



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: 1-28-2020

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 PERCULATION 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. FINAL APPROVAL DATE: 1-21-2020 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 1-21-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF's HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: AGUA S.U.D. LINE SIZE: 6" LOCATION: BRUSHLINE ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 1-10-2020 : 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: OCTOBER 08, 2019

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.

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 SIDE: 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 OR 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 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 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 EACH LOT.
 - OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
 - EACH LOT ON THIS PLAT COMPLIES WITH 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 DRAIN FIELD SYSTEM.
 - 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 DRAIN 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 INSTALL A DRIVEWAY CULVERT OF REINFORCED CONCRETE PIPE OF NO 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 0.25% SLOPE TO ACCOMPLISH 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 PROVIDER OF CONVENIENCE AND NECESSITY (CON) 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 OF 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 28th DAY OF OCTOBER, 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

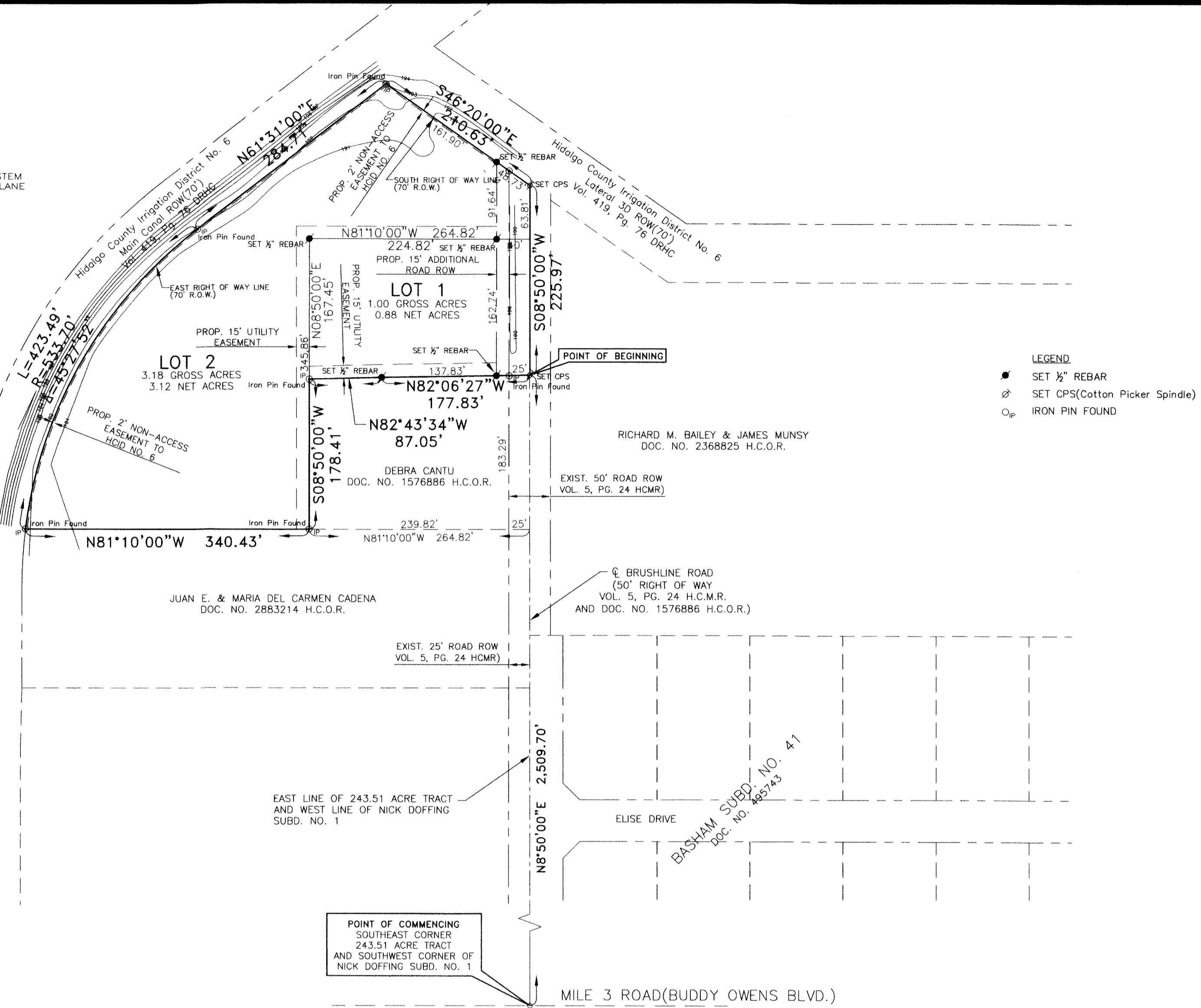
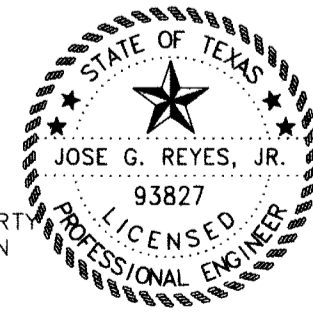
10/1/2019
DATE

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

10/1/2019
DATE



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 10/1/2019.

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 10/1/2019.

RAMON GARCIA DATE

ATTEST: HIDALGO COUNTY CLERK

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

ON 10/1/2019 AT 10:00 O'CLOCK AM/PM DOCUMENT NUMBER 2019-00000 OF THE MAP RECORDED IN 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.

ATTEST: SECRETARY, CITY OF MISSION

ATTEST: SECRETARY, CITY OF MISSION

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 3rd DAY OF Oct 2019

SECRETARY CHAIRMAN

PRINCIPAL CONTACTS:

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

- THE WATER QUALITY AND CONNECTIONS TO THE LOT(S) MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.
- SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANK(S) MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.
- 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.

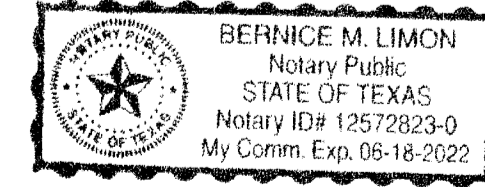
Orlando Garcia 10-1-19 Sonia Garcia 10-1-19
ORLANDO GARCIA DATE SONIA LETICIA GARCIA DATE
7007 AVENIDA DEL PASO PALMVIEW, TEXAS 78572 HIDALGO COUNTY
7007 AVENIDA DEL PASO PALMVIEW, TEXAS 78572 HIDALGO COUNTY

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ORLANDO GARCIA AND SONIA LETICIA 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.

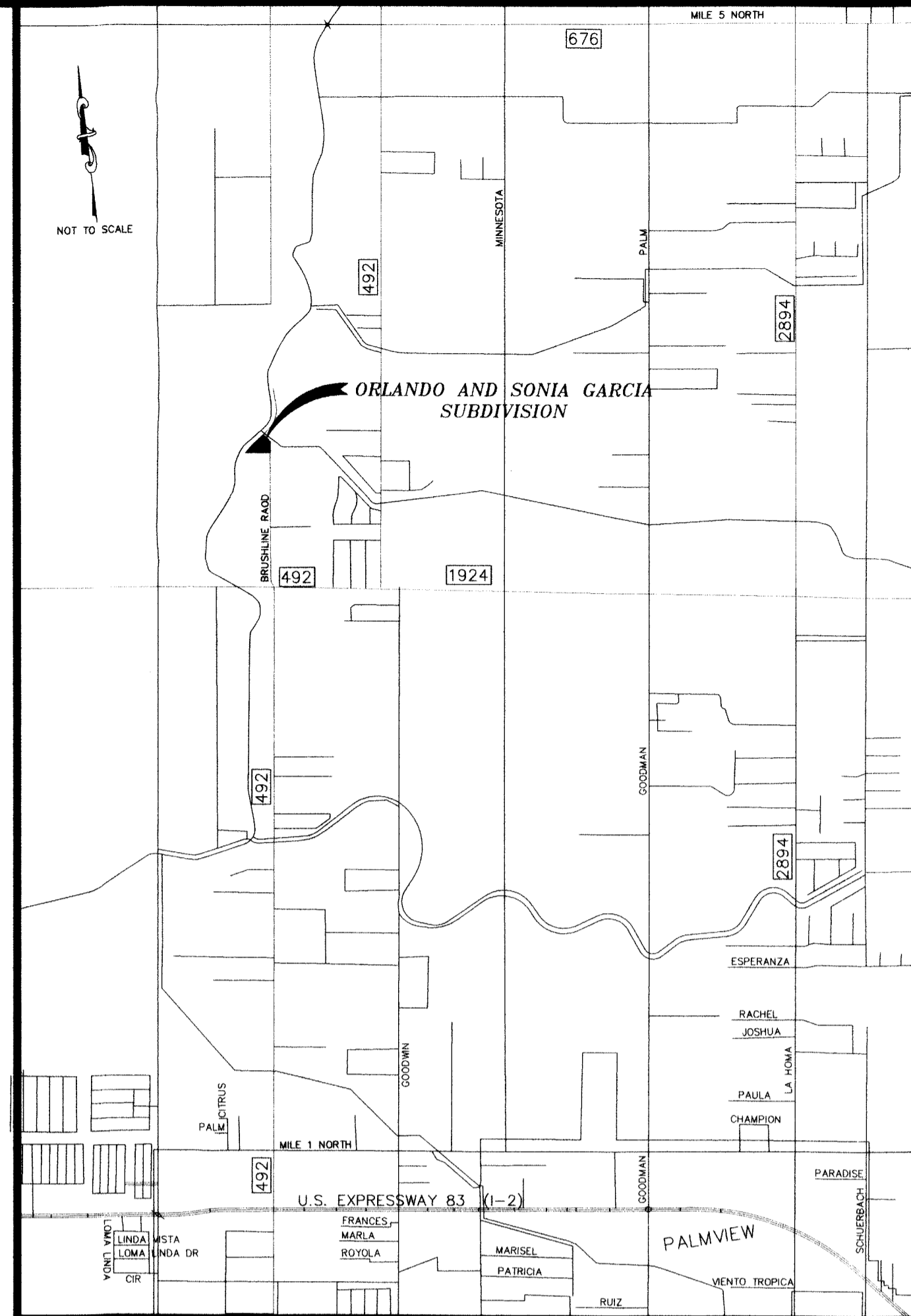
GIVEN UNDER ME HAND AND SEAL OF OFFICE THIS 1st DAY OF October 2019

NOTARY PUBLIC



INDEX TO SHEET ORLANDO AND SONIA GARCIA SUBDIVISION

- 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 CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.D.C. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, RIGHT OF WAY CERTIFICATION, H.C.D.C. CERTIFICATION AND REVISION NOTES.
- 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, 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 E.T.J. 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 15 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 PARALLEL LINE WITH 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 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, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE OF 70.00 FT. HIDALGO COUNTY IRRIGATION 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 SOUTH RIGHT OF WAY INTERSECTION OF SAID 70.00 FT. MAIN CANAL WITH HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, (LATERAL 30) AND THE NORTHWEST CORNER OF THIS TRACT OF LAND.

THENCE, CONTINUING SOUTH 46°20'00" EAST ALONG THE SOUTH LINE OF SAID 70.00 FT. CANAL LATERAL 30, (VOL. 19, PAGE 76 D.R.H.C.) AT 180.17 FT. PASS A 1/2-INCH REBAR ON THE WEST 15' 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.

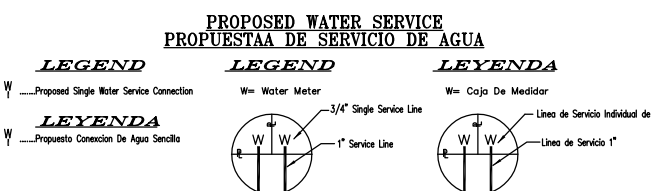
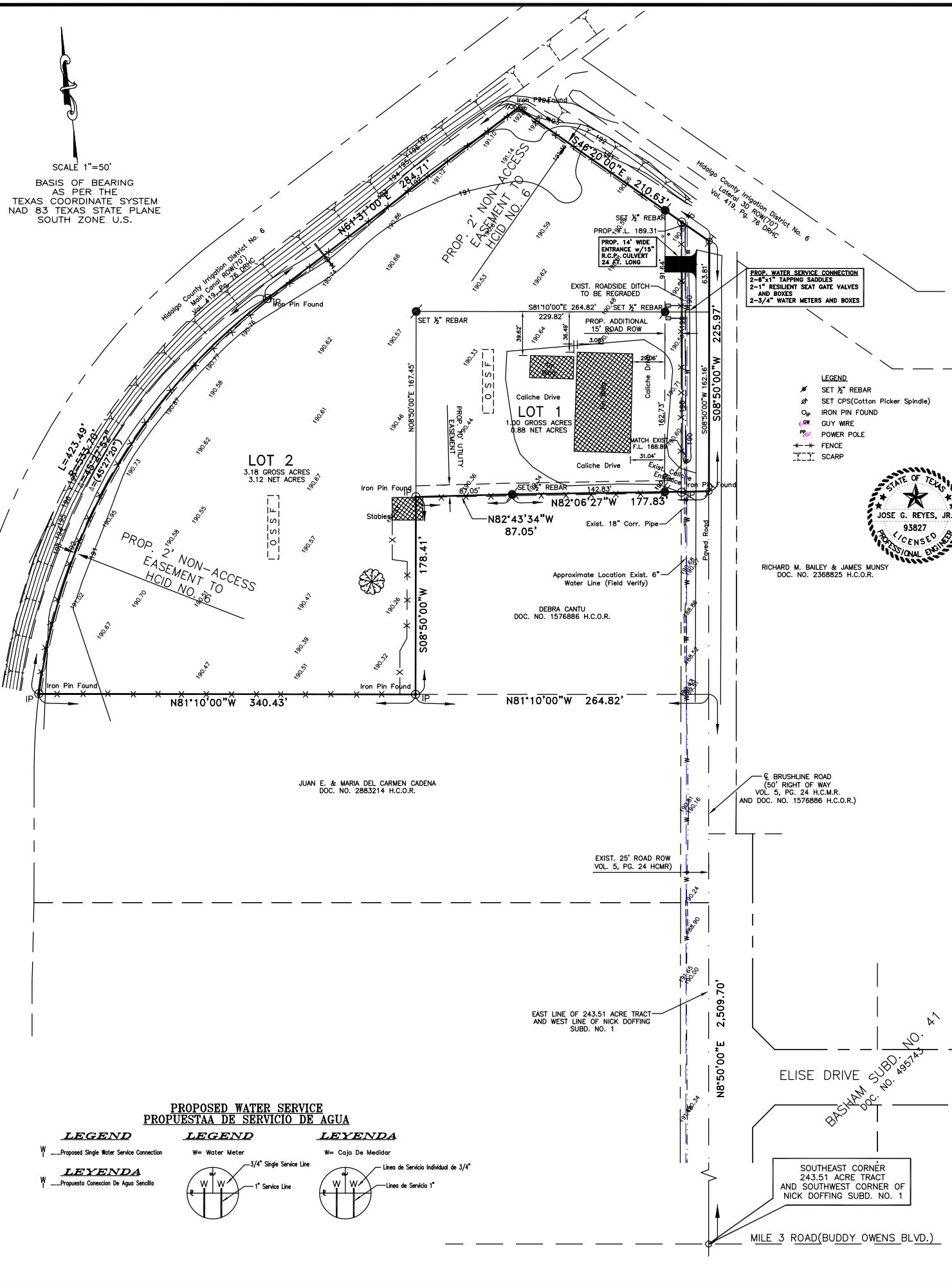
SIGLER, WINSTON, GREENWOOD, & ASSOCIATES

SWG ENGINEERING, LLC
WESLACO, TEXAS
TEXAS FIRM REGISTRATION NO. F-592
TEXAS FIRM REGISTRATION NO. F-1006000
SINCE 1945
COPYRIGHT 2019

\\SERVER\SWG\DRAWING\MANUELL\19-106-O. GARCIA\GARCIA SUBD-REVISED.DWG - 9/30/2019 2:05 PM

SCALE 1"=50'
BASIS OF BEARING AS PER THE TEXAS COORDINATE SYSTEM NAD 83 TEXAS STATE PLANE SOUTH ZONE U.S.

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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). THE SUBDIVIDER 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 SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

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. THE WATER SYSTEM FOR ORLANDO AND SONIA GARCIA SUBDIVISION WILL CONSIST OF WATER METER SERVICE CONNECTIONS WHICH WILL CONNECT TO THE EXISTING 6" WATER LINE.

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. 1" SINGLE SERVICE LINES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$5,190.00 OR \$2,595.00 PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID AGUA SUD THE SUM OF \$5,190.00 WHICH COVERS THE \$2,595.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER RIGHTS ACQUISITION FEES, AND MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA SUD UPON REQUEST BY THE LOT OWNER. AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SUD AND SAID DISTRIBUTION SYSTEM OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

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. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION TO AGUA SUD AND SUBMITTED THE FOLLOWING CONCLUDING THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

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. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE AREAS OF THE SUBDIVISION. THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND-WATER OR A RESTRICTIVE LAYER WITHIN 24" OF THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION WILL DRAIN WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,800.00, 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 \$3,600.00, THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF THE OSSF ON DEC. 2, 2019.

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, I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, ARE AS FOLLOWS: WATER FACILITIES- THIS FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$5,190.00. SEWAGE FACILITIES-SEPTIC SYSTEM IS ESTIMATED TO COST \$3,000.00.



RICHARD M. BAILEY & JAMES MUNSIE
 DOC. NO. 2368825 H.C.O.R.

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.

SUBDIVIDER STATEMENT:
 I/(WE) ORLANDO AND SONIA GARCIA SUBDIVIDER(S) OF ORLANDO AND SONIA GARCIA SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY 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 ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2020.

NOTARY PUBLIC
 MY CONSTATUT EXPIRES _____

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. AGUA SUD HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

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. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION ORLANDO Y SONIA GARCIA CONSISTERA DE DOS CONEXIONES QUE SE CONECTARA CON EL CONDUCTO DE AGUA EXISTENTE DE 6 PULGADAS.

DEL CONDUCTO EXISTENTE DE AGUA DE 6 PULGADAS SE PRODUCEN DOS CONEXIONES SENCILLAS DE AGUA DE 1 PULGADA DE DIAMETRO PARA DOS LOTES. ESTOS CONDUCTOS SENCILLAS SE PRODUCIRA UN CONDUCTO DE AGUA DE 3/4 DE PULGADA DE DIAMETRO PARA CADA LOTE. EL CONDUCTO DE 3/4 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 5,190.00 O \$ 2,595.00 POR LOTE. EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA AGUA SUD \$ 5,190.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 2,595.00. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUENO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA AGUA SUD LO INSTALARA SIN ALGUN GASTO AL DUENO.

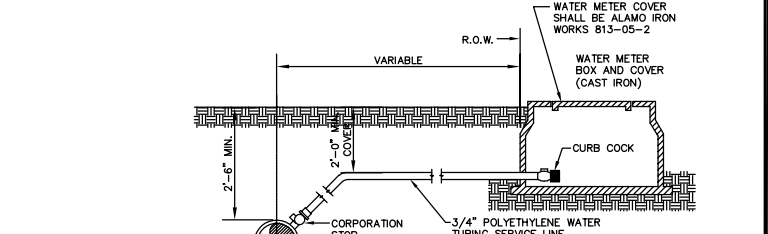
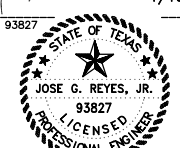
DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
 SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DE CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

EN LA SUBDIVISION LOTE NO. 1 MIDE UN ACRE, LOTE NO. 2 MIDE 3.12 ACRES. SE HICIERON CUATRO EXCAVACIONES DE EVALUACION INCLUYENDO EL COSTO DE PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL DE CREDITO JUNTO CON EL PLANO ORIGINAL AL CONDADO DE HIDALGO PARA CUBRIR EL COSTO TOTAL DE 3,600.00 DOLARES PARA LA INSTALACION DE TODAS LAS FOSAS SEPTICAS. EL DUENO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSAS SEPTICAS EN LA VENTA DEL SOLAR. EL HIDALGO COUNTY HEALTH DEPARTMENT A APROBADO LA INSTALACION DE EL OSSF EN DEC. 2, 2019.

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. SI UN SOLAR PERTENECE AL DUENO DE LA SUBDIVISION NINGUNA FOSA SEPTICA HA SIDO INSTALADA A PARTIR DEL (FECHA DE LA CARTA DE CREDITO). ENTONCES EL SUBDIVIDOR DEBE RENOVAR SU CARTA DE CREDITO CON EL CONDADO DE HIDALGO. SI EL/ELLA DECIDEN EN NO RENOVAR LA CARTA DE CREDITO, ENTONCES EL/ELLA DEBEN OBTENER LOS PERMISOS APROPIADOS PARA INSTALAR TODAS LAS FOSAS SEPTICAS ANTES DE (FECHA DETERMINADA). SI EL SUBDIVIDOR FALLA EN RENOVAR SU CARTA DE CREDITO O DE INSTALAR TODOS LOS SISTEMAS SEPTICOS HA LA FECHA YA INDICADA ANTERIORMENTE. ENTONCES EL CONDADO DE HIDALGO EN ACUERDO CON EL CONTRATO DE CONSTRUCCION INICIARA EL RETIRO DE FONDOS PARA LA INSTALACION DE LOS SISTEMAS PENDIENTES. SI EN UN SOLAR PERTENECIENDO AL ALGUIEN QUE SEA EL DUENO DE LA SUBDIVISION NINGUN SISTEMA SEPTICO HA SIDO INSTALADO APARTAR DEL (FECHA DE LA CARTA DE CREDITO) ENTONCES EL DUENO DE LA SUBDIVISION PRIMERO LE RECORDARA AL DUENO DEL SOLAR LA DISPONIBILIDAD DEL SISTEMA SEPTICO. AL MENOS QUE EL DUENO DEL SOLAR HA INICIADO LA INSTALACION DEL SISTEMA SEPTICO NOTIFICANDO AL DUENO DE LA SUBDIVISION Y SOLICITANDO LA APLICACION PARA LA INSTALACION DEL SISTEMA. EL DUENO DE LA SUBDIVISION EJERCERA SU DERECHO DE ENTRADA POR MEDIO DE UNA CARTA DE PODER PARA QUE EL/ELLA PUEDA INSTALAR EL SISTEMA SEPTICO O EL RENOVAR DE LA CARTA DE CREDITO PARA ESOS SISTEMAS SEPTICOS QUE A UN NO HAN SIDO INSTALADOS. DE CUALQUIER MANERA, LOS SISTEMAS SEPTICOS SERAN INSTALADOS PARA (FECHA DE DETERMINADA). AL MENOS QUE EL DUENO DE LA SUBDIVISION RENUEVE SU CARTA DE CREDITO PARA CUBRIR LOS SISTEMAS QUE NO SE HAN INSTALADO PARA UN TIEMPO ADICIONAL APROBADO POR EL CONDADO DE HIDALGO, LAS FOSAS SEPTICAS TENDRAN QUE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
 AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$3,000.00 O \$5,190.00 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,800.00 A UN COSTO DE \$3,600.00 TODA LA SUBDIVISION.



- CONSTRUCTION NOTES:**
- ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
 - WATER METER COVER SHALL BE ALAMO IRON WORKS 813-05-2
 - ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE. (OR AS SHOWN ON PLANS)
 - METER BOX SHALL BE CAST IRON.
 - ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH OF 4,000 P.S.I.
 - 1" GATE VALVE ONLY REQUIRED FOR 1" SERVICE.
 - POLYETHYLENE TUBING ACCEPTABLE FOR LINE SIZES 1" OR LESS. SCHEDULE 40 PVC REQUIRED FOR LINE SERVICES GREATER THAN 1". (OR AS PER CITY OF MISSION)

TYPICAL SERVICE CONNECTION WITH METER BOX



INDEX TO SHEET ORLANDO AND SONIA GARCIA SUBDIVISION

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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.

REV.	DATE	DESCRIPTION	BY
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.			
WATER AND SEWAGE(OSSF) LAYOUT			
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES, LLC			
TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS			
DRAWN: MV Jr.	CHECKED: JGR, Jr.	DATE: SEPT., 2019	NO. 2 OF 3
			19-106-2

Location of Property:

4.18 acre tract of land, more or less, out of a 5.28 acre tract out of that part of 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. The site is located approximately 2,500 feet north of the corner of Buddy Owens Blvd and N. Brushline Road in Mission, Tx.

Existing Use and Drainage Pattern:

The subject property is developed with an existing building. The existing runoff is by surface flow in a southeasterly direction where the runoff is intercepted by roadside open drain ditch along North Brushline Rd which flows southward and ultimately drains into TxDOT storm system on Buddy Owens Blvd.

Proposed Use and Drainage Improvements:

There will be no further improvements to current conditions for this subject tract 2 Lot Subdivision. Storm water runoff from the area is overland flow in a southeasterly direction where it will be collected onsite in the drain ditch along North Brushline Rd, which is proposed to be expanded and regarded. The roadside drain ditch will be expanded to detain an additional 3,622.5 CF. The roadside drain ditch will keep its southward flow and have an ultimate outfall of the TxDOT storm system on Buddy Owens Blvd. No other drainage improvements are proposed at this time. However, should the intended of the land change, a revised drainage plan should be prepared.

Calculations:

FEMA flood zone "C" Community Panel No. 480334 0400 C Map Revised November 16, 1982, and FEMA flood zone "C" Community Panel No. 480334 0290 D, Map Revised June 6, 2000. Hydraulic group is B. Existing storm runoff based on the rational method for a 10 year frequency storm is 3.99 cfs. Post development expected runoff is 4.564 cfs for a 50 year frequency storm. Total detention volume requirement is 4,698.97 cf.

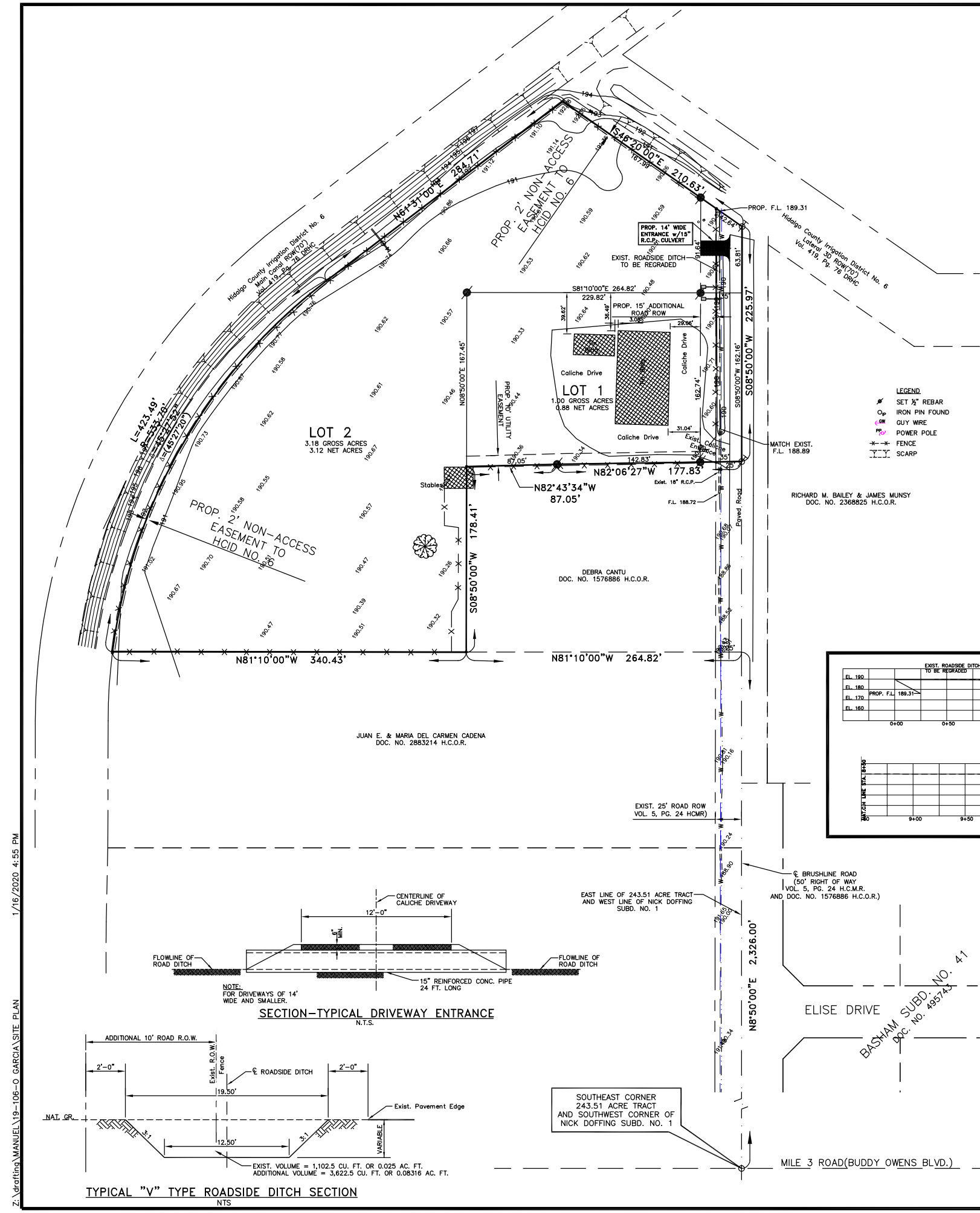
By my signature below, I certify that this subdivision lies in a **ZONE "C"** areas of minimal flooding and are not designated flood prone areas
 Community Panel No. 480334 0400 C Map Revised November 16, 1982
 Community Panel No. 480334 0290 D, Map Revised June 6, 2000

By: Jose G. Reyes, Jr., P.E.
 Jose G. Reyes, P.E.

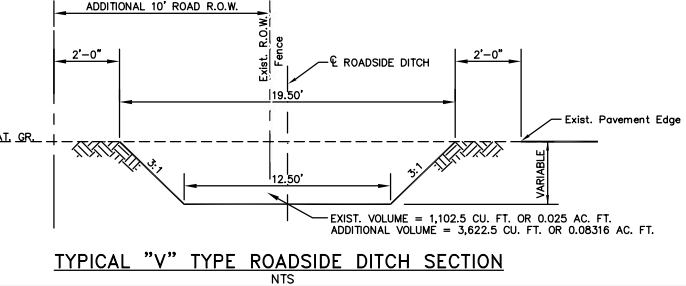
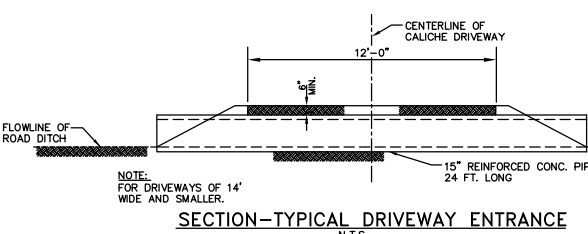
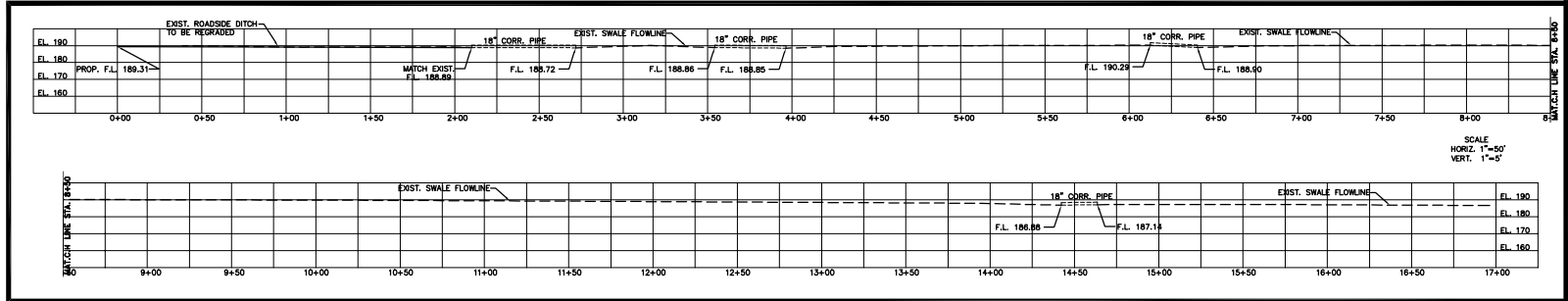
1/16/2020
 Date



SCALE 1"=50'
 BASIS OF BEARING
 AS PER THE
 TEXAS COORDINATE SYSTEM
 NAD 83 TEXAS STATE PLANE
 SOUTH ZONE U.S.



- LEGEND**
- SET 1/2" REBAR
 - IRON PIN FOUND
 - GUY WIRE
 - POWER POLE
 - FENCE
 - SCARP



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DRAINAGE PLAN AND MAP OF TOPOGRAPHY LAYOUT

SIGLER, WINSTON, GREENWOOD AND ASSOCIATES
 SWG ENGINEERING, LLC
 TEXAS FIRM REGISTRATION NO. F-592
 WESLACO, TEXAS

DATE: MV Jr. **CHECKED:** JGR, Jr. **DRAWING NO.:** APRIL, 2019 **NO.:** 3 **OF:** 3 **19-106-3**



Z:\drafting\MANUEL\19-106-D GARCIA\SITE PLAN 1/16/2020 4:55 PM