS OF HIDALGO COUNTY, TEXAS

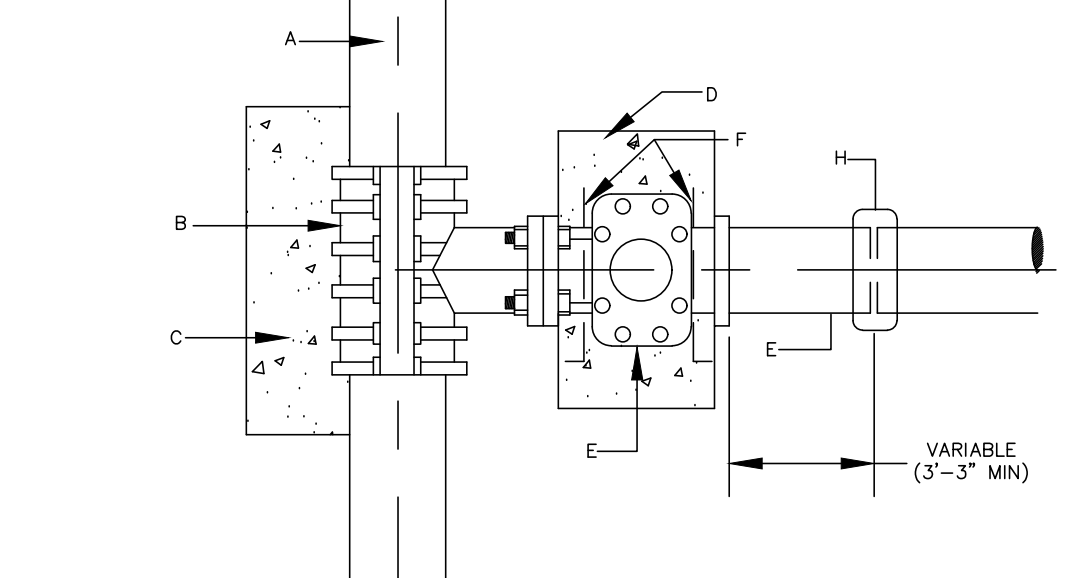
GRIFFITH CONSULTING
ENGINEERING SURVEYING PLANNING,
ENGINEERING FIRM # F-10052
SURVEY FIRM # 101699-00
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TYPICAL WATER SERVICE CONNECTION DETAIL

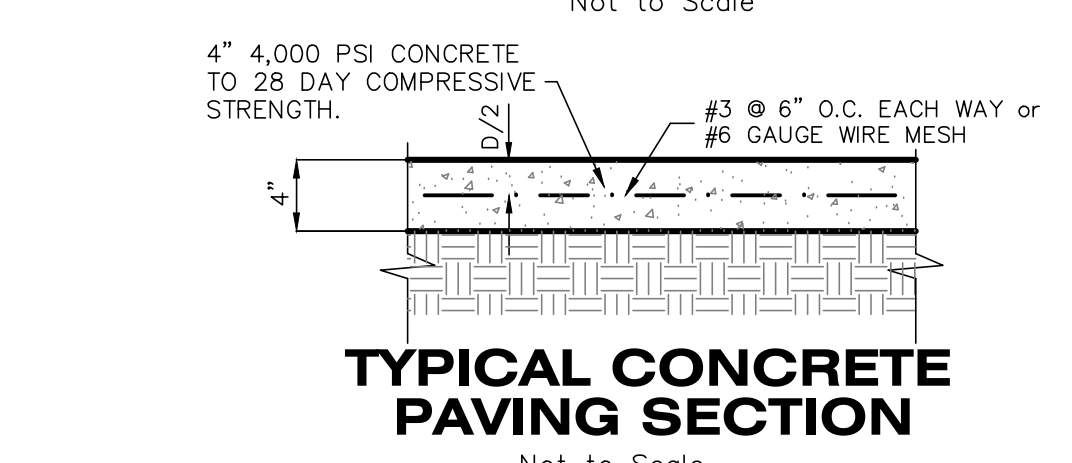
Not to Scale

CONSTRUCTION NOTES:
A. WATER MAIN (SEE PLANS AND SPECIFICATIONS).
B. TAPPING SLLEEVE (SIZE AS REQUIRED).
C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.
D. THRUST BLOCK AS PER SPECIFICATIONS.
E. FLANGED AND HUB ENDS TO "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.
F. ANCHOR RODS.
G. PVC PIPE.
H. SIMPLEX COUPLING.



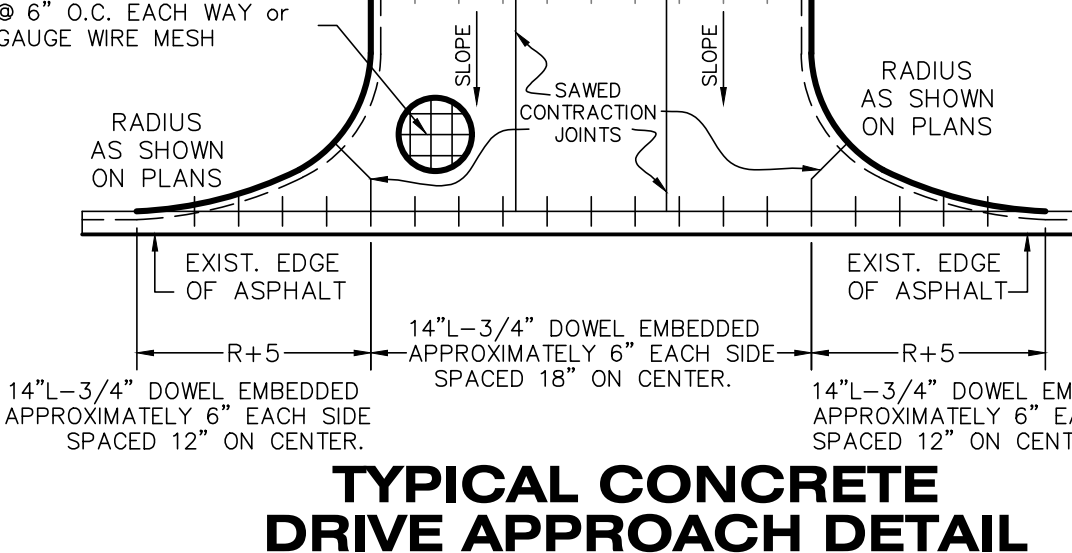
WATER TAPPING SLEEVE and VALVE INSTALLATION

Not to Scale



TYPICAL CONCRETE DRIVE APPROACH DETAIL

Not to Scale

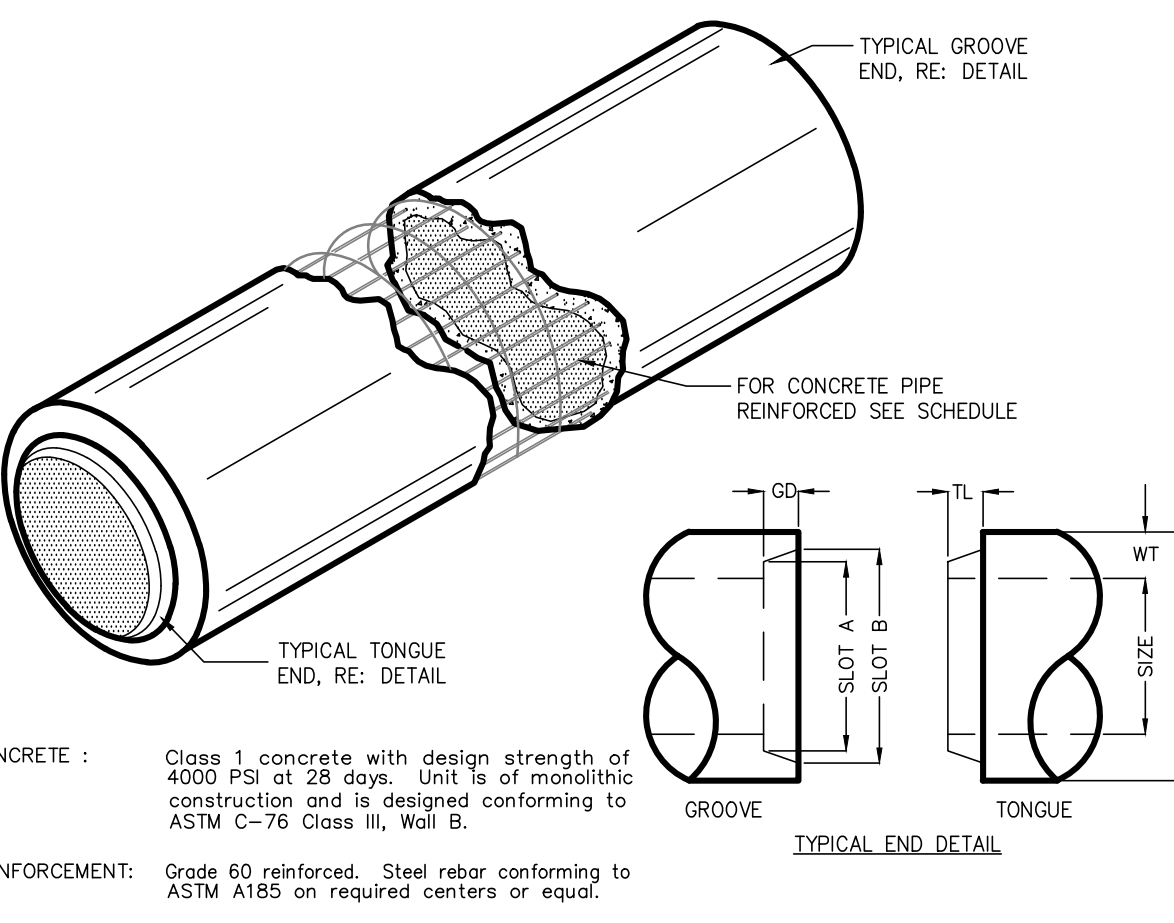


DRIVEWAY WITH S.E.T.

SCALE: 1"=20'

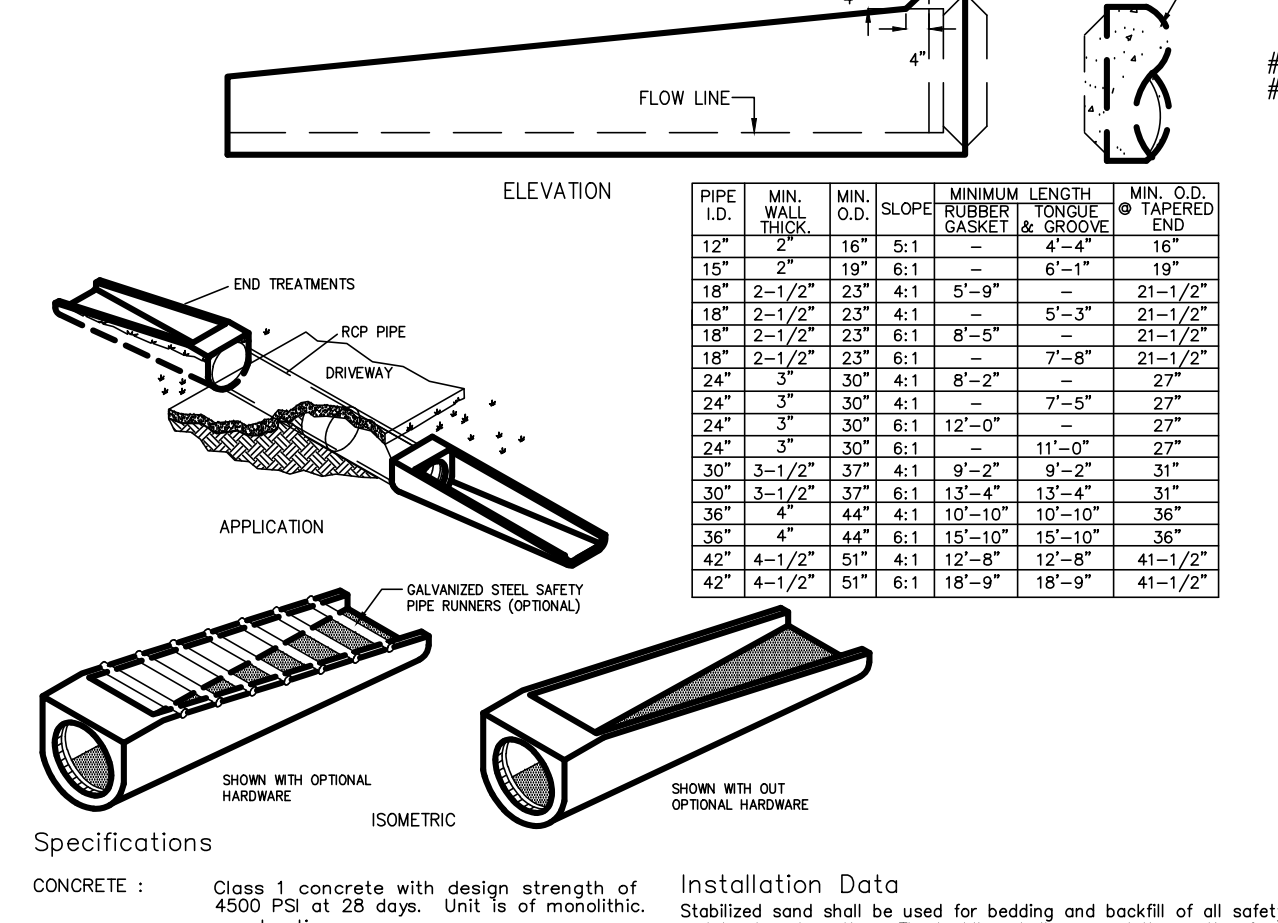
DIMENSION SCHEDULE OF C-76 TONGUE & GROOVE PIPE

PIPE SIZE I.D.	O.D.	WT. / FT.	AVAILABLE LENGTHS	REINFORCEMENT	WALL THICKNESS	TONGUE LENGTH	GROOVE DEPTH	SLOT DIM. A	SLOT DIM. B	QUANTITY L.F.
12"	16"	100 LBS	4' OR 6'	W 2.0x2.5 3"x8"	2"	2"	2"	13"	14"	
15"	19"	125 LBS	4' OR 6'	W 2.0x2.5 3"x8"	2"	2"	2"	16"	17"	
18"	23"	160 LBS	4' OR 6'	W 2.0x2.5 3"x8"	2"	2"	2"	19"	20"	
24"	30"	260 LBS	4' OR 6'	W 2.0x2.5 3"x8"	3"	2"	2"	26"	27"	
30"	37"	395 LBS	6'	W 3.0x2.0 2"x8"	3"	3"	3"	31"	33"	
36"	44"	520 LBS	6'	W 3.5x2.0 2"x8"	4"	2"	2"	32"	34"	
42"	52"	743 LBS	8'	W 3.5x2.0 2"x8"	5"	4"	2"	52"	52"	
48"	58"	838 LBS	8'	W 3.5x2.0 2"x8"	5"	4"	4"	52"	52"	



REINFORCED CONCRETE PIPE 12" THRU 48"

Not to Scale



PRECAST CONCRETE SAFETY END TREATMENT

Not to Scale

SUBDIVIDER CERTIFICATION: BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, THE UNDERSIGNED SUBDIVIDER(S) WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER MAINS AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET OR WILL MEET SUCH STANDARDS AND (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE INSTALLED BY THE SELLER AS REQUIRED BY STATE OF THE COUNTY REGULATIONS.

SUBDIVIDER STATEMENT: I, THE UNDERSIGNED, SUBDIVIDER OF ALYSSA MARIE TORRES SUBDIVISION HEREBY CERTIFY THAT A SEPTIC TANK SYSTEM OR SEWER PERMIT ARE REQUIRED PRIOR TO BUILDING ON THESE LOTS; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO THIS LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING THIS LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE OF THE COUNTY REGULATIONS.

EVERARDO N. TORRES
P.O. BOX 4611
EDINBURG TEXAS 78539

STATE OF TEXAS - COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED EVERARDO TORRES PROVED TO ME THROUGH HER TEXAS REAL PROPERTY 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 HE PURCHASED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2018

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

DATE MY COMMISSION EXPIRES _____

DRAINAGE REPORT
ALYSSA MARIE TORRES SUBDIVISION
ETJ OF CITY OF McALLEN, TEXAS

ALYSSA MARIE TORRES SUBDIVISION IS A PROPOSED 1 LOT RESIDENTIAL SUBDIVISION IN HIDALGO COUNTY (CITY OF McALLEN ETJ), SAME BEING A 1.564 ACRES OF LOT TWO HUNDRED TWENTY-TWO (222) OF THE NICK DOFFING SUBDIVISION, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THE LOT WILL BE USED FOR A SINGLE-FAMILY HOME.

THE SUBDIVISION IS IN ZONE "X" (NON SHADED). AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 480334 0290 D MAP REVISED: JUNE 6, 2000.

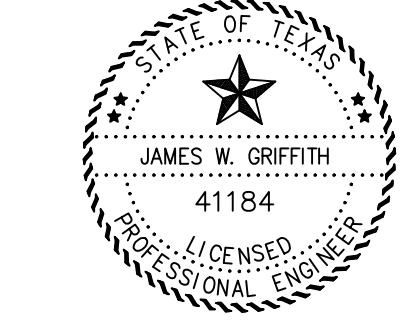
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF HIDALGO FINE SANDY LOAM, (25) TO 1 PERCENT SLOPES. THESE SOILS ARE CLASSIFIED AS HYDROLOGIC SOIL GROUP B, WELL-DRAINED SURFACE RUNOFF IS NEGLECTABLE, PERMEABILITY IS MODERATELY HIGH-TO-HIGH, AND THE WATER CAPACITY IS MODERATE. PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, AND HYDROLOGIC PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN A NORTHERLY DIRECTION VIA A ROADSIDE DITCH TO THE INTERSECTION OF DOFFING ROAD AND MILE 7 ROAD. THIS INTERSECTION HAS A 10-YEAR RAINFALL EVENT WHICH IS A LOW AREA. USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 2.99 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 4.50 CFS OF RUNOFF 24-HR RAINFALL EVENTS RESPECTIVELY.

IN ACCORDANCE WITH THE CITY OF McALLEN'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 1,388 CF OR 0.032 AC-FT. WILL NEED TO BE DETAINED ON SITE FOR THE COMPLETE DEVELOPMENT OF THE SUBDIVISION FOR A 50 YEAR STORM. STORM WATER WILL BE DETAINED IN THE GREEN AREAS OF THE PROPOSED LOT. THIS AREA DOES NOT HAVE AN OUTFALL. WATER ACCUMULATES IN THE INTERSECTION IN THE ROAD SIDE DITCH WHICH IS A LOW AREA. FINISH FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND. TABLES, AND CALCULATIONS, ARE ATTACHED.

CERTIFICATION: BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" NON SHADED (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 480334 0290 D MAP REVISED: JUNE 6, 2000, IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION.

JAMES W. GRIFFITH
LICENSED PROFESSIONAL ENGINEER #41184
SENDERO SPRINGS
ROUND ROCK, TEXAS 78661



WATER SUPPLY: DESCRIPTION AND COST.
ALYSSA MARIE TORRES SUBDIVISION WILL PROVIDED WITH POTABLE WATER BY AGUA S.U.D. THE SUBDIVIDER AND AGUA S.U.D. HAVE ENTERED INTO A CONTRACT IN WHICH AGUA S.U.D. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA S.U.D. HAVE PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

AGUA S.U.D. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE WEST SIDE OF N. DOFFING ROAD (FM. 492). SUBDIVIDER WILL CONNECT TO THE 8" DIAMETER WATERLINE WITH A 8"x2" TAPPING TEE ASSEMBLY. THE 2" DIAMETER WATERLINE WITH A TOTAL OF 75.0 L.F. WILL BE INSTALLED ACROSS N. DOFFING ROAD (FM. 492) THRU A 4" STEEL CASING BORED WITH A TOTAL OF 40.0 L.F. UNDER THE EXIST PAVEMENT ON N. DOFFING ROAD (FM. 492). THE 2" DIAMETER WATER LINE WILL TERMINATE IN FRONT OF SUBDIVISION WITH A 3/4" WATER METER SERVICE WITH A WATER METER BOX.

THE 8"x2" TAPPING TEE ASSEMBLY, 2" WATERLINE, 4" STEEL CASING BORED AND WATER METER AND WATER METER BOX WILL BE INSTALLED WITH A TOTAL COST OF \$3,045.00. THE SUBDIVIDER WILL PAY AGUA S.U.D. THE SUM OF \$3,045.00 AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT.

SEWAGE FACILITIES: DESCRIPTION AND COST.
SEWAGE FROM ALYSSA MARIE TORRES SUBDIVISION, IS TREATED BY AN ON-SITE SEWAGE FACILITY ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAINAGE FIELD. THE SITE EVALUATOR (LICENSE NO. 12481) HAS EVALUATED THE SUBDIVISION OF THE SUBDIVISION SITE OR 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 AS FOLLOWS:

THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 48" 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 DRAINING WELL.

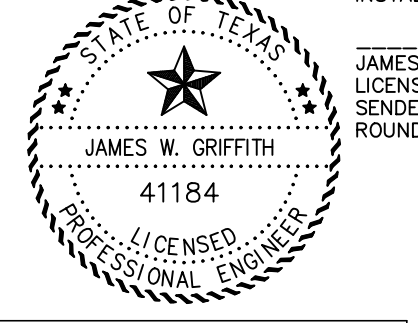
THE ESTIMATED COST TO INSTALL THE SEPTIC SYSTEM ON THIS LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF. HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE SUBDIVIDER WILL POST A LETTER OF CREDIT WITH THE FILING OF THIS FINAL PLAT WITH HIDALGO COUNTY TO COVER THE TOTAL SEPTIC SYSTEM COST OF \$1,500.00. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT, AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM. SEPTIC TANK SYSTEMS SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

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

WATER FACILITY- THIS FACILITY WILL BE FULLY CONSTRUCTED, WITH THE INSTALLATION OF TAPPING TEE AND WATER LINES AND STEEL CASING WITH BORE, AND WATER SERVICE AND WATER METER BOX, AT A TOTAL COST OF \$3,045.00.
SEWAGE FACILITY- SEPTIC SYSTEM IS ESTIMATED TO COST A TOTAL OF \$1,500.00

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ABASTECIMIENTO DE AGUA: DESCRIPCIÓN Y COSTE.
LA SUBDIVISION DE ALYSSA MARIE TORRES SE VA A PROPORCIONAR AGUA POTABLE POR AGUA S.U.D. EL DUENO Y LA COMPANIA DE AGUA S.U.D. HAN HECHO UN CONTRATO EN EL CUAL AGUA S.U.D. HA PROMETIDO PROPORCIONAR AGUA SUFFICIENTE A LA SUBDIVISION POR LO MENOS 30 AÑOS Y AGUA S.U.D. TIENE PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFFICIENTEMENTE LA CALIDAD DE AGUA DISPONIBLES PARA SERVIR ESTA SUBDIVISION.

AGUA S.U.D. TIENE UN LINEA DE AGUA QUE ES 8 PULGADAS EN DIAMETRO QUE EXISTY Y QUE CORRE POR EL LADO OESTE DE LA CALLE N. DOFFING ROAD (FM. 492). EL DUENO SE CONECTARÁ AL LA LINEA DE 8 PULGADAS CON UNA CONEXION DE 8X2 DE LA CONEXION UNA LINEA DE 2 PULGADAS DE DIAMETRO CON UN TOTAL DE 75.0 PIES LINEALES. SE INSTALARA POR DEBAJO DE LA CALLE EXISTENTE N. DOFFING ROAD (FM. 492) A TRAVES DE UNA CARCASA DE ACERO DE 4 PULGADAS QUE HA SIDO BARRENDADO CON UN TOTAL DE 40.0 PIES LINEALES POR DE BAJO EL PAVIMENTO EXISTENTE EN N. DOFFING ROAD (FM. 492). LA LINEA DE 2 PULGADAS EN DIAMETRO TERMINARÁ EN FRENTE DE LA SUBDIVISION CON UN SERVICIO DE MEDIDOR DE AGUA DE 3/4 PULGADAS CON UNA CAJA PARA EL MEDIDOR DE AGUA.

LA CONEXION DE 8X2, LA LINEA DE 2 PULGADAS, LA CARCASA DE ACERO DE 4 PULGADAS Y LA CAJA DEL METRO DEL AGUA Y DEL CONTADOR DEL AGUA SERÁ INSTALADA CON UN COSTE TOTAL DE \$3,045.00. EL DUENO PAGARÁ A AGUA S.U.D. LA SUMA DE \$3,045.00 COMO SE INDICA EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS.

INSTALACIONES DE ALCANTARILLADO: DESCRIPCIÓN Y COSTE.
LAS AGUAS RESIDUALES DE LA SUBDIVISION DE ALYSSA MARIE TORRES, SON TRATADAS POR UNA FACILIDAD EN SITIO DEL ALCANTARILLADO ("OSSF") QUE CONSISTE EN UN TANQUE SEPTICO DEL COMPARTIMIENTO Y UN CAMPO DE DRENAJE. ESTÁNDAR DEL DISEÑO DEL DISEÑO, EL EVALUADOR DEL SITIO (LICENCIA NO. 00000) HA EVALUADO LA IDONEIDAD DEL SITIO DE SUBDIVISION O OSSF Y HA PRESENTADO UN INFORME CONCLUYENDO QUE EL SITIO ES APTO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO, ASPECTOS DESTACADOS DEL REPOT COMO SIGUE:

SE HICIERON DOS ES ESCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (ESCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO ES AGUA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 48 PULGADAS BAJO TODAS LAS ESCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS ESCAVACIONES PROPUESTAS. EL AGUA EN ESTAS AREA FLUYE BIEN.

REVISION NOTES

No.	SHEET	REVISIONS	DATE	APPROVED

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
EVERARDO TORRES	P.O. BOX 4611	EDINBURG, TX. 78539	(956) 330-4528
ENGINEER: JAMES W. GRIFFITH	4000 SENDERO SPRINGS	ROUND ROCK, TX. 78681	(512) 626-0023
SURVEYOR: JAMES W. GRIFFITH	4000 SENDERO SPRINGS	ROUND ROCK, TX. 78681	(512) 626-0023

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2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATION AND STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.

SOIL BORING NUMBER - 1

DEPTH (FEET)	TEXTURE CLASS	SOIL TEXTURE	STRUCTURE (FOR CLASS II (BLOTTY, FLATY OR MASSIVE))	DRAINAGE (WATERS/ WATER TABLE)	RESTRICTIVE HORIZON	OBSERVATIONS
0						
1	CLASS II	SANDY LOAM				
2	CLASS II	SANDY LOAM				
3	CLASS II	SANDY LOAM	N/A	N/A	NONE VISIBLE	SOIL SUITABLE WITH RESPECT TO STRUCTURE
4	CLASS II	SANDY LOAM				
5						

SOIL BORING NUMBER - 2

DEPTH (FEET)	TEXTURE CLASS	SOIL TEXTURE	STRUCTURE (FOR CLASS II (BLOTTY, FLATY OR MASSIVE))	DRAINAGE (WATERS/ WATER TABLE)	RESTRICTIVE HORIZON	OBSERVATIONS
0						
1	CLASS II	SANDY LOAM				
2	CLASS II	SANDY LOAM				
3	CLASS II	SANDY LOAM	N/A	N/A	NONE VISIBLE	SOIL SUITABLE WITH RESPECT TO STRUCTURE
4	CLASS II	SANDY LOAM				
5						