



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 AMERICA BUSINESS INDUSTRIAL PARK SUBDIVISION PRECINCT No. 2.

ENGINEER: NAIN ENGINEERING, LLC. DEVELOPER: TERRY McGOVERN

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL 46 INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 11

LOCATION DESCRIPTION: WEST OF ALAMO ROAD APPROXIMATELY ¼ MILE SOUTH OF JUAN BALLI ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-23-2019 PROPERTY LIES WITHIN FLOOD ZONE: "C & A" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO ALAMO ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 11-4-2019 BY, JAIME SAINAS, PCT. 2 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 11-1-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF's

WATER SERVICE PROVIDER: M.H.W.S.C. EXISTING LINE SIZE: 8" LOCATION: ALAMO ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 11-6-2019 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

THE APPLICANT HAS SUBMITTED THE REQUIRED NOI 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: _____, __

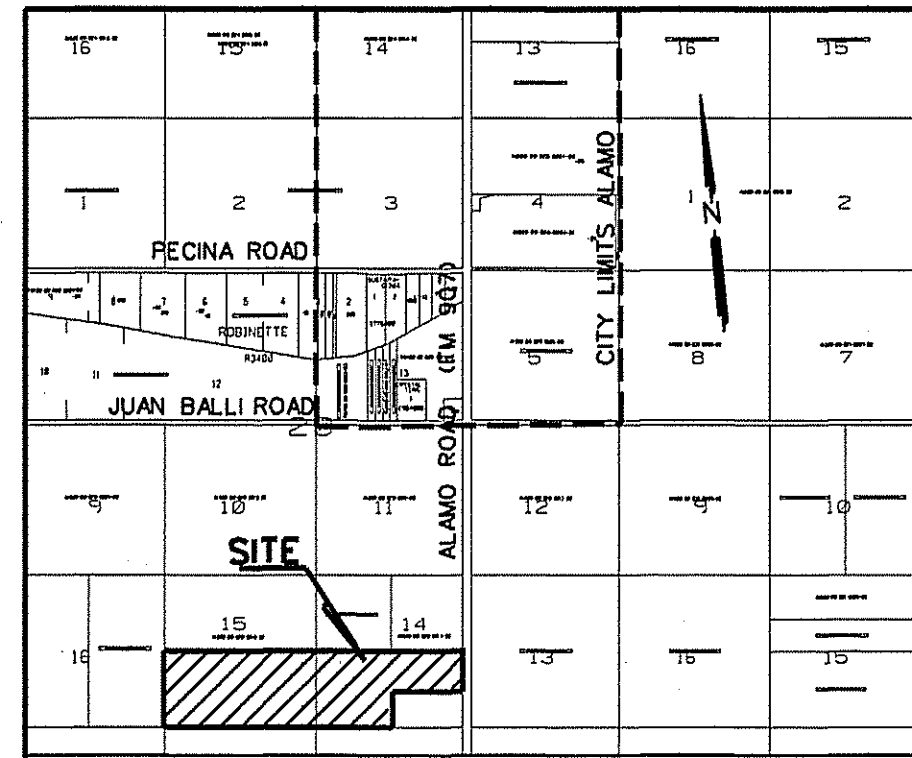
STAFF RECOMMENDS: **Preliminary Approval** *subject comments and future recommendations by planning and other departments.*

Final Approval *subject to recommendations other departments*

Final Approval *with financial guarantee.*

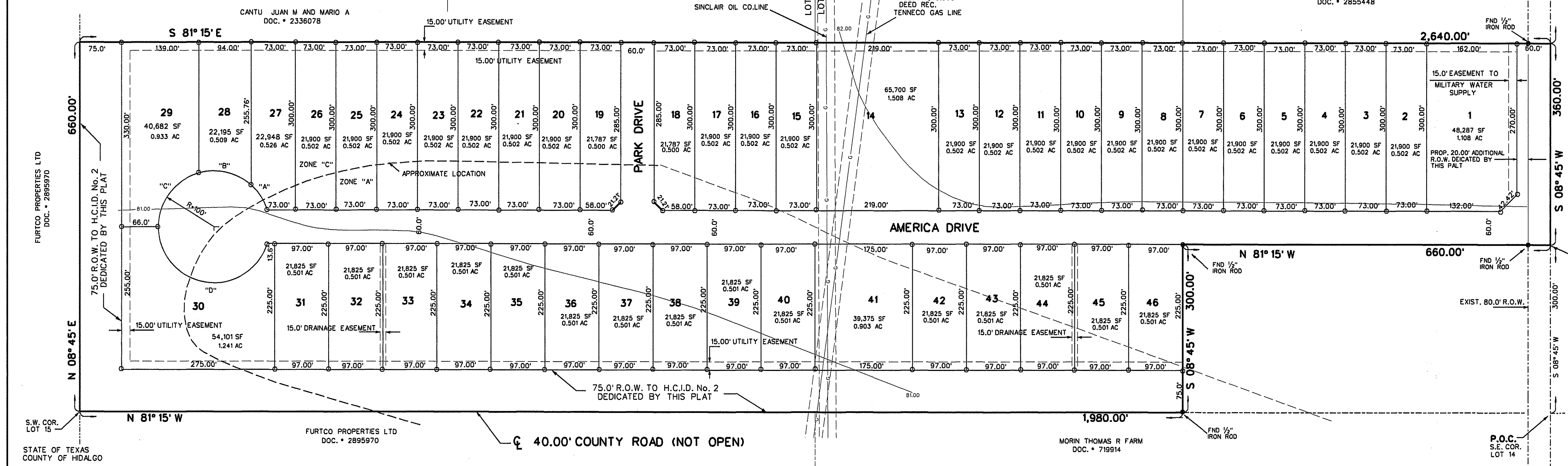
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

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



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 AMERICA INDUSTRIAL BUSINESS PARK IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 2 IN THE CENTRAL OF HIDALGO COUNTY ON THE WEST SIDE OF ALAMO ROAD (FM 907), 1,980 FEET SOUTH OF JUAN BALLI ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALAMO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ALAMO (POPULATION 19,149 /2015 AMERICA INDUSTRIAL BUSINESS PARK LIES APPROXIMATELY 3 MILE FROM THE CITY LIMITS OF PHARR AND LIES OUTSIDE THE CITY'S 1 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

LOCATION MAP SCALE: 1" = 100'



AMERICA BUSINESS INDUSTRIAL PARK

A 35.46 ACRE TRACT OF LAND OUT OF LOTS 14 AND 15, BLOCK 20, ALAMO LAND AND SUGAR COMPANY SUBDIVISION ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
 COMMENCING AT A POINT FOR THE SOUTHEAST CORNER OF LOT 15, THENCE, ALONG THE EAST LINE OF LOT 15 AND THE CENTERLINE OF ALAMO ROAD (FM 907) A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING
 THENCE: N 81°15' W, PASSING A 1/2" IRON ROD FOUND AT 40.00 FEET FOR THE WEST R.O.W. LINE OF ALAMO ROAD (FM 907), A TOTAL DISTANCE OF 860.00 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT;
 THENCE: S 08°45' W, A DISTANCE OF 300.00 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF LOT 14 AND IN THE CENTERLINE OF A 40.00 FOOT COUNTY ROAD NOT OPEN FOR THE MOST WESTERLY SOUTHEAST CORNER OF THIS TRACT;
 THENCE: N 81°45' W, ALONG THE SOUTH LINE OF LOTS 14 AND 15 AND THE CENTERLINE OF SAID 40.00 FOOT COUNTY ROAD NOT OPEN A DISTANCE OF 1,980.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF LOT 15 AND THE SOUTHEAST CORNER OF THIS TRACT;
 THENCE: N 08°45' E, ALONG THE WEST LINE OF LOT 15 A DISTANCE OF 660.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT;
 THENCE: S 81°15' E, PASSING A 1/2" IRON ROD FOUND AT 2,600.00 FEET FOR THE WEST R.O.W. LINE OF ALAMO ROAD (FM 907), A TOTAL DISTANCE OF 2,640.00 FEET TO A POINT ON THE EAST LINE OF LOT 14 AND IN THE CENTERLINE OF ALAMO ROAD (FM 907) FOR THE NORTHEAST CORNER OF THIS TRACT;
 THENCE: S 08°45' W, ALONG THE EAST LINE OF LOT 14 AND THE CENTERLINE OF ALAMO ROAD (FM 907) A DISTANCE OF 360.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 35.46 ACRES OF LAND MORE OR LESS.

- GENERAL NOTES:**
- MIN. BUILDING SETBACK LINES:
 FRONT 50.0' TO ALAMO ROAD
 FRONT 35.0'
 REAR 15.0' OR EASEMENT WHICH EVER IS GREATER
 SIDE 6.0' OR EASEMENT WHICH EVER IS GREATER
 - MINIMUM FINISH FLOOR NOTE:
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET, 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 FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.
 ○ DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
 > DENOTES NAIL FOUND UNLESS OTHERWISE NOTED.
 - BENCH MARK: 82.28 TOP OF 1/2" IRON ROD AT THE NORTHEAST CORNER OF THIS TRACT AT THE R.O.W. LINE NAVD 88 DATUM
 - FLOOD ZONE DESIGNATION: ZONE "C" AND "A"
 ZONE "C" - AREAS OF MINIMAL FLOODING
 ZONE "A" - AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATION AND FLOOD HAZARD FACTORS NOT DETERMINED. BASE FLOOD ELEVATION TO BE DETERMINED AT FINAL APPROVAL. C.F.N. 480334 0500 B. EFFECTIVE DATE: JANUARY 2, 1981
 - DRAINAGE:
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 417,338 CUBIC FEET (9.58 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SERVED BY THE SUBDIVISION. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 WE, TERRY Mc GOVERN, TERRY McGOVERN JR, JENIFER AND MARIA TERESA McGOVERN AND MRT MANAGEMENT LLC, OWNERS OF THE 35.46 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "AMERICA BUSINESS INDUSTRIAL PARK" HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN.
 WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT
 (A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 (B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 (C) ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEET, OR WILL MEET, MINIMUM STATE STANDARDS; AND
 (D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
 WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

TERRY Mc GOVERN
 2000 S. McCOLL ROAD
 McALLEN, TEXAS, 78516

TERRY Mc GOVERN JR
 2000 S. McCOLL ROAD
 McALLEN, TEXAS, 78516

JENIFER Mc GOVERN
 2000 S. McCOLL ROAD
 McALLEN, TEXAS, 78516

MARIA TERESA Mc GOVERN
 2000 S. McCOLL ROAD
 McALLEN, TEXAS, 78516

MRT MANAGEMENT LLC
 2000 S. McCOLL ROAD
 McALLEN, TEXAS, 78516

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED TERRY, TERRY JR, JENIFER AND MARIA TERESA Mc GOVERN PROVED TO BE THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019

NOTARY PUBLIC, FOR THE STATE OF TEXAS

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 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. 2 RIGHTS-OF-WAYS OR EASEMENTS.

ATTEST: _____ SECRETARY

REVISION NOTES			
No.	SHEET	REVISION	DATE

APPROVED BY DRAINAGE DISTRICT:
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODES 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.
 GENERAL MANAGER

COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL
 I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF "AMERICA BUSINESS INDUSTRIAL PARK" WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2019

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 232.028(A)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF AMERICA BUSINESS INDUSTRIAL PARK WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2019

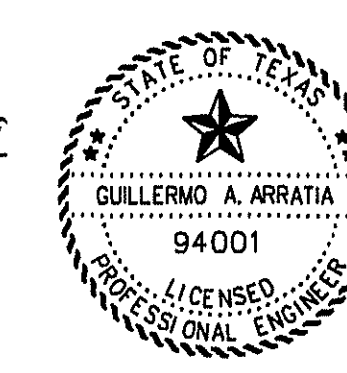
HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: _____ HIDALGO COUNTY CLERK _____ DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, REYNALDO ROBLES, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES
 REG. PROFESSIONAL LAND SURVEYOR # 4032
 P.O. BOX 476
 107 W. HUISACHE ST.
 WESLACO, TEXAS, 78596
 PH. 956-968-2422

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, GUILLERMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
 GUILLERMO A. ARRATIA
 LICENSED PROFESSIONAL ENGINEER NO. 94001
 526 N. 5TH ST.
 DONNA, TEXAS, 78537

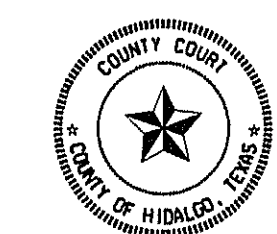


MILITARY WATER SUPPLY CORPORATION APPROVAL
 THIS PLAT OF AMERICA BUSINESS INDUSTRIAL PARK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE MILITARY WATER SUPPLY CORPORATION OF HIDALGO COUNTY AND IS HEREBY APPROVED BY SUCH CORPORATION AND WE HEREBY CERTIFY THAT THE WATER AND SEWER SERVICES ARE AVAILABLE UPON REQUEST TO ALL LOTS SHOWN ON THIS PLAT OF MEZQUITE MODRE SUBDIVISION.

DATED THIS _____ DAY OF _____, 2019

BY: _____ GENERAL MANAGER

- 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 ALL LOTS.
 A. OSSF SYSTEM IS BEING DESIGNED FOR COMMERCIAL USE
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
 D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY 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.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
 F. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
 1. ANCHORING OF SEPTIC TANK(S)
 2. BACK FLOW VALVES
 3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION
- THIS SUBDIVISION IS FOR COMMERCIAL USE ONLY



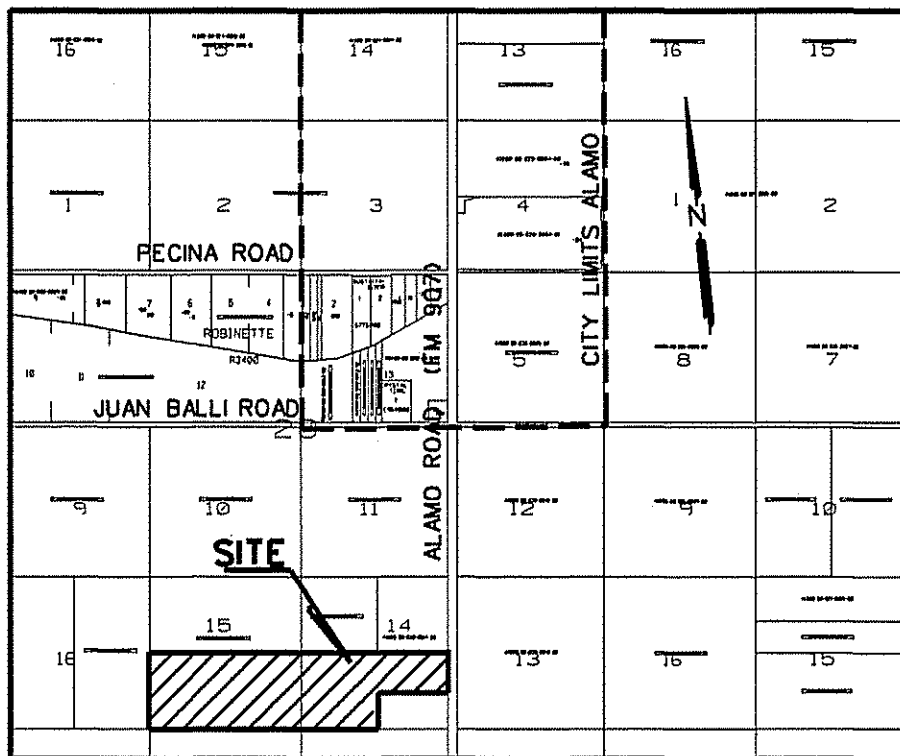
FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

NAIN ENGINEERING, L.L.C.
 CONSULTING ENGINEER
 526 N. 5TH STREET
 DONNA, TEXAS, 78537
 FIRM NO. F-9050
 PH. (956) 784-0218
 E-MAIL: NAINENGINEERING@AHO.COM

INDEX TO SHEET OF AMERICA BUSINESS INDUSTRIAL PARK	
SHEET 1	HEADING; INDEX; 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; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT; THE PROJECT IS SITUATED: H.C.D.D. CERTIFICATE; H.C.I.D. No. 2 CERTIFICATE; COUNTY JUDGE CERTIFICATE OF APPROVAL; REVISION NOTES. H.C.H.D. AND MILITARY WATER SUPPLY CERTIFICATE
SHEET 2	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY. TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SHEET 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; CONSTRUCTION DETAILS



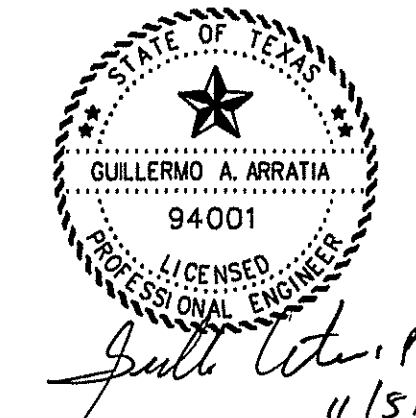
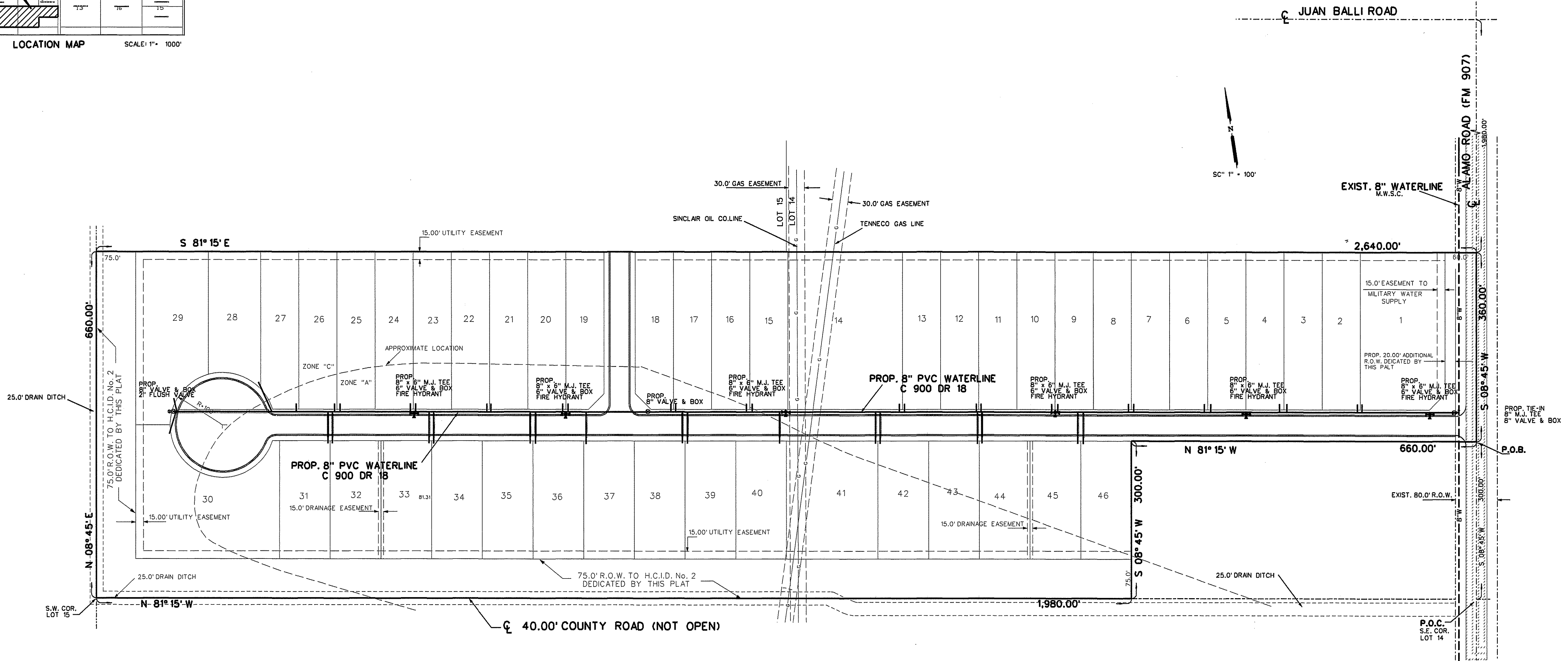
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AMERICA BUSINESS INDUSTRIAL PARK

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WATERLINE LAYOUT

LOCATION MAP SCALE: 1" = 1000'



PRINCIPAL CONTACTS:
 NAME ADDRESS CITY & ZIP PHONE
 OWNER: TERRY Mc GOVERN 2000 S. McCOLL ROAD McALLEN, TEXAS, 78516 (956) 467-7322
 ENGINEER: GUILLELMO A. ARRATIA 526 N. 5TH ST. DONNA, TX 78537 (956) 784-0218
 SURVEYOR: REYNALDO ROBLES 107 W. HUISACHE ST. WESTACO, TEXAS, 78596 (956) 968-2422

NAIN ENGINEERING, L.L.C.
 CONSULTING ENGINEER
 526 N. 5TH STREET DONNA, TEXAS, 78537 FIRM NO. F-9050 PH. (956) 784-0218
 E-MAIL: NAINENGINEERING@YAHOO.COM

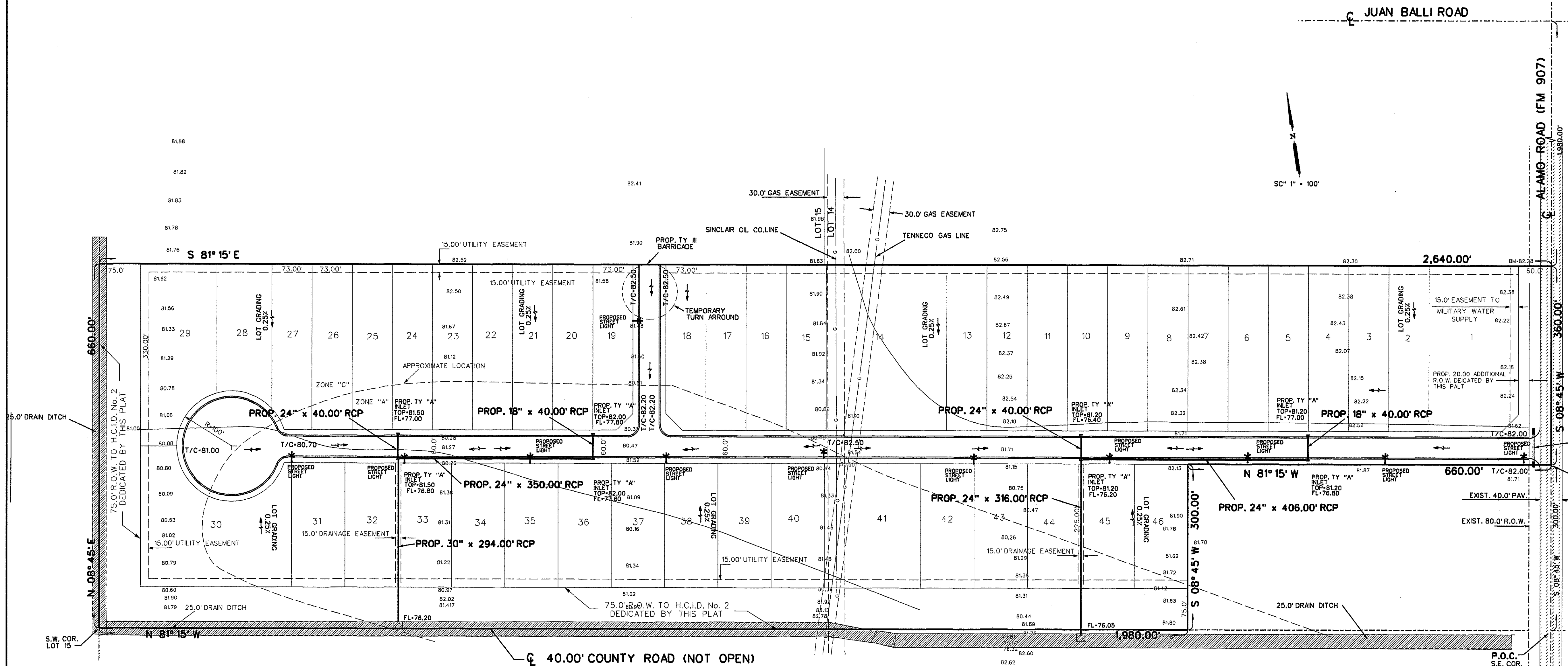
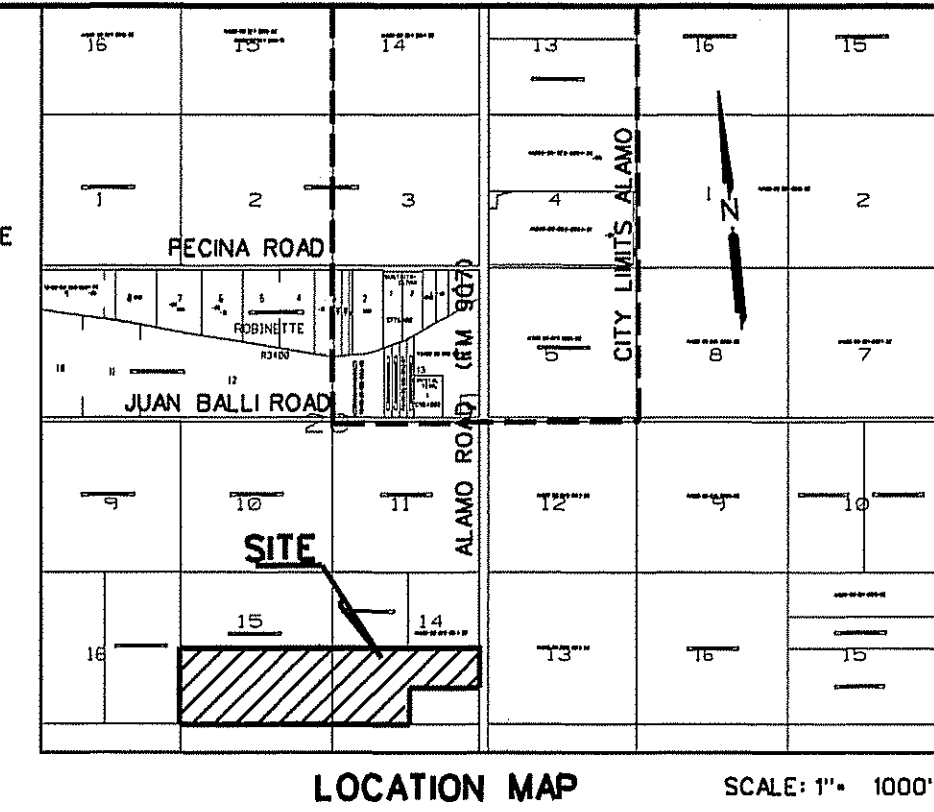
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MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAFIA Y DRENAJE

AMERICA BUSINESS
INDUSTRIAL PARK

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DRAINAGE REPORT:

SEPTEMBER 30, 2019
DRAINAGE REPORT
BY: GUILLERMO A. ARRATIA, P.E.
AMERICAN BUSINESS INDUSTRIAL PARK
HIDALGO COUNTY, TEXAS

PROJECT LOCATION:
THE PROPERTY IS LOCATED ON THE WEST SIDE OF ALAMO ROAD (FM 907), 1,980.00 FEET SOUTH OF JUAN BALLIROAD

FLOOD ZONE DESIGNATION: ZONE "C" AND "A"
ZONE "C" - AREAS OF MINIMAL FLOODING
ZONE "A" - AREAS OF 100-YEAR FLOOD: BASE FLOOD ELEVATION AND FLOOD HAZARD FACTORS NOT DETERMINED. BASE FLOOD ELEVATION TO BE DETERMINED BEFORE FINAL APPROVAL.
C.P.N. 480334 0500 B

EFFECTIVE DATE: JANUARY 2, 1981
SOIL CONDITIONS:
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY RUNN (64) SANDY CLAY LOAM SOIL THAT HAS A POOR LOW SHRINK-SWALE POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP D.

EXISTING CONDITIONS:
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY 0.1%. EXISTING RUNOFF (21.41 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE SOUTH SIDE OF THIS TRACT.

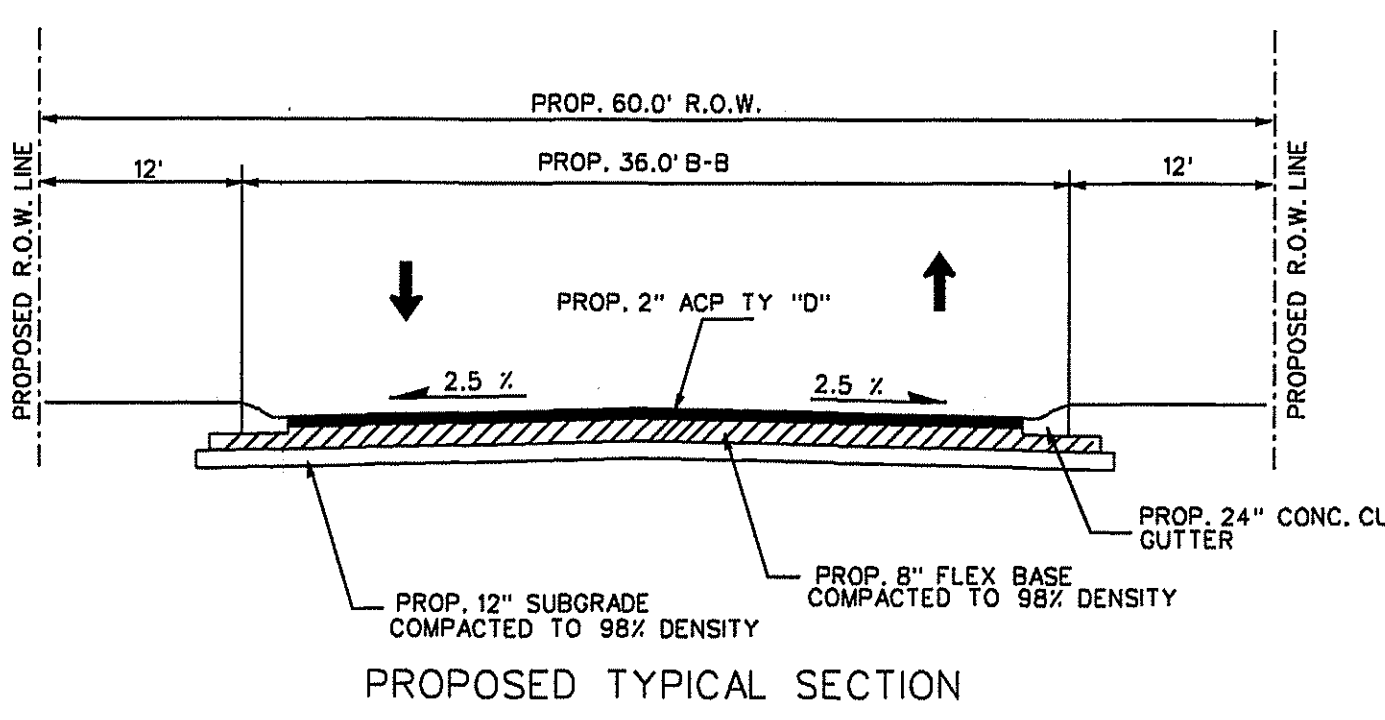
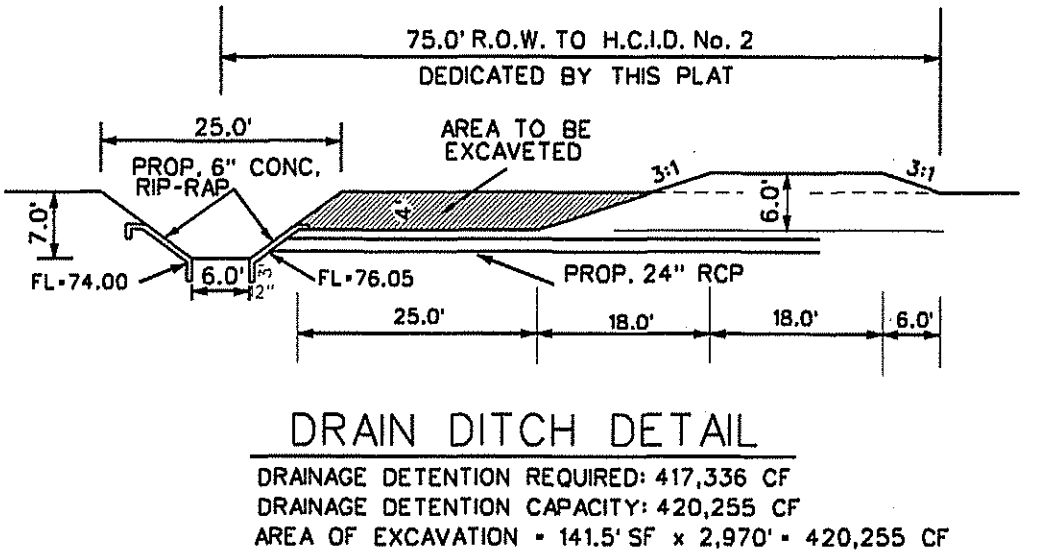
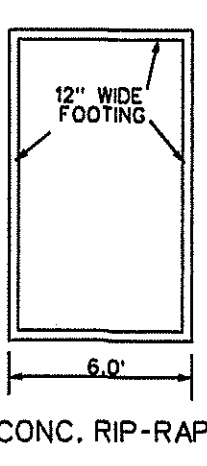
PROPOSED CONDITIONS:
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT CONSIST OF 46 INDUSTRIAL LOTS. THE STORM SEWER RUNOFF AFTER DEVELOPMENT WILL INCREASED 91.24 CFS FOR A TOTAL 112.65 CFS I HAVE CALCULATED THAT 417,336 CF OF STORM RUNOFF FOR A 50-YEAR DESIGN FREQUENCY AND WILL BE OUT FALLING INTO A PROPOSED STORM SEWER SYSTEM PIPES RANGING FROM 18" AND 24" WITH CURB INLETS AND OUT FALLING INTO AN EXISTING DRAIN DITCH LOCATED ON THE WEST AND SOUTH SIDE OF THIS TRACT, AND OWNED BY H.C.I.D. NO. 2. DETENTION WILL BE ACCOMPLISHED BY EXCAVATING THIS VOLUME ON THE EXISTING DRAIN DITCH AND WILL BE MAINTAINED BY H.C.I.D. NO.2 THE DRAINAGE IMPACT IS UNDER ANALYSIS DUE TO THE EXISTING DRAINA DITCHES LOCATED ON THE WEST SIDE OF THIS TRACT. B.F.E IS UNDER STUDY AND WILL BE DETERMINED BEFORE FINAL APPROVAL ALONG WITH THE LOMA. CONSTRUCTION WILL BE ALLOWED AFTER FINAL APPROVAL OF THIS SUBDIVISION

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A THE SUBJECT TRACT LIES IN "ZONE "C" AND ZONE "A"
ZONE "C" - AREAS OF MINIMAL FLOODING
ZONE "A" - AREAS OF 100-YEAR FLOOD: BASE FLOOD ELEVATION AND FLOOD HAZARD FACTORS NOT DETERMINED. BASE FLOOD ELEVATION = 81.00'
C.P.N. 480334 0500 B
EFFECTIVE DATE: JANUARY 2, 1981
BASED ON GRAPHICAL REPRESENTATION ON DATE SIGN.



Guillermo A. Arratia
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER NO. 94001
526 N. 5TH ST.
DONNA, TEXAS, 78537

NOTE:
CONCRETE TO HAVE 3000 PSI
28 DAYS COMPRESSION STRENGTH
ALL REINFORCED STEEL SHALL
BE GRADE 60



PRINCIPAL CONTACTS:
NAME ADDRESS CITY & ZIP PHONE
OWNER: TERRY Mc GOVERN 2000 S. McCOLL ROAD McALLEN, TEXAS, 78516 (956) 467-7322
ENGINEER: GUILLERMO A. ARRATIA 526 N. 5TH ST. DONNA, TX 78537 (956) 784-0218
SURVEYOR: REYNALDO ROBLES 107 W. HUISACHE ST. WESTLACO, TEXAS, 78596 956-988-2422

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INDEX TO SHEET OF AMERICA BUSINESS INDUSTRIAL PARK

SHEET 1	HEADING: INDEX: 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; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATE; H.C.I.D. No.2 CERTIFICATE; COUNTY JUDGE CERTIFICATE OF APPROVAL; REVISION NOTES. H.C.H.D. AND MILITARY WATER SUPPLY CERTIFICATE
SHEET 2	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY. TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SHEET 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; CONSTRUCTION DETAILS