



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: 2-26-2020

PROPOSED AAA SUBDIVISION PRECINCT No. 3.

ENGINEER: IZAGUIRRE ENGINEERING GROUP, LLC. DEVELOPER: ANGEL DE LA CERDA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

LOCATION DESCRIPTION: EAST OF F.M. 492 (DOFFING ROAD) APPROXIMATELY ¼ MILE NORTH OF MILE 5 NORTH ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-02-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION AND DISCHARGING ONTO DOFFING ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO F.M. 492 (DOFFING ROAD).

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-23-2020 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-24-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-31-2020; 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: _____, __

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.

*

**SUBDIVISION PLAT OF:
AAA SUBDIVISION**

A 1.58 ACRE TRACT OF LAND BEING THE SOUTH 250.00 FEET OF THE WEST 275.00 FEET OF LOT 202, NICK DOFFING COMPANY SUBDIVISION NO. 1, AS RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 2443, PAGE 605, DEED RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS

A 1.58 ACRE TRACT OF LAND BEING THE SOUTH 250.00 FEET OF THE WEST 275.00 FEET OF LOT 202, NICK DOFFING COMPANY SUBDIVISION NO. 1, AS RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 2443, PAGE 605, DEED RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

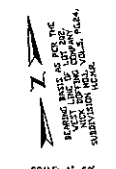
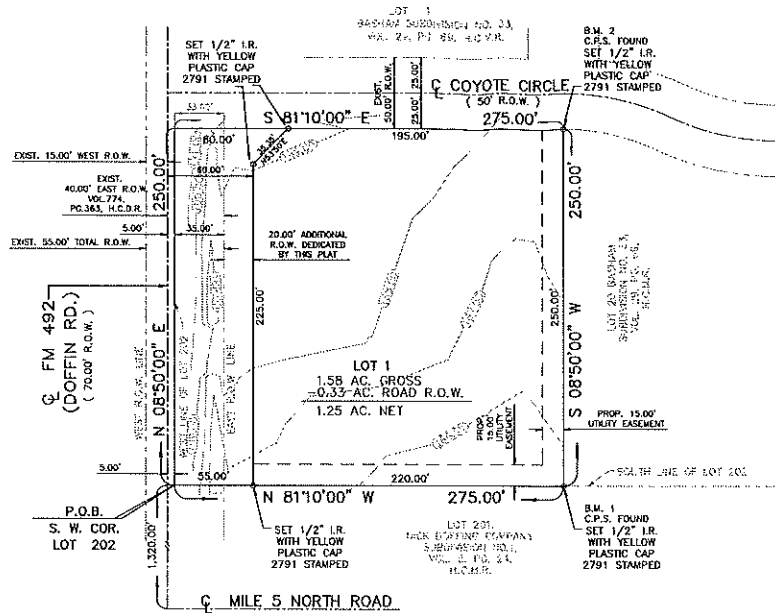
BEGINNING AT A POINT WITHIN F.M. 492 BEING THE SOUTHWEST CORNER OF SAID LOT 202, (SAID POINT AND CORNER BEING LOCATED 5.00 FEET EAST OF THE CENTERLINE OF FM 492) FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE, N 08°50'00" E, 5.00 FEET EAST OF AND PARALLEL TO THE CENTERLINE OF FM 492, ALONG THE WEST LINE OF SAID LOT 202, A DISTANCE OF 250.00 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF COYOTE CIRCLE, FOR THE NORTHWEST CORNER OF THIS TRACT.

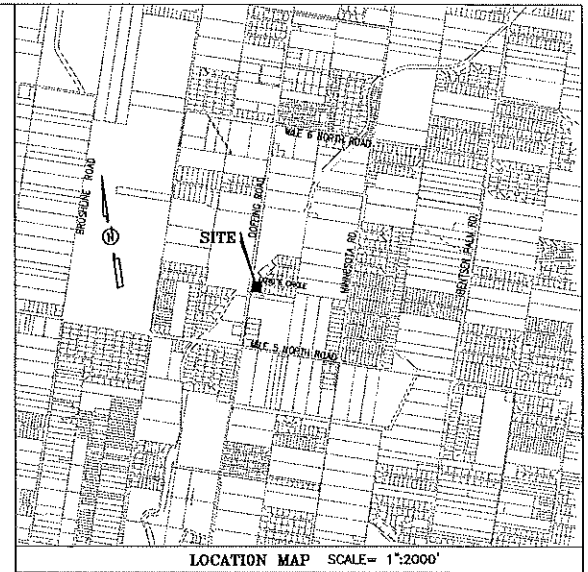
THENCE, S 81°10'00" E, WITH THE WESTERLY EXTENSION OF COYOTE CIRCLE AT 35.00 FEET PASS THE EAST RIGHT-OF-WAY OF FM 492, AT 80.00 FEET TO A SET 1/2"-INCH IRON ROD (WITH PLASTIC CAP STAMPED 2791) FOR A CORNER CLIP RIGHT-OF-WAY POINT, AND AT A TOTAL DISTANCE OF 275.00 FEET TO A SET 1/2"-INCH IRON ROD (WITH PLASTIC CAP STAMPED 2791) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE, 275.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 202, S 08°50'00" W, AT 250.00 FEET TO A SET 1/2"-INCH IRON ROD (WITH PLASTIC CAP STAMPED 2791) ON THE SOUTH LINE OF SAID LOT 202, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, WITH THE SOUTH LINE OF SAID LOT 202, N 81°10'00" W, AT 240.00 FEET TO A SET 1/2"-INCH IRON ROD (WITH PLASTIC CAP STAMPED 2791) PASSING THE EAST RIGHT OF WAY OF FM 492, AND AT A TOTAL DISTANCE OF 275.00 FEET FOR THE SOUTHWEST CORNER OF SAID 1.58-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 1.58 ACRES OF LAND, OF WHICH 0.33 OF AN ACRE IS IN EXISTING ROAD RIGHT-OF-WAY, FOR A NET OF 1.25 ACRES OF LAND, MORE OR LESS.



- LEGEND**
- R.O.W. RIGHT OF WAY
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - H.C.M.R. HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
 - S.E.C. SOUTHEAST CORNER
 - R.O.W.-8 RIGHT OF WAY TO BACK OF CURB



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
AAA SUBDIVISION IS LOCATED IN WEST HIDALGO COUNTY, ON THE EAST SIDE OF FM 492 ROAD, APPROXIMATELY 1320.0 FEET NORTH OF MILE 5 NORTH ROAD AND DOFFING ROAD INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 83,994). AAA SUBDIVISION LIES APPROXIMATELY 3 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY OF MISSION'S FIVE-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PCT. NO. 3.

AGUA SPECIAL UTILITY DISTRICT:
I, _____, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE AAA SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THE PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

AGUA SPECIAL UTILITY DISTRICT
GENERAL MANAGER

PLANNING & ZONING COMMISSION ACKNOWLEDGMENT
THIS PLAT OF AAA 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 _____ 2020.

CHAIRMAN _____

CITY OF MISSION CERTIFICATE OF APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.015(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF AAA SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR OF CITY OF MISSION _____ DATE _____

ATTEST: CITY SECRETARY _____ DATE _____

INDEX OF SHEETS

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; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; 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.O.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; ICHID CERTIFICATION; REVISION NOTES.
SHEET 2 -	WATER DISTRIBUTION MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
SHEET 3 -	RAINWATER DISTRIBUTION AND 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 ROADWAY SECTION; CURB AND GUTTER SECTION; VALLEY GUTTER SECTION.



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

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

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0290 D EFFECTIVE DATE: JUNE 6, 2000.
- 2.- LOT 1 SHALL BE FOR MULTI-FAMILY USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN MULTI-FAMILY. LOT 1 IS FOR MULTI-FAMILY USE. IN ACCORDANCE WITH TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES THIS RESTRICTION SHALL BE ESTIPATED ON ALL DEEDS, CONTRACT FOR DEEDS, AND ANY OTHER TYPE OF CONVEYANCE. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 3.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION 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.
- 4.- LEGEND -- DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- 5.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- 6.- MINIMUM BUILDING SETBACK LINES:
COYOTE DRIVE.....25.00'
F.M.492 (DOFFIN ROAD).....50.00'
ROAD.....15.00'
SIDE CORNER.....6.00'
SIDE CORNER.....10.00'
OR TO EASEMENT LINE, WHICHEVER IS GREATER ON ALL CASES
- 7.- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENT, THE DEVELOPER SHALL BE REQUIRED TO DETAIN A TOTAL OF 3.688 CUBIC FEET (0.1255 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET NO. 4.
- 8.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUSHES, 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.
- 9.- BENCHMARK NOTE THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. 1 ELEV. 184.40 AT A C.P.S. FOUND ON THE SOUTHEAST CORNER OF THIS DEVELOPMENT N.A.V.D. 88 DATUM.
B.M. 2 ELEV. 185.76 AT A C.P.S. FOUND ON THE NORTHEAST CORNER OF THIS DEVELOPMENT N.A.V.D. 88 DATUM.
- 10.- EACH PURCHASED 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.
- 11.- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO H.C.I.D. NO. 6 DISTRICT, AND NO OTHER UTILITIES OR USE IS ALLOWED WITHOUT EXPRESS APPROVAL BY THE DISTRICT.
- 12.- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT. (H.C.I.D. NO. 6 DISTRICT)
- 13.- NO PERMANENT STRUCTURES, (EXAMPLE, FENCES OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
14. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS APPROVED BY THE UTILITY COMPANY OCCUPYING THE EASEMENT AS PER THE HIDALGO COUNTY SUBDIVISION RULES. BY SIGHING THIS PLAT, THE DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING SUCH EASEMENT.
- 15.- 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 IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- 16.- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN SHALL BE APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT FOR COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO FINAL WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN, OSSF PLAN AND FLOOR PLAN ARE APPROVED BY APPROPRIATE COUNTY DEPARTMENT. ALL PROPOSED IMPROVEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- 17.- 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 DISPOSAL OF DOMESTIC SEWERAGE ONLY FOR A TYPICAL 3 BEDROOM RESIDENCE. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE, MULTI-FAMILY USE, AND IF A LARGER RESIDENCE IS BEING PROPOSED OTHER THAN THE AFOREMENTIONED 3 BEDROOM HOME.
- B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,700 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- C. ANY OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY THE AUTHORIZED AGENT OF HIDALGO COUNTY.
- D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED AGENT OF HIDALGO COUNTY AND EXPERTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER AND/OR SOIL EVALUATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE BRAIN FIELD SYSTEM.
- E. AN APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED, INCLUDING INDIVIDUAL LOT PLANNING MATERIALS, PRIOR TO OCCUPANCY A LOT.
- 18.- ANGEL DE LA CERDA, THE OWNER & SUBDIVIDER OF AAA SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
19. DRIVEWAY ENTRANCES WITH SAFETY ENDS WILL BE CONSTRUCTED AT BUILDING AND/OR DEVELOPMENT PERMIT STAGE PRIOR TO THE ISSUANCE OF A FINAL LIGHT AND WATER CLEARANCE.
20. LOT 1 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO FM 492 (DOFFIN RD). LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 18 AND IS SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.

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

I, ANGEL DE LA CERDA, OWNER OF THE 1.58 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED AAA SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.


I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND 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;
(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.


STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.


GILBERTO A. GRACIA
REGISTERED PROFESSIONAL ENGINEER No. 62477
IZAGUIRRE ENGINEERING GROUP, LLC.
7413 N. LA HOMA
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE AAA SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____


HOMERO LUIS GUTIERREZ
R.P.L.S. No. 2791

NOTE:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(G). 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESNA, P.E. C.F.M.
GENERAL MANAGER

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

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

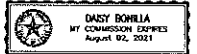
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

ANGEL DE LA CERDA _____ DATE _____
2312 TREY LEAL AVE
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared ANGEL DE LA CERDA proved to me through her Texas Department of Public Safety 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 she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2020.


DANY BONILLA
NOTARY PUBLIC - STATE OF TEXAS
August 02, 2021

HIDALGO COUNTY IRRIGATION DISTRICT NO. 6

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO.6 ON THIS _____ DAY OF _____ 20____. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHIN LIMITATION TREE, FENCES, AND BUILDING) SHALL BE PLACED UPON HIGHWAY RIGHT OF WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

BOARD MEMBER _____

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

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

Hidalgo County Judge _____ date _____

ATTEST: Hidalgo County Clerk _____ date _____

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: ANGEL DE LA CERDA	2312 TREY LEAL AVE	MISSION, TEXAS 78574	(956)292-9812	
ENGINEER: GILBERTO A. GRACIA	7413 N. LA HOMA	MISSION, TEXAS 78574	(956)584-0554	(956)584-0554
SURVEYOR: HOMERO LUIS GUTIERREZ	2600 SAN DIEGO ST.	MISSION, TEXAS 78574	(956)389-0988	

IZAGUIRRE ENGINEERING GROUP, LLC.

7413 N. LA HOMA
MISSION TX, 78574

CONSULTING ENGINEERS
F-10214

TEL. (956) 584-0554
FAX. (956) 584-0554

SHEET NO.	SHEETS	REVISION		DATE	APPROVED
		NO.	DESCRIPTION		
1	3				

ALL WATERLINE CONSTRUCTION SHALL REFERENCE AGUA SPECIAL UTILITY DISTRICT CONSTRUCTION STANDARDS. CONTRACTOR SHALL REFERENCE AGUA SPECIAL UTILITY DISTRICT STANDARD DETAILS WHENEVER CONFLICTS ARISE.

AAA SUBDIVISION

A 1.58 ACRE TRACT OF LAND BEING THE SOUTH 250.00 FEET OF THE WEST 275.00 FEET OF LOT 202, NICK DOFFING COMPANY SUBDIVISION NO. 1, AS RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 2443, PAGE 605, DEED RECORDS, HIDALGO COUNTY, TEXAS

MAP OF WATER DISTRIBUTION

FINAL WATER AND SEWER ENGINEERING REPORT FOR AAA SUBDIVISION;
BY GILBERTO A. GRACIA, P.E.

WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE:

AAA SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (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. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

AGUA S.U.D. HAS AN EXISTING 8" DIAMETER LINE RUNNING ALONG THE WEST SIDE OF THE R.O.W. OF DOFFIN RD. (F.M.492). THE WATER SYSTEM FOR AAA SUBDIVISION CONSISTS OF ONE (1) 2" DIAMETER SINGLE SERVICE LINE THAT TAPS INTO THE EXISTING 8" WATERLINE. SAID SERVICE LINE TERMINATES AT THE WATER METER OF THE LOT. THE SINGLE SERVICE LINE, AND THE WATER METER BOX WILL BE INSTALLED AT A TOTAL COST OF \$4,800.00 PER LOT. IN ADDITION THE SUBDIVIDER WILL PAY AGUA S.U.D. THE SUM OF \$1,200.00 WHICH COVERS THE \$1,200.00 COST PER LOT STATED IN THE 30 YR WATER SERVICE AGREEMENT, WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITIONS FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA S.U.D. UPON REQUESTING BY THE LOT OWNER AGUA S.U.D. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY AGUA S.U.D. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SANITARY SEWAGE DESCRIPTION; COSTS, AND OPERABILITY DATES:

SEWAGE FROM AAA SUBDIVISION WILL HAVE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WILL BE EXAMINED AND WILL BE APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/4 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATES A SANDY LOAM MIXTURE FOR THE AREA. AT LEAST ONE SOIL EXCAVATION WAS PERFORMED ON THE SITE AT THE DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER BETWEEN 24" OF THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,600.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF WILL BE INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$1,600.00. THE HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON _____

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE ARE AS FOLLOWS:

WATER FACILITIES- THIS FACILITIES WILL BE FULLY CONSTRUCTED, WITH THE INSTALLATION OF THE WATER METERS, WILL COST A GRAND TOTAL OF \$4,800.00 WHICH IS EQUIVALENT TO \$4,800.00 PER LOT.

SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$1,600.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$1,600.00 FOR THE ENTIRE SUBDIVISION.



GILBERTO A. GRACIA-P.E. No. 62477

DATE

This seal appearing on this document was authorized by Gilberto A. Gracia, P.E. No. 62477 on the above designated date.

REPORT DE INGENIERIA FINAL DE AGUA Y DRENAJE SANITARIO PARA AAA SUBDIVISION
POR: GILBERTO A. GRACIA, P.E.

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

AAA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR AGUA SPECIAL UTILITY DISTRICT (AGUA S.U.D.). EL DUEÑO DE LA SUBDIVISION Y AGUA S.U.D. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. AGUA S.U.D. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LO LARGO CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

AGUA S.U.D. TIENE UNA LINEA DE 8" DE DIAMETRO EXISTENTE, CORRIENDO POR EL LADO OESTE DE LA CALLE DOFFIN RD. (F.M.492). EL SISTEMA DE PROVISION DE AGUA PARA AAA SUBDIVISION CONSISTE EN UN (1) SERVICIO SECCIONADO DE 2" PULGADAS DE DIAMETRO LA CUAL CONECTA EN LA LINEA DE AGUA EXISTENTE DE 8". DICHA LINEA DE SERVICIO TERMINA EN EL MEDIDOR DE AGUA DEL LOTE.

LA LINEA DE SERVICIO SECCIONADO DE 2", Y EL MEDIDOR MECANICO DE AGUA SERAN INSTALADOS A UN COSTO TOTAL DE US\$4,800.00 O US\$4,800.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA PAGADO A AGUA S.U.D. LA CANTIDAD DE US\$1,200.00 PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DEL LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA AGUA S.U.D. LO INSTALARA SIN ALCUN COSTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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 EN UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA CADA 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 SALUD DEL CONDADO DE HIDALGO EL DIA _____

CADA LOTE EN LA SUBDIVISION ES DE ALMENO 1/4 ACRE DE TAMAÑO. SE HIZO UNA (1) EXCAVACION DE EVALUACION EN EL LUGAR (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS POR QUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36" BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24" MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA SEPTICO PARA UN LOTE INDIVIDUAL ES DE US\$1,600.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADOS EN EL PROCESO DE APROBACION FINAL A UN COSTO TOTAL DE US\$1,600.00. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE _____

CERTIFICACION:

CON MI FIRMA CERTIFICO QUE: LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE SANITARIO, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LOS MODELOS Y LAS REGLAS DE SUBDIVISION (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON LOS SIGUIENTES:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO CON LA INSTALACION DE LOS MEDIDORES DE AGUA A UN TOTAL DE US\$4,800.00 POR LOTE. LO CUAL EQUIVALE A EL GRAN COSTO TOTAL DE \$4,800.00 PARA LA SUBDIVISION COMPLETA.

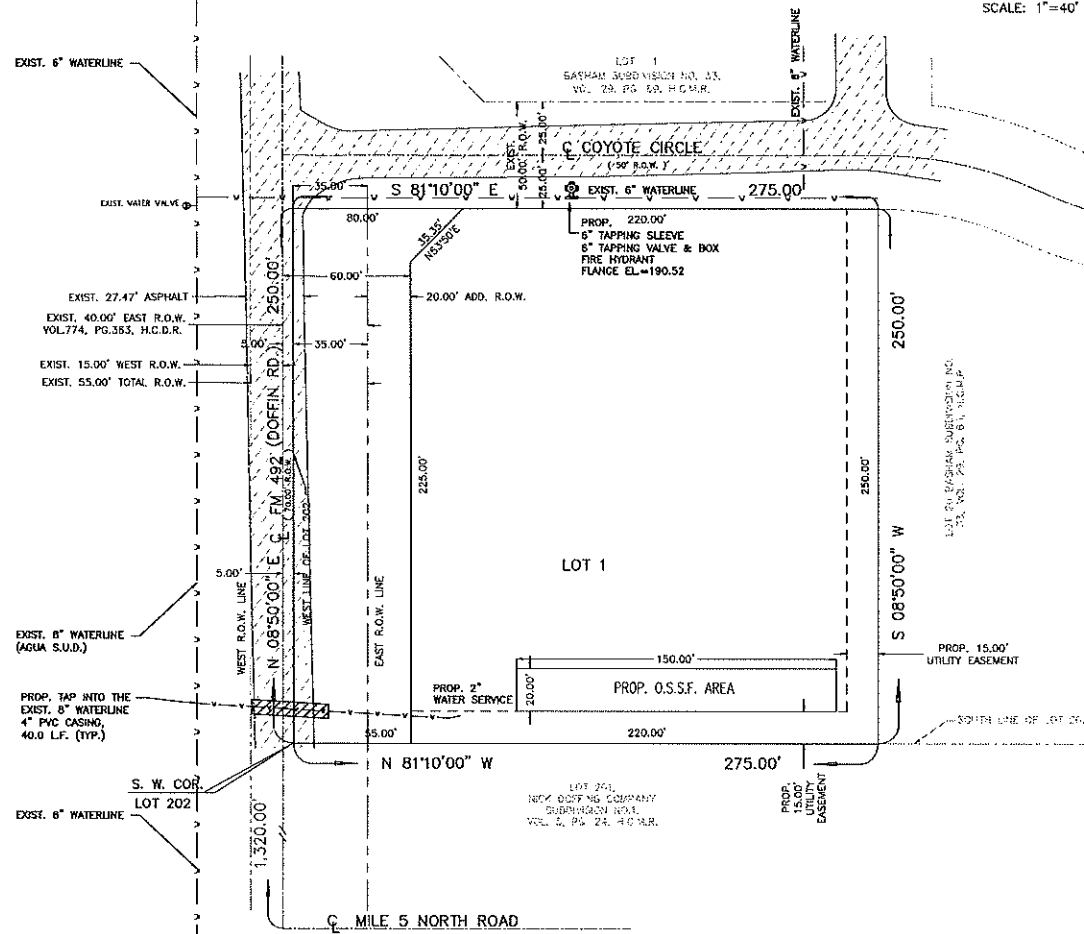
DRENAJE SANITARIO: SE ESTIMA QUE LA FOSA SEPTICA COSTARA US\$1,600.00 CADA UNA Y UN COSTO TOTAL DE US\$ 1,600.00 PARA TODA LA SUBDIVISION.



GILBERTO A. GRACIA-P.E. No. 62477

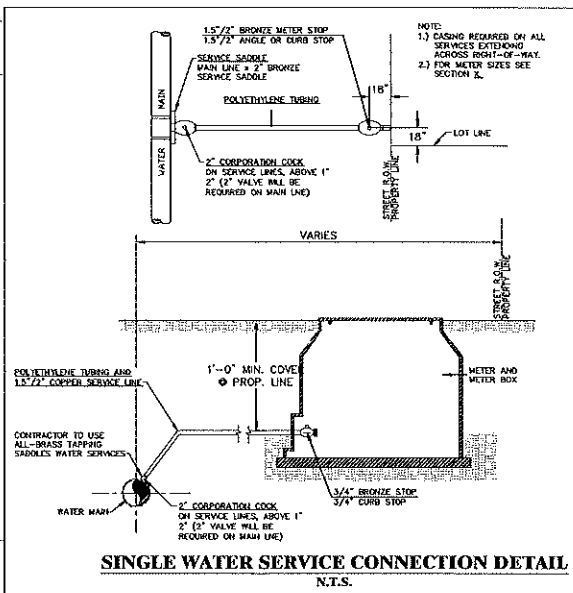
DATE

This seal appearing on this document was authorized by Gilberto A. Gracia, P.E. No. 62477 on the above designated date.



SCALE: 1"=40'

BEARING BASED AS PER THE BEARING BASE OF LOT 202, WEST 275.00 FEET OF LOT 202, NICK DOFFING COMPANY SUBDIVISION NO. 1, AS RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS.



SINGLE WATER SERVICE CONNECTION DETAIL
N.T.S.

COST ESTIMATE

WATER DISTRIBUTION:	\$ 4,800.00
DRAINAGE IMPROVEMENTS:	\$ 1,600.00
SANITARY SEWER IMPROVEMENTS:	\$ 1,600.00
TOTAL:	\$ 8,000.00

INDEX OF SHEETS

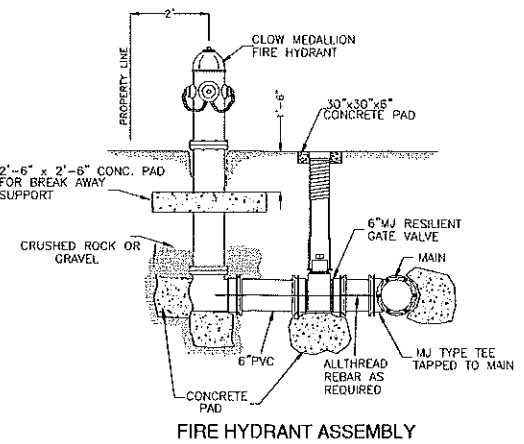
SHEET 1.-	HEADING; INDEX; LOCATION MAP AND ETC.; PRINCIPAL CONTRACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.D. 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.D. CERTIFICATION; REVISION NOTES.
SHEET 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 CERTIFICATE AND STATEMENT.
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; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION; VALLEY GUTTER SECTION.

LEGEND

- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.D. HIDALGO COUNTY OFFICIAL RECORDS
- S.E.C. SOUTHEAST CORNER
- R.O.W.-B RIGHT OF WAY TO BACK OF CURB

GENERAL CONSTRUCTION NOTES:

1. ALL PROPOSED WATER LINES TO BE C-900 DR-25.
2. CONTRACTOR TO INSTALL 2" SERVICE CONNECTIONS TO EVERY LOT & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 1.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
4. SEE WATER DETAIL SHEET FOR MORE INFORMATION.
5. ALL LOTS SHALL BE PROVIDED WITH SERVICE STUBOUTS AND SAID SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER WITH A "W" NOT LESS THAN 1 1/2" IN SIZE OR IN A MANNER APPROVED BY THE CITY AND SHALL BE 12" BELOW FINISH GRADE ELEVATION.



FIRE HYDRANT ASSEMBLY

IZAGUIRRE ENGINEERING GROUP, LLC.

7413 N. LA HOMA MISSION TX, 78574 CONSULTING ENGINEERS F-10214 TEL. (956) 240-3246 FAX. (956) 584-0554

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: ANGEL DE LA CERDA	2312 TREY LEAL AVE	MISSION, TEXAS 78574	(956)235-9812	
ENGINEER: GILBERTO A. GRACIA	7413 N. LA HOMA	MISSION, TEXAS 78574	(956)584-0554	(956)584-0190
SURVEYOR: HOWARD LUIS GUTIERREZ	P.O. BOX 548	McALLEN, TEXAS 78505	(956)389-0988	

NO.	SHEET	REVISION	DATE	APPROVED

AAA SUBDIVISION

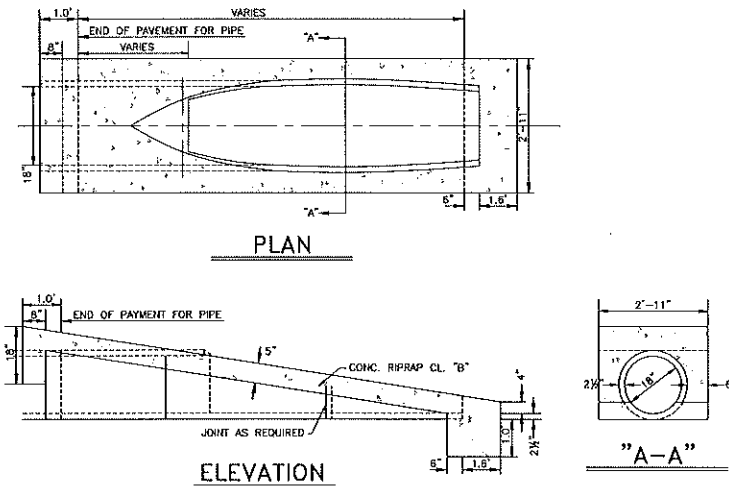
A 1.58 ACRE TRACT OF LAND BEING THE SOUTH 250.00 FEET OF THE WEST 275.00 FEET OF LOT 202, NICK DOFFING COMPANY SUBDIVISION NO. 1, AS RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 2443, PAGE 605, DEED RECORDS, HIDALGO COUNTY, TEXAS

DRAINAGE STATEMENT FOR AAA SUBDIVISION

- I. PROJECT LOCATION
THIS ONE (1) MULTI-FAMILY LOT SUBDIVISION, LOCATED WITHIN THE CITY OF MISSION ON THE SOUTHEAST CORNER OF DOFFING ROAD & COYOTE CIRCLE, CONSISTS OF A 1.58 NET ACRE TRACT OUT OF THE SOUTHWEST CORNER OF LOT 202, NICK DOFFING COMPANY SUBDIVISION NO. 1, AS RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS.
- II. FLOOD PLAIN
THE SUBJECT TRACT IS LOCATED WITHIN FLOOD ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. (NO SHADING) IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480334 0290 D, MAP REVISED JUNE 6, 2000.
- III. SOIL CONDITIONS
A REVIEW OF THE U.S. SOIL CONSERVATION SURVEY OF HIDALGO COUNTY INDICATES THAT THE PREDOMINANT SOIL OF THE SUBJECT SITE IS CLASSIFIED AS HIDALGO-25 (SANDY CLAY LOAM). HIDALGO-25 TYPICALLY CONSISTS OF A SURFACE LAYER OF DARK GRAYISH BROWN SANDY CLAY LOAM ABOUT 11 INCHES THICK. THE NEXT SOIL LAYER DOWN FROM 11 TO 38 INCHES, IS BROWN SANDY CLAY LOAM. THE NEXT SOIL LAYER DOWN, FROM 38 TO 65 INCHES, IS PALE BROWN SANDY CLAY LOAM. THIS SOIL: A) IS CALCAREOUS THROUGHOUT, B) IS WELL DRAINAGE, C) HAS HIGH AVAILABLE WATER CAPACITY, D) HAS SLOW SURFACE RUNOFF, E) HAS MODERATE PERMEABILITY, F) HAS A MODERATE SHRINK-SWELL POTENTIAL, G) HAS A SLIGHT HAZARD OF SOIL BLOWING, AND H) HAS A SLIGHT HAZARD OF WATER EROSION. SEE ATTACHED SOIL SURVEY OF HIDALGO COUNTY, TEXAS.
- IV. EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED MODERATE BRUSH-LAND. TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A SLIGHT GRADE TO THE SOUTH APPROXIMATELY (0.35%). EXISTING RUNOFF FROM THE SUBJECT SITE IS BY FORM OF SHEET RUNOFF FLOWING OVERLAND TOWARDS THE SOUTH WHERE IT IS INTERCEPTED BY THE EXISTING ROADSIDE DITCH SYSTEM OF THE AREA. THE RATIONAL METHOD WAS UTILIZED TO DETERMINE THE EXISTING 10-YEAR FREQUENCY EVENT STORM WATER RUNOFF (EXIST= 1.45 CFS) FOR THIS SITE.
- V. PROPOSED CONDITIONS
UTILIZING THE 25-YEAR FREQUENCY STORM EVENT, AFTER DEVELOPMENT OF THIS SUBDIVISION STORM WATER RUNOFF WILL BE 4.60 CFS FOR A Q INCREASE OF 3.15 CFS. THE TOTAL PROPOSED DETENTION VOLUME, IN ACCORDANCE WITH THE COUNTY OF HIDALGO'S DRAINAGE POLICIES AND REQUIREMENTS, IS 5,465 CUBIC FEET (0.1255 ACRE FEET) (REFER TO ATTACHED DRAINAGE CALCULATIONS). THE PROPOSED SITE RUNOFF WILL SURFACE FLOW FROM THE BUILDINGS AND PARKING AREAS ONTO THE GREEN AREAS AND INTO THE PROPOSED DETENTION SWALES. SAID DETENTION SWALES TO BE LOCATED ON THE NORTH AND WEST SITE PERIMETER WILL HAVE AN 8" BLEEDER CONNECTION TO DRAIN INTO THE EXISTING BAR DITCH LOCATED ON THE WEST SIDE OF THE PROPERTY ALONG DOFFING ROAD (FM 492). THE WATERS IN THIS BAR DITCH FLOW SOUTH INTO THE WEST MAIN DRAIN II, WHICH FLOWS INTO THE HIDALGO COUNTY NORTH MAIN DRAIN, AND ON UNTIL MAKING ULTIMATE OUTFALL INTO THE LAGUNA MADRE.

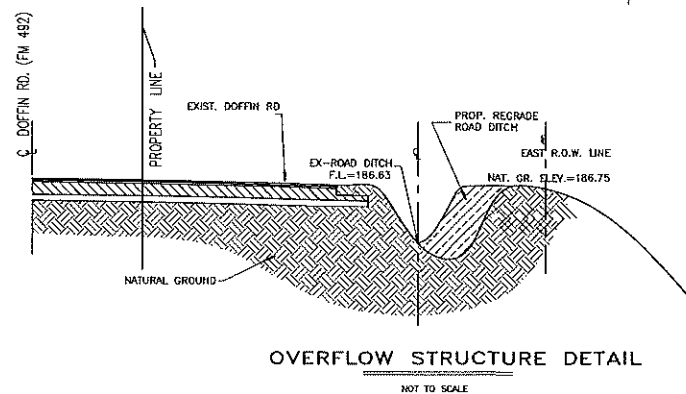


GILBERTO A. GRACIA-P.E. No. 62477
This seal appearing on this document was authorized by Gilberto A. Gracia, P.E. No. 62477 on the above designated date.



SAFETY END TREATMENT

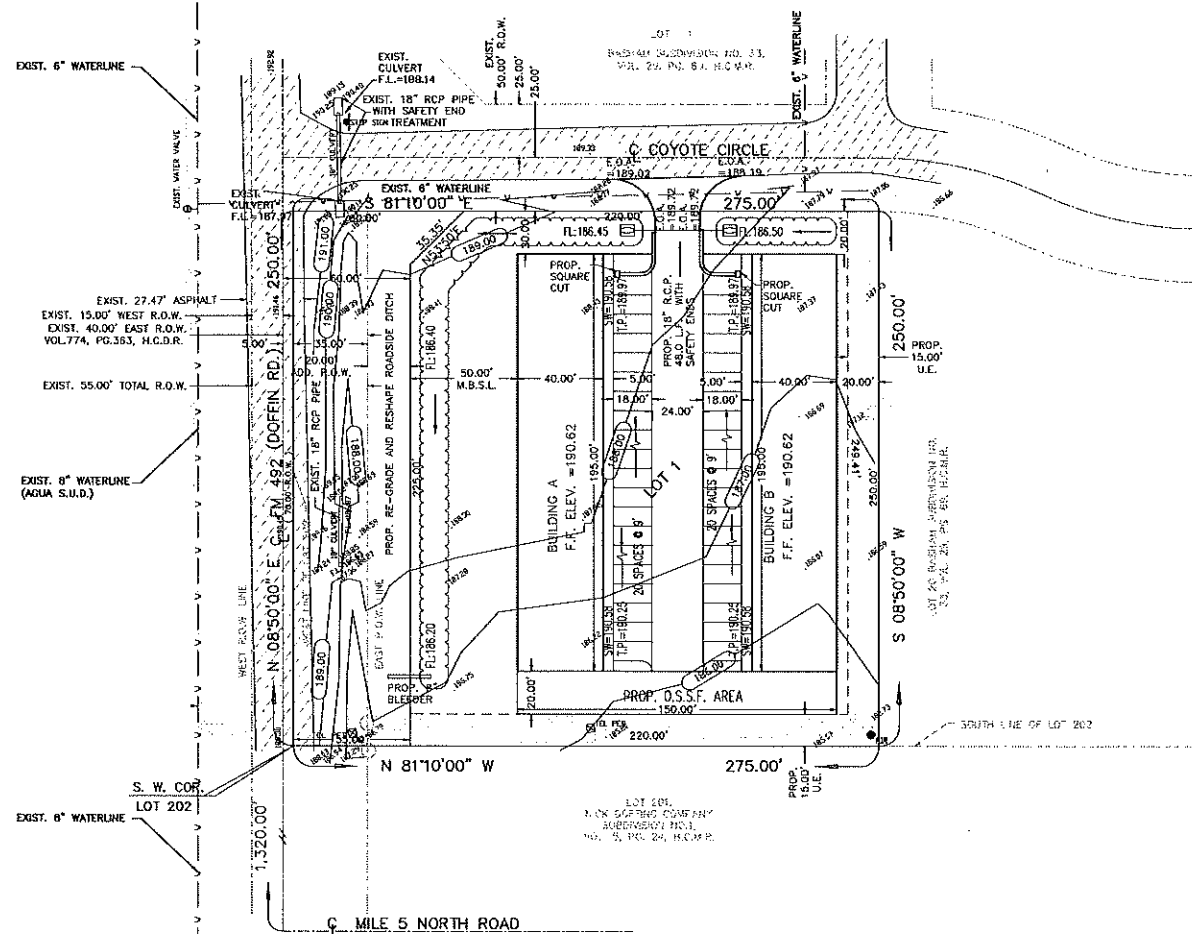
NOT TO SCALE



OVERFLOW STRUCTURE DETAIL

NOT TO SCALE

MAP OF TOPOGRAPHY AND DRAINAGE:



- ### LEGEND
- R.O.W. RIGHT OF WAY
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - H.C.M.R. HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
 - S.E.C. SOUTHEAST CORNER
 - R.O.W.-B RIGHT OF WAY TO BACK OF CURB

COST ESTIMATE

WATER DISTRIBUTION:	\$ 4,800.00
DRAINAGE IMPROVEMENTS:	\$ 1,600.00
SANITARY SEWER IMPROVEMENTS:	\$ 1,600.00
TOTAL:	\$ 8,000.00



GENERAL CONSTRUCTION NOTES:

1. ALL PROPOSED WATER LINES TO BE C-900 DR-25.
2. CONTRACTOR TO INSTALL 2" SERVICE CONNECTIONS TO EVERY LOT & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 1.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
4. SEE WATER DETAIL SHEET FOR MORE INFORMATION.
5. ALL LOTS SHALL BE PROVIDED WITH SERVICE STUBS AND SAID SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND CUTTER WITH A "W" NOT LESS THAN 1 1/2" IN SIZE OR IN A MANNER APPROVED BY THE CITY AND SHALL BE 12" BELOW FINISH GRADE ELEVATION.

INDEX OF SHEETS

- SHEET 1.- HEADINGS; INDEX; LOCATION MAP AND ETC; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS 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 ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECISE THE PROJECT IS SITUATED; H.C.O.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HCHO CERTIFICATION; REVISION NOTES.
- SHEET 2.- WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBMITTER CERTIFICATE AND STATEMENT.
- 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; TYPICAL ROADWAY SECTION; CURB AND CUTTER SECTION; VALLEY GUTTER SECTION.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: ANGEL DE LA CERDA	2312 TREY LEAL AVE	MISSION, TEXAS 78574	(956)295-9812	
ENGINEER: GILBERTO A. GRACIA	7413 N. LA HOMA	MISSION, TEXAS 78574	(956)584-0554	(956)584-0190
SURVEYOR: MONTERO LUIS GUTIERREZ	P.O. BOX 548	McALLEN, TEXAS 78505	(956)389-0986	

IZAGUIRRE ENGINEERING GROUP, LLC.

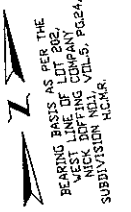
7413 N. LA HOMA
MISSION TX, 78574

CONSULTING ENGINEERS
F-10214

TEL. (956) 240-3246
FAX. (956) 584-0554

SHEET NO. 3 OF 3 SHEETS	DATE PREPARED MAY 27, 2017	PREPARED BY	CHECKED BY	APPROVED BY
	DATE REVISION P-1-13	REVISION BY	CHECKED BY	APPROVED BY

NO.	SHEET	REVISION	DATE	APPROVED



SCALE: 1"=40'