



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: 3-24-2020

PROPOSED J.A. GARCIA SUBDIVISION, PRECINCT No. 3.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: JUAN ANGEL GARCIA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

STREETLIGHTS: N/A

FILLING STATIONS N/A

LOCATION DESCRIPTION: EAST OF MINNESOTA ROAD APPROXIMATELY ¼ MILE NORTH OF MILE 3 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 4-13-2018 PROPERTY LIES WITHIN FLOOD ZONE: "C & A" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION WITHIN THE PROPOSED LOTS AND SURFACE RUNOFF WILL DRAIN INTO MINNESOTA ROAD SIDE DITCH.

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

H.C.R.O.W. FINAL APPROVAL DATE: 7-02-2019 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-29-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: 1 EXISTING OSSF AND 1 OSSF ESCROWED.

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: MINNESOTA ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 10-29-2019 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ 1,500.00 For: (1) OSSF.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: OCTOBER 23, 2018

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

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.

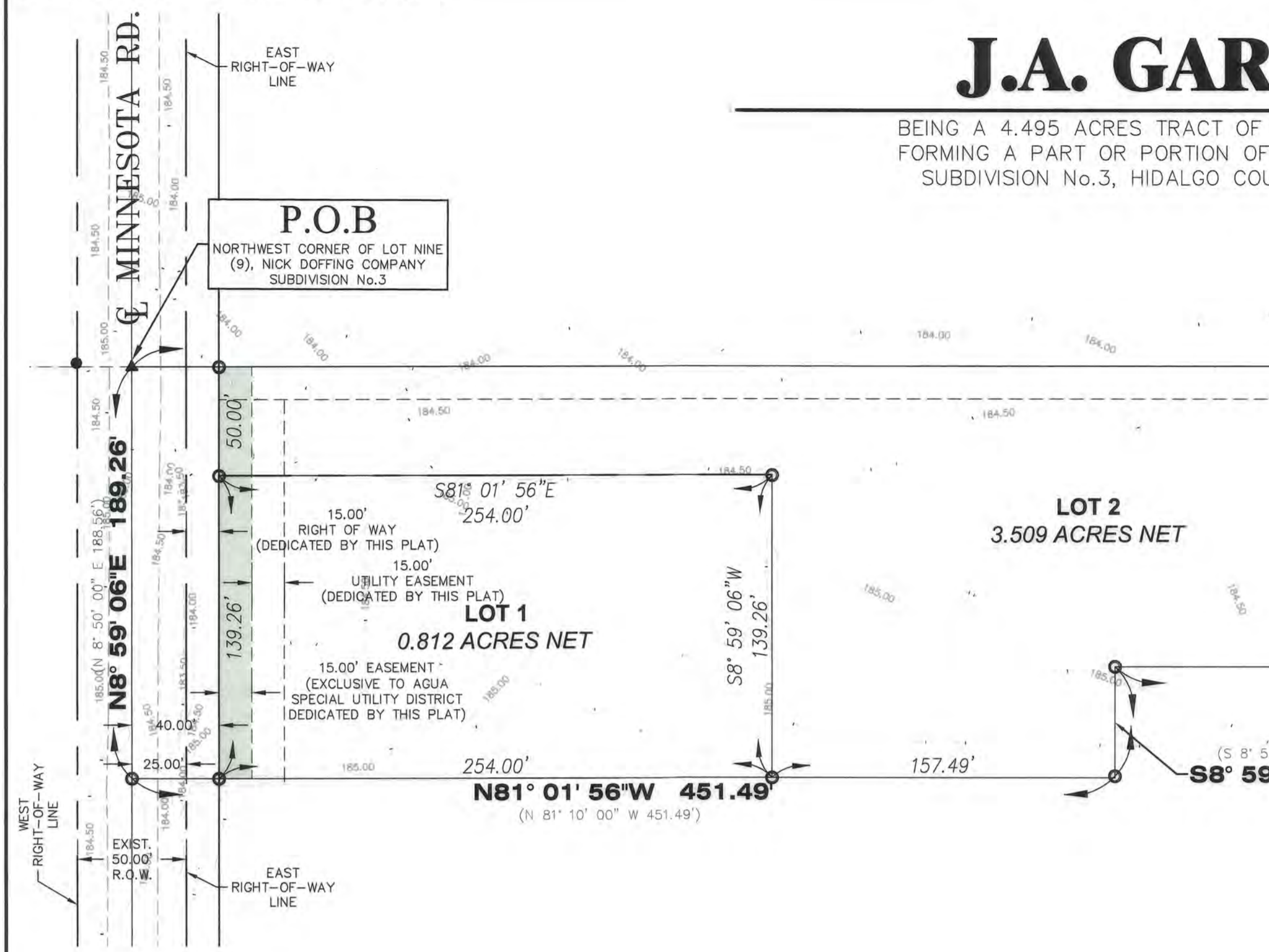
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J.A. GARCIA SUBDIVISION

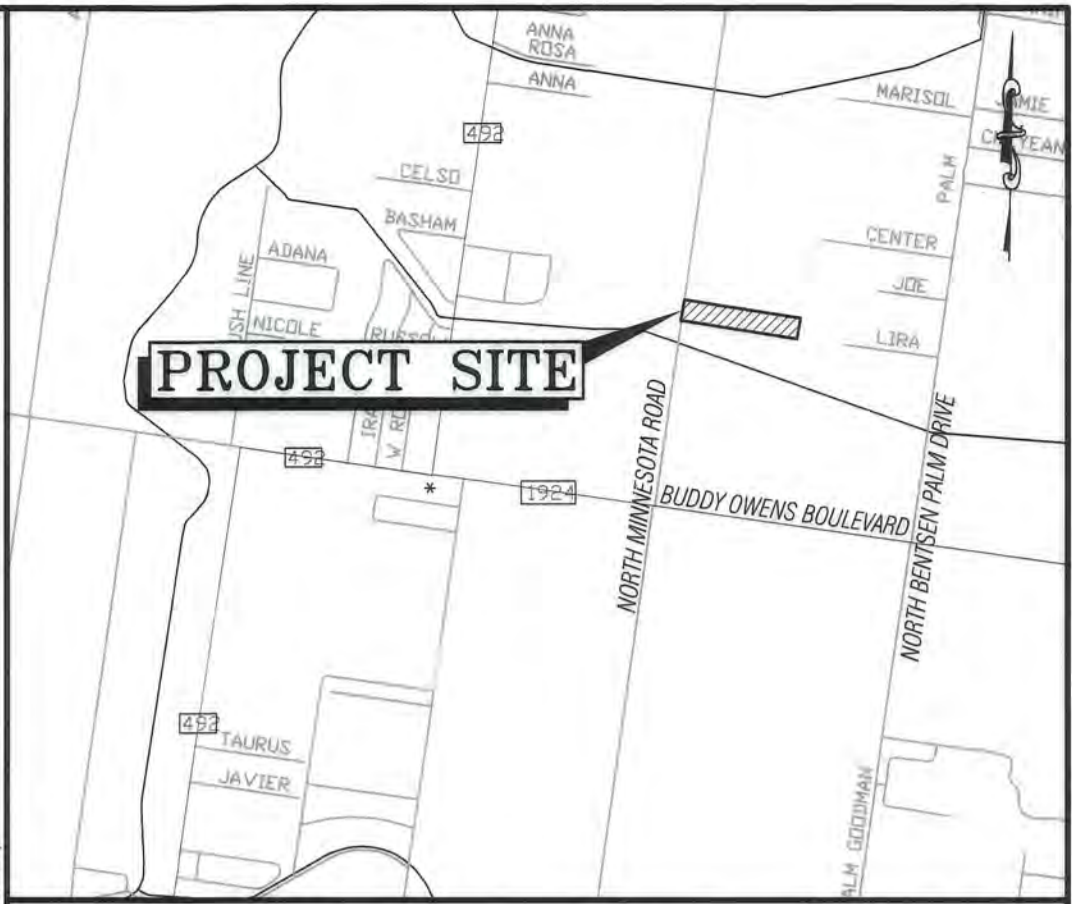
BEING A 4.495 ACRES TRACT OF LAND, MORE OR LESS, SAID 4.495 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF THE NORTH 10.84 ACRES OF LOT NINE (9), NICK DOFFING COMPANY SUBDIVISION No.3, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 10, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

REYNALDO RAMON AND WIFE, DIANA RAMON
5.165 ACRES OUT OF LOT TWELVE (12), NICK DOFFING COMPANY SUBDIVISION, No.3, Vol.6, PG.10. M.R.H.C. DOC.# 504356 O.R.H.C.

FRANCISCO I. OCHOA AND WIFE, HERMILA OCHOA
6.33 ACRES OUT OF TRACT OF LAND OUT OF LOT NINE (9), NICK DOFFING COMPANY SUBDIVISION, No.3, Vol.6, PG.10. M.R.H.C. DOC.# 1889803 O.R.H.C.



SCALE: 1" = 50'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH (4205)
(NAD 83)



LOCATION MAP SCALE: 1" = 2000'

LOCATION OF J.A. GARCIA SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:
J.A. GARCIA SUBDIVISION IS LOCATED ON NORTH MINNESOTA ROAD APPROXIMATELY 1950 FEET NORTH OF BUDDY OWENS BOULEVARD WITHIN THE EXTRATERRITORIAL JURISDICTION OF CITY OF MISSION LOCAL GOVERNMENT CODE § 212.001, IN HIDALGO COUNTY PRECINCT 3. THE ESTIMATED POPULATION OF CITY OF MISSION IS 83,394 AS PER THE 2015 UNITED STATES CENSUS BUREAU.

LEGEND	
○	FOUND 4 INCH IRON PIPE
○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
●	FOUND COTTON PICKER SPINDLE
▲	SET COTTON PICKER SPINDLE
▲	CALCULATED POINT
○	CAPPED IRON ROD SET
○	FOUND CONCRETE MONUMENT
○	BENCHMARK
()	MEASURED
XXXX	NATURAL GROUND

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
M.R.H.C.	MAP RECORDS OF HIDALGO COUNTY
A.S.U.D.	AUGA SPECIAL UTILITY DISTRICT
⊕	CENTER LINE
⊞	PROPERTY LINE

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

I, **JUAN ANGEL GARCIA**, AS OWNER(S) OF THE 4.495 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **J.A. GARCIA SUBDIVISION**, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED 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 THE STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

Juan Angel Garcia DATE September 2, 2019
JUAN ANGEL GARCIA 4610 NORTH MINNESOTA ROAD MISSION, TX 78574

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JUAN ANGEL GARCIA**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2 DAY OF September 2019.

Abraham James Mendoza NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES 10-23-2021

CITY OF MISSION CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **J.A. GARCIA SUBDIVISION**, WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

Anna Carrille 9/23/19
CITY SECRETARY DATE

STATE OF TEXAS - CITY OF MISSION PLANNING AND ZONING COMMISSION

THIS PLAT OF **J.A. 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 23 DAY OF Sept 2019

[Signature] CHAIRMAN

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **J.A. GARCIA SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON,

[Signature] HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS COUNTY OF HIDALGO UNDER LOCAL GOVERNMENT CODE §232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE **J.A. GARCIA SUBDIVISION**, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON

[Signature] HIDALGO COUNTY JUDGE DATE

[Signature] HIDALGO COUNTY CLERK DATE

HIDALGO COUNTY IRRIGATION DISTRICT No. 6

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 6 ON THIS THE 12 DAY OF September, 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.

[Signature] BOARD OF DIRECTORS DATE 9/16/2019

[Signature] BOARD OF DIRECTORS DATE 9/16/2019

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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(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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

[Signature] DATE

AGUA SPECIAL UTILITY DISTRICT CERTIFICATE OF PLAT APPROVAL

I, **JOSE E. SAENZ**, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE **J.A. GARCIA 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 SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WORKERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

[Signature] DATE 10.25.19

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

[Signature] DATE 9/2/19
IVAN GARCIA P.E., R.P.L.S. REG. PROFESSIONAL ENGINEER No. 115662

STATE OF TEXAS - COUNTY OF HIDALGO I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN AND HIDALGO COUNTY, TEXAS.

[Signature] DATE 9/2/19
IVAN GARCIA P.E., R.P.L.S. REG. PROFESSIONAL LAND SURVEYOR No. 8469 SURVEY FIRM No. 10194027

GENERAL NOTES:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: THE SUBDIVISION IS IN ZONE "C", AREAS OF MINIMAL FLOODING (NO SHADING), AND PARTIALLY IN ZONE "A" AREAS OF 100-YEAR FLOOD, WITH BASE FLOOD ELEVATION 181.00, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL 480334 0400 C, REVISED NOVEMBER 16, 1982. THE EAST 300 FEET OF THE PROPERTY, WHICH INCLUDES ALL THE AREA WITHIN ZONE "A", WILL BE DEDICATED AS A DRAINAGE EASEMENT TO BE MAINTAINED BY THE PROPERTY OWNER.
- SETBACKS: FRONT: 40.00 FEET. REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER. SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL BE REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF MINNESOTA ROAD OR 18" ABOVE NATURAL GROUND, 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 ELEVATIONS.
- NO STRUCTURE SHALL BE PERMITTED OVER THE DRAINAGE EASEMENT IN LOT 2.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: --BM. NO. 1-- ELEV. 185.20 N.G.V.D. 88. DESCRIPTIONS: COTTON PICKER SPINDLE FOUND ON THE NORTHWEST CORNER OF LOT 9, NICK DOFFING COMPANY SUBDIVISION NO.3, GPS POINT, GRID COORDINATES N. 1026075.4610, E. 16624207.97.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1135.00 CUBIC-FEET OR 0.026 ACRE-FEET AND 2,057 OF OR 0.047 ACRE-FEET WILL NEED TO BE DETAINED ON SITE FOR LOT 1 AND LOT 2 OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS WITHIN THE LOTS, AND BY RE-GRADING AND EXCAVATING THE EXISTING ROADSIDE DITCH.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
 - A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
 - 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 HAVE 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 OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- JUAN ANGEL GARCIA, THE OWNER & SUBDIVIDER OF THIS SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH, AND RE-GRADING OF ROADSIDE DITCH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.
- OWNERS OF LOT 1 AND LOT 2 WILL BE RESPONSIBLE TO MOVE EXISTING FENCE ENCRACING ONTO THE NEW R.O.W. LINE OF MINNESOTA ROAD AT THE TIME OF FUTURE WIDENING OF MINNESOTA ROAD.

METES AND BOUNDS:

BEING A 4.495 ACRES TRACT OF LAND, MORE OR LESS, SAID 4.495 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF THE NORTH 10.84 ACRES OF LOT NINE (9), NICK DOFFING COMPANY SUBDIVISION No.3, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 10, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 4.495 ACRES TRACT BEING THE SAME LAND DESCRIBED AS A 4.488 ACRES TRACT IN A GENERAL WARRANTY DEED FROM RICARDO T. MARTINEZ AND RUBEN MARTINEZ TO JUAN ANGEL GARCIA, RECORDED IN DOCUMENT #1331560, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 4.495 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING, AT A COTTON-PICKER-SPINDLE FOUND AT THE NORTHWEST CORNER OF LOT NINE (9), NICK DOFFING COMPANY SUBDIVISION No.3, SAME BEING A POINT ON THE CENTERLINE OF MINNESOTA ROAD, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;
THENCE, S 81°01'56" E, WITH AND ALONG THE NORTH LINE OF THE SAID LOT 9, TO THE NORTHEAST CORNER OF THE SAID LOT 9, PASSING AT A DISTANCE OF 25.00 FEET A 1/2" CAPPED IRON ROD SET ON THE EXISTING EAST-RIGHT-OF-WAY LINE OF MINNESOTA ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1250.00 FEET TO A 1/2" CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, S 08°59'06" W, WITH AND ALONG THE EAST LINE OF THE SAID LOT 9, TO THE NORTHEAST CORNER OF A CALLED 6.33 ACRES TRACT DESCRIBED IN A WARRANTY DEED FROM JUAN J. GONZALEZ TO FRANCISCO I. OCHOA, RECORDED IN DOCUMENT #1889803, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 138.20 FEET TO A 1/2" CAPPED IRON ROD SET, FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, N 81°01'53" W, PARALLEL TO THE NORTH LINE OF THE SAID LOT 9, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 6.33 ACRES OCHOA TRACT, A DISTANCE OF 788.51 FEET TO A 1/2" CAPPED IRON ROD SET, A CORNER OF THE SAID 6.33 ACRES OCHOA TRACT, FOR AN INSIDE CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, S 08°59'06" W, PARALLEL TO THE WEST LINE OF THE SAID LOT 9, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 6.33 ACRES OCHOA TRACT, A DISTANCE OF 51.07 FEET TO A 1/2" CAPPED IRON ROD SET, A CORNER OF THE SAID 6.33 ACRES OCHOA TRACT, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, N 81°01'53" W, PARALLEL TO THE NORTH LINE OF THE SAID LOT 9, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 6.33 ACRES OCHOA TRACT, TO A POINT ON THE WEST LINE OF THE SAID LOT 9, SAME BEING A POINT ON THE CENTERLINE OF MINNESOTA ROAD, PASSING AT A DISTANCE OF 426.49 FEET A 1/2" CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF MINNESOTA ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 451.49 FEET TO A 1/2" CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, N 08°59'06" E, WITH AND ALONG THE WEST LINE OF THE SAID LOT 9, SAME BEING ALONG THE CENTERLINE OF MINNESOTA ROAD, A DISTANCE OF 189.26 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 4.495 ACRES MORE OR LESS, OUT OF WHICH 0.109 ACRES LIES WITHIN THE RIGHT-OF-WAY OF MINNESOTA ROAD.

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

REVISION NOTES TABLE	
DATE	DESCRIPTION

INDEX TO SHEETS OF J.A. GARCIA SUBDIVISION	
SHEET 1:	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF MISSION APPROVAL CERTIFICATE; HIDALGO COUNTY IRRIGATION DISTRICT No. 6; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES. M.C.D.#: HGH.
SHEET 2:	FINAL ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATIONS; SUBDIVIDER CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING, CONSTRUCTION DETAILS.

PRINCIPAL CONTACTS:			
NAME	ADDRESS	PHONE & FAX	
OWNER:	JUAN ANGEL GARCIA	4610 NORTH MINNESOTA ROAD MISSION, TX 78574	(956) 585-3995
ENGINEER:	IVAN GARCIA P.E., R.P.L.S. RIO DELTA ENGINEERING	921 S. 10TH ST. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR:	IVAN GARCIA P.E., R.P.L.S. RIO DELTA ENGINEERING	921 S. 10TH ST. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

PLAT SHEET
J.A. GARCIA SUBDIVISION
MISSION
HIDALGO COUNTY, TEXAS

ISSUED FOR **FINAL**

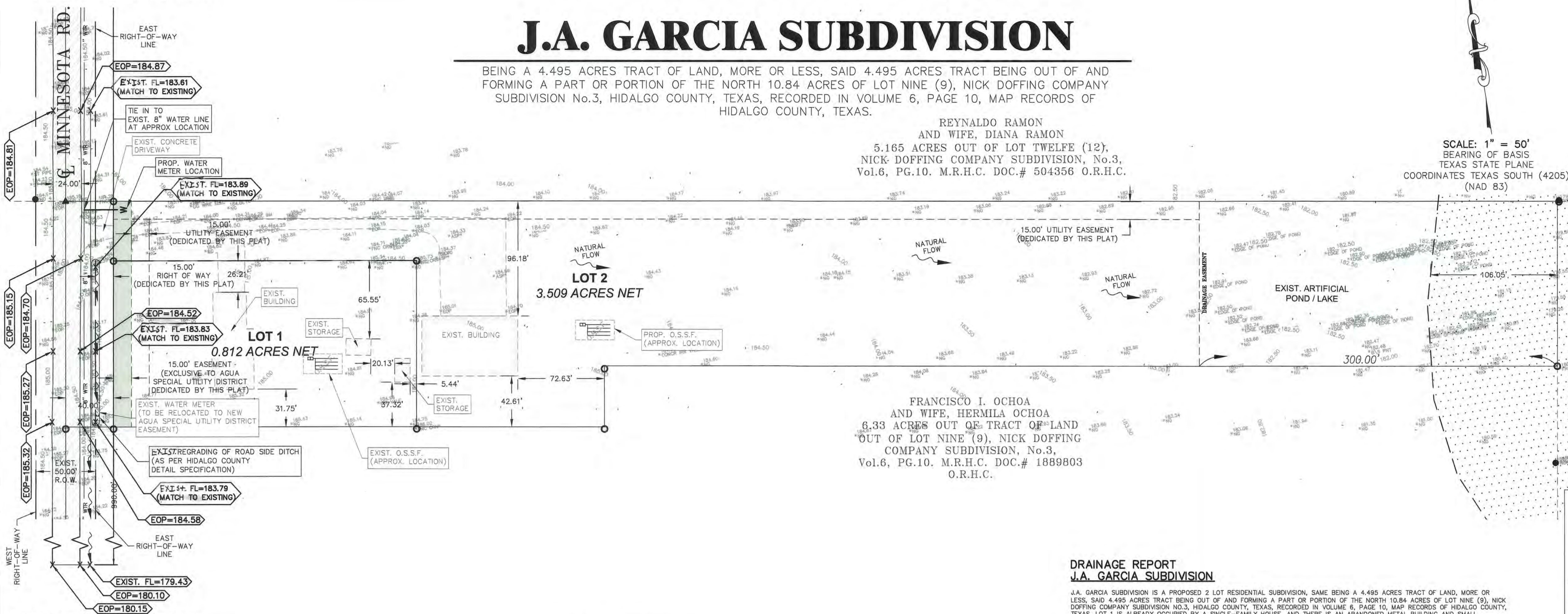
ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON/ABRAHAM JAMES
SCALE: 1"=50'
DATE: JULY, 2019
PROJECT: SUB 17 003
REVISIONS:
PAGE NO. **1 OF 2**

J.A. GARCIA SUBDIVISION

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SCALE: 1" = 50'
BEARING OF BASIS
TEXAS STATE PLANE
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(NAD 83)



FRANCISCO I. OCHOA AND WIFE, HERMILA OCHOA
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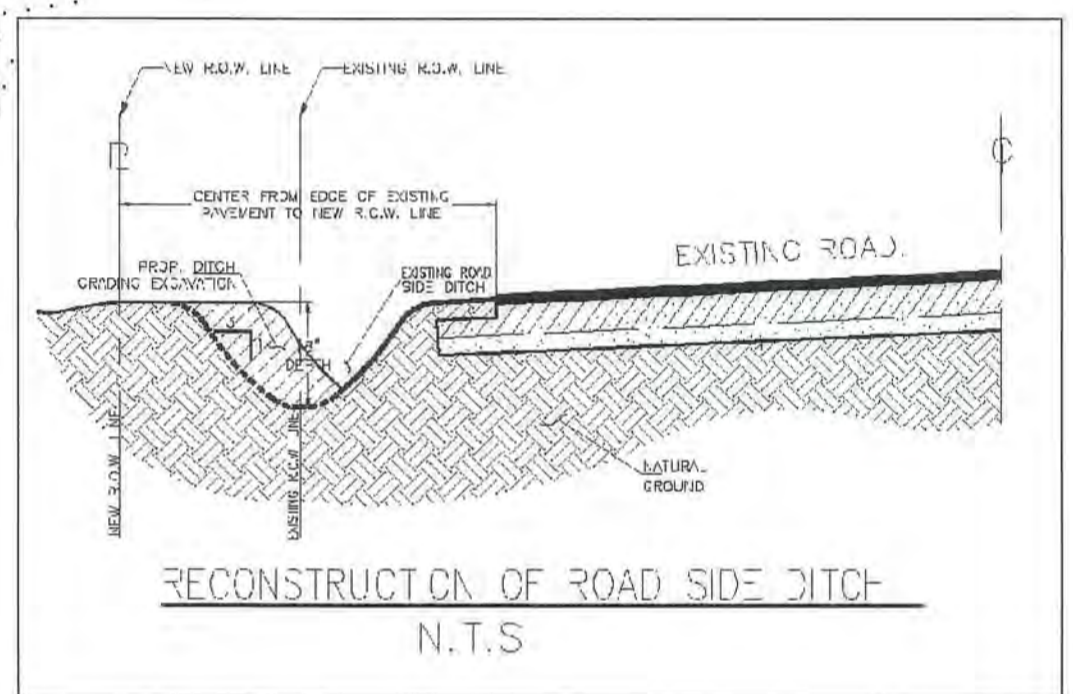
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DATE	DESCRIPTION

INDEX TO SHEETS OF J.A. GARCIA SUBDIVISION	
SHEET 1:	HEADING, INDEX, LOCATION MAP AND E.T., PRINCIPAL CONTACTS, MAP, LOT, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF MISSION APPROVAL CERTIFICATE; HIDALGO COUNTY IRRIGATION DISTRICT No. 6, COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES. H.C.O.D.#, H.C.E.U.
SHEET 2:	FINAL ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATIONS, SUBDIVIDER CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING, CONSTRUCTION DETAILS.

LEGEND	
⊙	- FOUND 4 INCH IRON PIPE
○	- SET 1/2 INCH IRON ROD
●	- FOUND 1/2 INCH IRON ROD
▲	- FOUND COTTON PICKER SPINDLE
△	- SET COTTON PICKER SPINDLE
⊙	- CALCULATED POINT
○	- CAPPED IRON ROD SET
⊙	- FOUND CONCRETE MONUMENT
⊙	- BENCHMARK
()	- MEASURED
XXXX	- NATURAL GROUND

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
M.R.H.C.	MAP RECORDS OF HIDALGO COUNTY
A.S.U.D.	AUGA SPECIAL UTILITY DISTRICT
⊙	CENTER LINE
⊞	PROPERTY LINE

DRAINAGE VOLUME LEGEND	
VOLUME REQUIRED = 3,192 CF	
VOLUME PROVIDED = 11,25 SF X 139.26 FT = 1,566.68 CF (49% OF REQUIRED)	



DRAINAGE REPORT J.A. GARCIA SUBDIVISION

J.A. GARCIA SUBDIVISION IS A PROPOSED 2 LOT RESIDENTIAL SUBDIVISION, SAME BEING A 4.495 ACRES TRACT OF LAND, MORE OR LESS, SAID 4.495 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF THE NORTH 10.84 ACRES OF LOT NINE (9), NICK DOFFING COMPANY SUBDIVISION No.3, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 10, MAP RECORDS OF HIDALGO COUNTY, TEXAS. LOT 1 IS ALREADY OCCUPIED BY A SINGLE-FAMILY HOUSE, AND THERE IS AN ABANDONED METAL BUILDING AND SMALL WAREHOUSE IN LOT 2.

THE SUBDIVISION IS IN ZONE "C", AREAS OF MINIMAL FLOODING (NO SHADING), AND PARTIALLY IN ZONE "A" AREAS OF 100-YEAR FLOOD, WITH BASE FLOOD ELEVATION 181.00, ACCORDING TO THE TEXAS FLOOD INSURANCE RATE MAP COMMUNITY PANEL 480334 0400 C, REVISED NOVEMBER 16, 1992. THE EAST 300 FEET OF THE PROPERTY, WHICH IS WITHIN ZONE "A", WILL BE DESIGNATED AS A DRAINAGE EASEMENT TO BE MAINTAINED BY THE PROPERTY OWNER AND A NOTE ON THE SUBDIVISION PLAT HAS BEEN ADDED STATING THAT NO IMPROVEMENT SHALL BE ALLOWED WITHIN THIS AREA.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 5.0 % OF HIDALGO SANDY CLAY LOAM LOAM, 0 TO 1 PERCENT SLOPES, AND 95.0 % OF HIDALGO FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES. THESE SOILS ARE WELL-DRAINED, SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS MODERATE. PLEASE SEE THE ATTACHED TABLES FOR PHYSICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTHERLY DIRECTION VIA ROADSIDE DITCH ALONG THE EAST RIGHT-OF-WAY OF MINNESOTA ROAD INTO THE FM 1924 DRAINAGE IMPROVEMENTS, THEN CONTINUES SOUTH TO THE GOODWIN DRAIN DITCH, THAT CONVEYS TO THE MISSION-MALLEN LATERAL, WHICH SUBSEQUENTLY CONVEYS TO WEST MAIN DRAIN II, WITH FINAL OUTFALL AT THE LAGUNA MADRE. USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YEAR RAINFALL EVENT WILL GENERATE APPROXIMATELY 1.55 CFS AND 1.77 CFS OF STORM RUNOFF FOR LOT 1 AND LOT 2 RESPECTIVELY. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 3.05 CFS AND 2.40 CFS OF RUNOFF 10-YEAR RAINFALL EVENTS FOR LOT 1 AND LOT 2 RESPECTIVELY.

IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A 1,135 OF OR 0.028 AC-FT AND 2,057 OF OR 0.047 AC-FT, WILL NEED TO BE DETAINED ON SITE FOR LOT 1 AND LOT 2 RESPECTIVELY FOR A 10-YEAR STORM. STORM WATER WILL BE DETAINED IN THE GREEN AREAS OF THE PROPOSED LOTS AND BY RE-GRADING AND EXCAVATING THE EXISTING ROADSIDE DITCH, WITH OVERFLOW TO FOLLOW THE EXISTING DRAINAGE PATTERNS OF THE AREA IN A SOUTHERLY DIRECTION VIA ROADSIDE DITCH ALONG THE EAST RIGHT-OF-WAY OF MINNESOTA ROAD INTO THE FM 1924 DRAINAGE IMPROVEMENTS, THEN CONTINUES SOUTH TO THE GOODWIN DRAIN DITCH, THAT CONVEYS TO THE MISSION-MALLEN LATERAL, WHICH SUBSEQUENTLY CONVEYS TO WEST MAIN DRAIN II, WITH FINAL OUTFALL AT THE LAGUNA MADRE. TABLES, AND CALCULATIONS, ARE ATTACHED.

REPORTE DE INGENIERIA PARA J.A. GARCIA SUBDIVISION IVAN GARCIA, P.E., R.P.L.S.

ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTO, Y FECHA DE OPERACION

J.A. GARCIA SUBDIVISION RECIBIRA SERVICIO DE AGUA POTABLE DE AGUA SPECIAL UTILITY DISTRICT (A.S.U.D.), Y HA PROMETIDO, POR MEDIO DE UN CONTRATO, PROPORCIONAR SUFICIENTE AGUA PARA SERVIR LA SUBDIVISION POR NO MENOS DE UN PERIODO DE TREINTA (30) AÑOS. A.S.U.D. HA PRESENTADO LA DOCUMENTACION SUFICIENTE PARA ESTABLECER A LARGO PLAZO, LA CANTIDAD Y CALIDAD DE AGUA POTABLE DISPONIBLE NECESARIA PARA EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

A.S.U.D. TIENE UNA TUBERIA EXISTENTE DE AGUA DE OCHO (8") PULGADAS LOCALIZADA AL LADO ESTE DE MINNESOTA ROAD. LOTE DOS (2) CONSISTIRA DE UNA CONSTRUCCION DE UN SERVICIO DE AGUA Y UN MEDIDOR DE AGUA DE LA TUBERIA DE OCHO (8") PULGADAS. LOTE UNO (1) CONTIENE UN SERVICIO DE AGUA Y UN MEDIDOR DE AGUA DE LA TUBERIA DE OCHO (8") PULGADAS. EL COSTO DE INSTALACION DEL SISTEMA DE DISTRIBUCION DE AGUA POTABLE DE J.A. GARCIA SUBDIVISION SE ESTIMA DE \$2,595.00 A UN COSTO TOTAL. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE A.S.U.D., POR UN TOTAL DE \$495.00. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE A.S.U.D. EL DUEÑO TAMBIEN PAGARA A.S.U.D. UN TOTAL DE \$2,100.00, PARA LOS DERECHOS DE AGUA Y IMPACT FEES.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
ESTAS FOSAS SEPTICAS CONSISTEN 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 DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

EL LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. ACORDE CON EL REPORTE DE SUELOS PREPARADO PARA EL CONDADO DE HIDALGO POR EL SOIL CONSERVATION SERVICE DE U.S.D.A., EL SITO CONSISTE DE 5.00% DE HIDALGO SANDY CLAY LOAM, CON PENDIENTES DE 0 A 1%, Y 95.00% DE HIDALGO FINE SANDY LOAM. ESTAS TIERRAS SON DE BUEN DRENAJE, ESCORRENTIA SUPERFICIAL ES MINIMA, PERMEABILIDAD ES MODERADAMENTE ALTA A ALTA, Y LA CAPACIDAD PARA ABSORBER AGUA ES MODERADA. LA TIERRA CONSISTE DE UNA CAPA UNIFORME DE SANDY LOAM QUE SE EXTIENDE BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

LOTE UNO (1) CONTIENE UN SISTEMA DE FOSAS SEPTICAS EXISTENTE. EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS PARA EL LOTE 2 ES \$1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NO SE HA INSTALADO LA FOSA SEPTICA EN EL PROCESO DE LA APROBACION FINAL. AL SOMETER ESTE PLAT PARA APROBACION FINAL, EL DUEÑO HA PROPORCIONADO GARANTIAS FINANCIERAS ADECUADAS EN FORMA DE UN CHEQUE AL PORTADOR O CHEQUE PERSONAL REPRESENTANDO UN DEPÓSITO EN EFECTIVO QUE SERA RETENIDO POR EL CONDADO DE HIDALGO EN CAJAPOR LA CANTIDAD DE \$1,500.00, LA CUAL ES EL COSTO ESTIMADO PARA INSTALAR EL SISTEMA DE FOSA SEPTICA PARA LOTE 2. EL DUEÑO INCLUIRA EL SOTO DEL SISTEMA DE FOSA SEPTICA EN EL COSTO DE VENTA DE LOTE.

EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUCCION PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE 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 (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

SISTEMA DE AGUA
EL SISTEMA DE DISTRIBUCION DE AGUA ESTA COMPLETAMENTE CONSTRUICO EXCEPTO POR LA INSTALACION DE UN MEDIDOR DE AGUA CON UN COSTO TOTAL DE \$ 2,595.00. EL DUEÑO DE LA SUBDIVISION HA PAGADO LOS CARGOS POR CONEXION DE AGUA, LA CUAL INCLUIRE LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE A.S.U.D., POR UN TOTAL DE \$ 495.00. EL DUEÑO TAMBIEN HA PAGADO A A.S.U.D. UN TOTAL DE \$ 2,100.00, PARA LOS DERECHOS DE AGUA Y IMPACT FEES. LOTE UNO (1) CONTIENE UN SERVICIO DE AGUA Y UN MEDIDOR DE AGUA.

SISTEMA DE AGUAS RESIDUALES
LOTE UNO (1) CONTIENE UN SISTEMA DE FOSAS SEPTICAS EXISTENTE. EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS PARA EL LOTE 2 SON \$ 1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA.

I, IVAN GARCIA, HEREBY ACKNOWLEDGE THAT THE ABOVE TRANSLATION FROM ENGLISH TO SPANISH, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IVAN GARCIA, P.E., R.P.L.S.
DATE 9/2/19



OSSF - FINANCIAL GUARANTEE OF PERFORMANCE

SUBDIVIDER CERTIFICATION:
1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

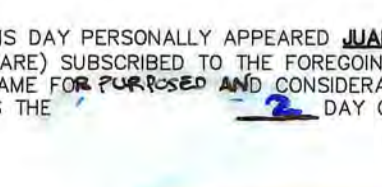
SUBDIVIDER STATEMENT:
1.- WE, JUAN ANGEL GARCIA SUBDIVIDER(S) OF J.A. GARCIA SUBDIVISION HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

STATE OF TEXAS
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUAN ANGEL GARCIA KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 20th DAY OF October, 2019.

JUAN ANGEL GARCIA
OWNER

STATE OF TEXAS
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ABRAHAM JAIMES MENDOZA KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 20th DAY OF October, 2019.

ABRAHAM JAIMES MENDOZA
Notary Public, State of Texas
Comm. Expires 10-23-2021
Notary ID 13125163



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK
DATE: JULY 8, 2019
PROJECT: SUB 17 003
REVISIONS: 2 OF 2

ENGINEERING REPORT FOR J.A. GARCIA SUBDIVISION BY IVAN GARCIA, P.E., R.P.L.S.

LEGAL DESCRIPTION BEING A 4.495 ACRES TRACT OF LAND, MORE OR LESS, SAID 4.495 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF THE NORTH 10.84 ACRES OF LOT NINE (9), NICK DOFFING COMPANY SUBDIVISION No.3, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 10, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PROPOSED USE THE PROPOSED USE FOR THIS SUBDIVISION IS SINGLE FAMILY RESIDENTIAL.

WATER SUPPLY AND DISTRIBUTION J.A. GARCIA SUBDIVISION WILL BE PROVIDED WATER SERVICE BY AGUA SPECIAL UTILITY DISTRICT (A.S.U.D.), THE DEVELOPER AND A.S.U.D. HAVE ENTERED INTO A CONTRACT WHEREBY A.S.U.D. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. A.S.U.D. HAS PROVIDED DOCUMENTATION THAT SUFFICIENTLY ESTABLISHES THE LONG-TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLY NEEDED TO SERVE THE FULL DEVELOPMENT.

A.S.U.D. HAS AN EXISTING 8" WATER LINE THAT RUNS ON THE EAST RIGHT OF WAY OF MINNESOTA ROAD. CONSTRUCTION FOR LOT 2 CONSISTS OF A NEW INDIVIDUAL WATER SERVICE CONNECTION AND WATER METER FROM THE SAID 8" WATER LINE. THE WATER SERVICE WILL BE CONSTRUCTED AS PER A.S.U.D. REQUIREMENTS AND SPECIFICATIONS. (1) 3/4" DIAMETER SINGLE SHORT SERVICE LINE TO LOT 2. SAID SERVICE TERMINATES AT THE UTILITY EASEMENT FOR THE LOT. LOT 1 HAS AN EXISTING WATER SERVICE. THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO THIS SUBDIVISION IS ESTIMATED TO BE \$ 2,595.00. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO A.S.U.D., A TOTAL OF \$ 495.00. AS STATED IN THE 30 YEAR AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO A.S.U.D. THE OWNER WILL ALSO PAY A.S.U.D. A TOTAL \$ 2,100.00 FOR WATER RIGHTS AND IMPACT FEES.

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES SEWAGE FROM J.A. GARCIA SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THE LOTS. 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 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. THE LOTS HAVE ADEQUATE AREA FOR REPLACEMENT DRAIN FIELDS.

SOIL EVALUATION REPORT: THE LOTS IN THE PROPOSED SUBDIVISION ARE AT LEAST 1/2 ACRE IN SIZE, ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE. THE SITE CONSISTS OF 5.0 % OF HIDALGO SANDY CLAY LOAM LOAM, 0 TO 1 PERCENT SLOPES, AND 95.0 % OF HIDALGO FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES. THESE SOILS ARE WELL-DRAINED, SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS MODERATE. THE SOIL IS A UNIFORM SANDY LOAM EXTENDING BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

LOT 1 HAS AN EXISTING SEPTIC TANK SYSTEM.
THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON LOT 2 IS \$ 1,500.00 INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED FOR LOT 2 AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIERS CHECK OR PERSONAL CHECK) REPRESENTING A 'CASH DEPOSIT' TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$ 1,500.00 WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON LOT 2. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

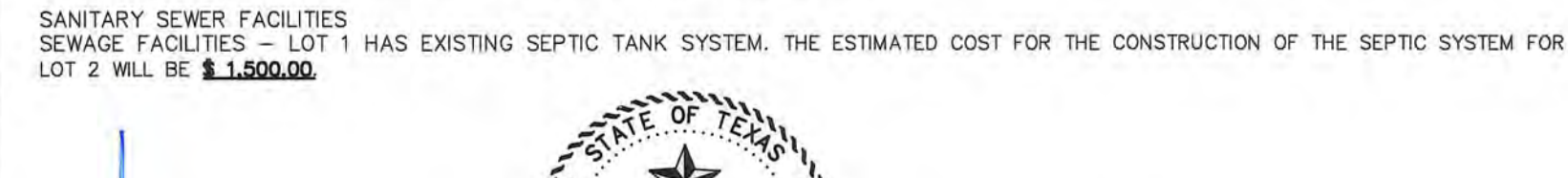
AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE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

ENGINEER CERTIFICATION: I CERTIFY THAT THE WATER AND SANITARY SEWER SYSTEM FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS FOR THE CONSTRUCTED WATER AND SANITARY SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES
THESE FACILITIES WILL HAVE A TOTAL COST OF \$ 2,595.00. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO A.S.U.D., A TOTAL OF \$ 495.00. AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO A.S.U.D. THE OWNER WILL ALSO PAY A.S.U.D. A TOTAL \$ 2,100.00 FOR WATER RIGHTS AND IMPACT FEES. LOT 1 HAS AN EXISTING WATER METER.

SANITARY SEWER FACILITIES
SEWAGE FACILITIES - LOT 1 HAS AN EXISTING SEPTIC TANK SYSTEM. THE ESTIMATED COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM FOR LOT 2 WILL BE \$ 1,500.00.

IVAN GARCIA, P.E., R.P.L.S.
DATE 9/2/19



IVAN GARCIA, P.E., R.P.L.S.
DATE 9/2/19



DATE 9/2/19

ABRAHAM JAIMES MENDOZA
Notary Public, State of Texas
Comm. Expires 10-23-2021
Notary ID 13125163



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK
DATE: JULY 8, 2019
PROJECT: SUB 17 003
REVISIONS: 2 OF 2

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 76539
(TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR
FINAL

UTILITY AND DRAINAGE
J.A. GARCIA SUBDIVISION
MISSION
HIDALGO COUNTY, TEXAS

ENGINEER:
IVAN GARCIA P.E., R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E., R.P.L.S.
CHECKED:
IVAN GARCIA P.E., R.P.L.S.
DRAWN:
OSCAR ALARCON/ABRAHAM JAIMES
SCALE:
1"=50'
DATE:
JULY 8, 2019
PROJECT:
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