



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: 8-25-2020

PROPOSED AGADO SUBDIVISION PRECINCT No. 1.

ENGINEER: URBAN INFRASTRUCTURE GROUP DEVELOPER: ELOY AGADO

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 3 *SINGLE FAMILY *MULTI-FAMILY 2 COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTH OF U.S. HWY 281 APPROXIMATELY 1 MILE WEST FROM F.M. 491.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-15-2020 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION IN COMMERCIAL LOTS AND DISCHARGING ONTO U.S. HWY 281 ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 25.00 FEET ONTO U.S. HWY 281.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 8-11-2020 BY DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 8-11-2020 BY ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: M.H.W.S.C. EXISTING LINE SIZE: 6" LOCATION: U.S. HWY 281 & 3" ON OLD MILITARY ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 8-10-2020: 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.

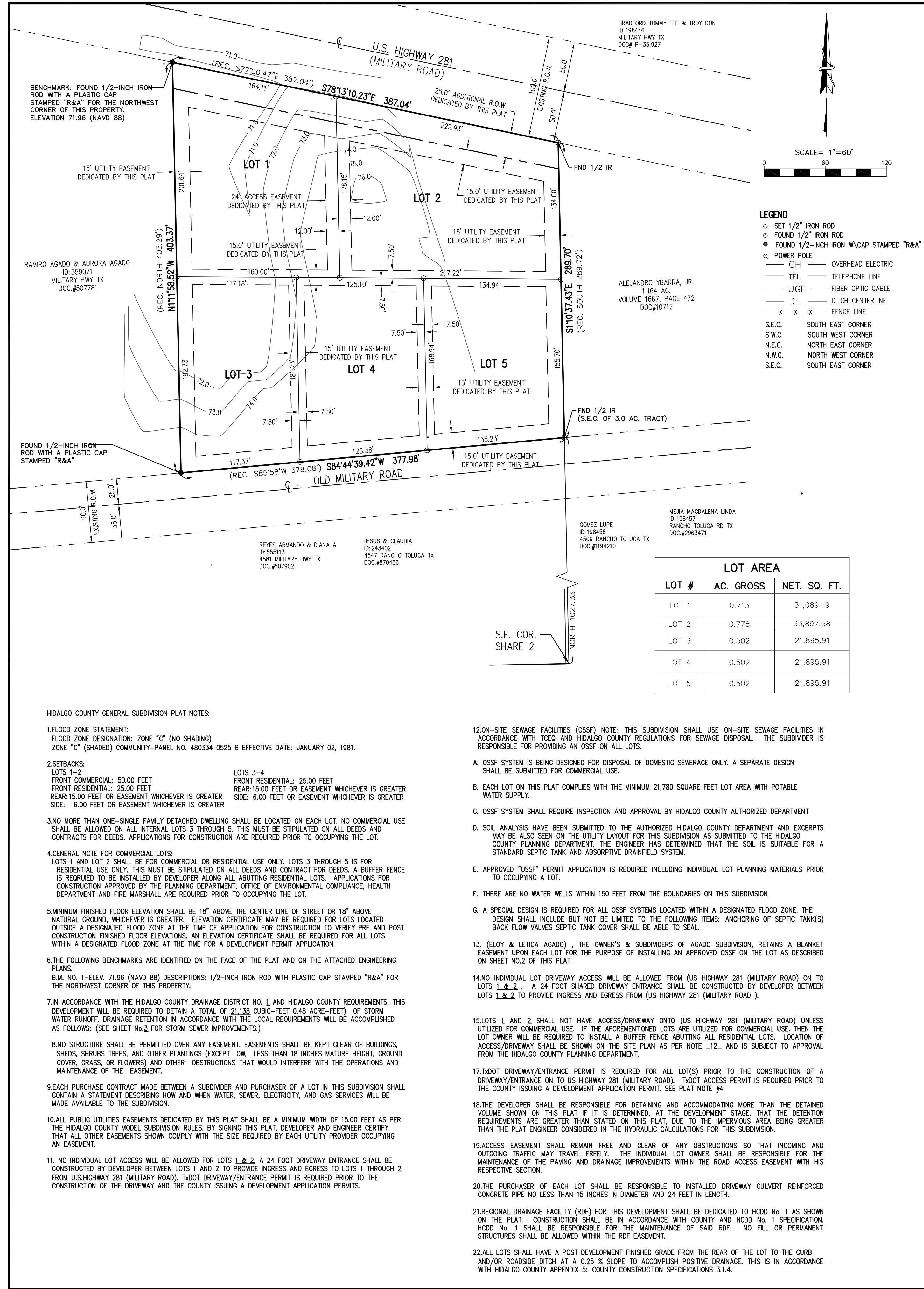
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

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

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.*



STATE OF TEXAS
COUNTY OF HIDALGO

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

I, ELOY AGADO, AS OWNERS OF THE 5.196 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED AGADO 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 CONNECTIONS TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.
- (B) SANITARY SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR WILL MEET MINIMUM STATE STANDARDS.
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

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

BY: AGADO SUBDIVISION DATE
3413 PFC PEDRO MARTINEZ RD.
MERCEDES, HIDALGO COUNTY, TEXAS 78570
PHONE NUMBER

BY: AGADO SUBDIVISION DATE
3413 PFC PEDRO MARTINEZ RD.
MERCEDES, HIDALGO COUNTY, TEXAS 78570
PHONE NUMBER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELOY & LETICIA AGADO, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVED BY DRAINAGE DISTRICT:

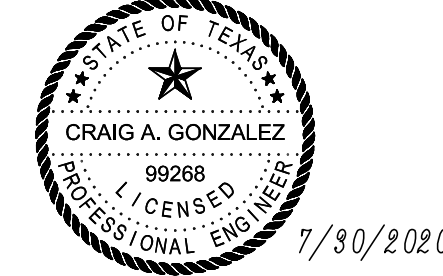
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR 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. SESN, P.E., C.F.M.
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CRAIG A. GONZALEZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



CRAIG A. GONZALEZ
LICENSED PROFESSIONAL ENGINEER No. 99268
FIRM NO. F-13094

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, REYNALDO REYES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

REYNALDO REYES
R.P.L.S. No. 4032
FIRM No.

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW ONLY UNDER AUTHORITY OF CRAIG A. GONZALEZ, P.E., (NO. 99268) ON 7/30/20 AND IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION.

PRINCIPAL CONTACTS	ADDRESS	PHONE
OWNER: AGADO SUBDIVISION ENGINEER: URBAN INFRASTRUCTURE GROUP, INC. SURVEYOR: ROSALES & ASSOC., PLLC	ELOY & LETICIA AGADO CRAIG A. GONZALEZ REYNALDO REYES	3413 PFC PEDRO MARTINEZ RD. MERCEDES, TEXAS 78570 1704 E. ROBERTS AVE., DONNA, TEXAS 78537 P.O. BOX 476 107 W. HULSACHE ST. MCALLEN, TEXAS 78596

LEGEND

- SET 1/2" IRON ROD
- FOUND 1/2" IRON ROD
- FOUND 1/2-INCH IRON W/CAP STAMPED "R&A"
- ⊕ POWER POLE
- OH OVERHEAD ELECTRIC
- TEL TELEPHONE LINE
- UGE FIBER OPTIC CABLE
- DL DITCH CENTERLINE
- X—X—X FENCE LINE
- S.E.C. SOUTH EAST CORNER
- S.W.C. SOUTH WEST CORNER
- N.E.C. NORTH EAST CORNER
- N.W.C. NORTH WEST CORNER
- S.E.C. SOUTH EAST CORNER

LOT AREA		
LOT #	AC. GROSS	NET. SQ. FT.
LOT 1	0.713	31,089.19
LOT 2	0.778	33,897.58
LOT 3	0.502	21,895.91
LOT 4	0.502	21,895.91
LOT 5	0.502	21,895.91

12. 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. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
- B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
- D. SOIL ANALYSIS 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 OCCUPANCY A LOT.
- F. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- G. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ANCHORING OF SEPTIC TANK(S) BACK FLOW VALVES SEPTIC TANK COVER SHALL BE ABLE TO SEAL.

13. (ELOY & LETICIA AGADO) , THE OWNER'S & SUBDIVIDERS OF AGADO SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

14. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM (US HIGHWAY 281 (MILITARY ROAD) ON TO LOTS 1 & 2 . A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 & 2 TO PROVIDE INGRESS AND EGRESS FROM (US HIGHWAY 281 (MILITARY ROAD)).

15. LOTS 1 AND 2 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO (US HIGHWAY 281 (MILITARY ROAD) UNLESS UTILIZED FOR COMMERCIAL USE. IF THE AFOREMENTIONED LOTS ARE UTILIZED FOR COMMERCIAL USE, THEN THE LOT OWNER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE .12., AND IS SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.

17. 16.00 FOOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR ALL LOT(S) PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO US HIGHWAY 281 (MILITARY ROAD). 16.00 FOOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT. SEE PLAT NOTE #4.

18. 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.

19. ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.

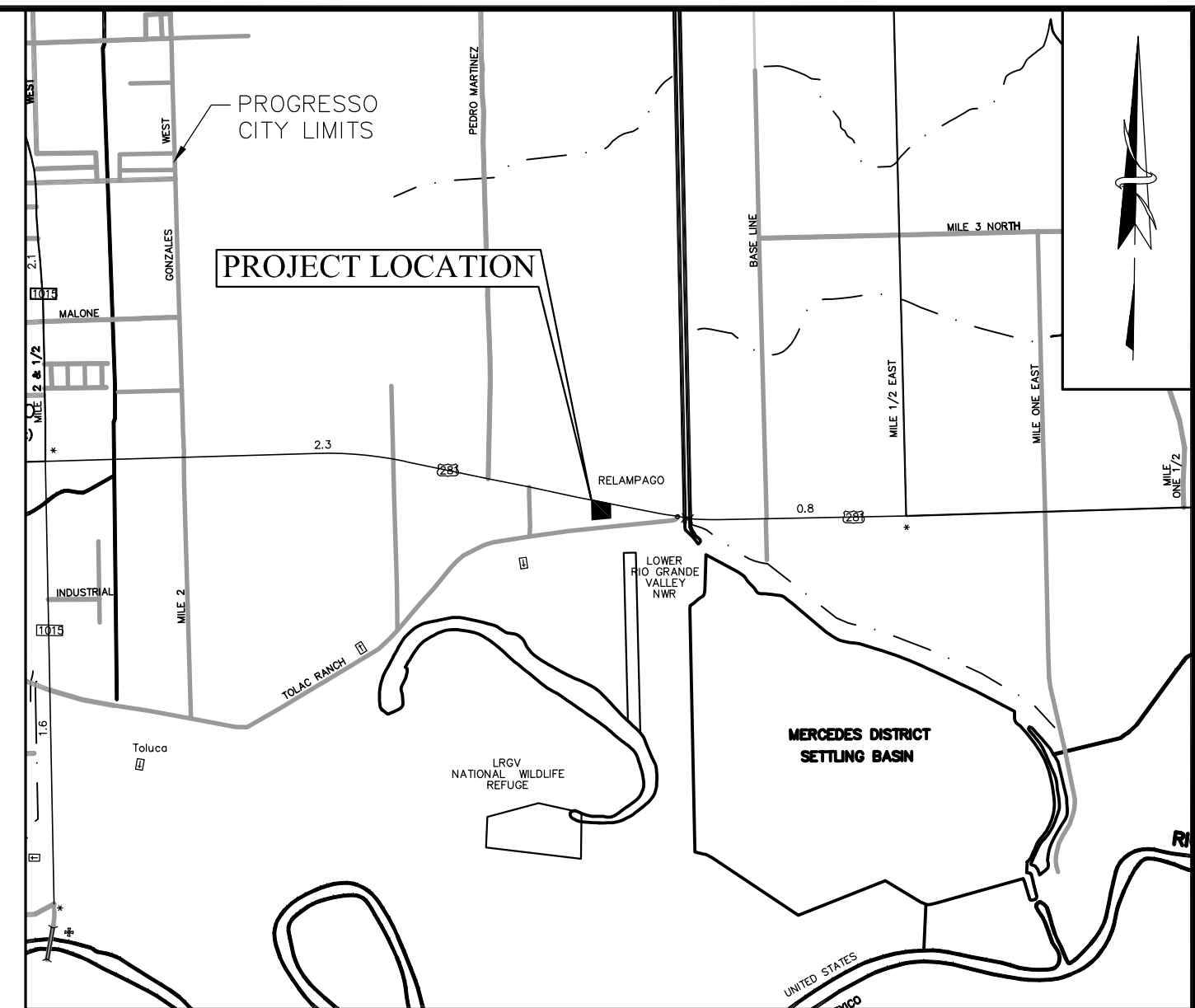
20. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

21. REGIONAL DRAINAGE FACILITY (RDF) FOR THIS DEVELOPMENT SHALL BE DEDICATED TO HCCD NO. 1 AS SHOWN ON THE PLAT. CONSTRUCTION SHALL BE IN ACCORDANCE WITH COUNTY AND HCCD NO. 1 SPECIFICATION. HCCD NO. 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID RDF. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN THE RDF EASEMENT.

22. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR 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 APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES:

- 1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C" (NO SHADING)
ZONE "C" (SHADED) COMMUNITY-PANEL NO. 480334 0525 B EFFECTIVE DATE: JANUARY 02, 1981.
- 2. SETBACKS:
LOTS 1-2
FRONT COMMERCIAL: 50.00 FEET
FRONT RESIDENTIAL: 25.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
LOTS 3-4
FRONT RESIDENTIAL: 25.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- 3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 3 THROUGH 5. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 4. GENERAL NOTE FOR COMMERCIAL LOTS:
LOTS 1 AND 2 SHALL BE FOR COMMERCIAL OR RESIDENTIAL USE ONLY. LOTS 3 THROUGH 5 IS FOR RESIDENTIAL USE ONLY. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE 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 OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
B.M. NO. 1-ELEV. 71.96 (NAVD 88) DESCRIPTIONS: 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "R&A" FOR THE NORTHWEST CORNER OF THIS PROPERTY.
- 7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 21,138 CUBIC- FEET (0.48 ACRE- FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS).
- 8. 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.
- 9. 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.
- 10. 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 OCCUPANCY AN EASEMENT.
- 11. NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 & 2. A 24 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 AND 2 TO PROVIDE INGRESS AND EGRESS TO LOTS 1 THROUGH 2 FROM U.S. HIGHWAY 281 (MILITARY ROAD). 16.00 FOOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY AND THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMITS.



LOCATION MAP
SCALE: 1"=2000'

AGADO SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 IN THE SOUTHEASTERN PART OF HIDALGO COUNTY. THE PROPOSED SUBDIVISION IS OUTSIDE CITY LIMITS AND IS NOT WITHIN A KNOWN ETJ. THIS PROPERTY IS ALONG U.S. HIGHWAY 281 (MILITARY HIGHWAY) AT APPROXIMATELY 5,100 FEET WEST FROM THE INTERSECTION OF RIO RICO RD. (FM 491) AND U.S. HIGHWAY 281 (MILITARY HIGHWAY).

METES AND BOUNDS DESCRIPTION:
BEING 3.00 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING OUT OF SHARE NO.2, SUBDIVISION OF THE MORA ESTATE AS PER MAP RECORDED IN VOLUME 4, PAGE 50 OF THE HIDALGO COUNTY MAP RECORDS, AND SAID 3.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER (S.E.C.) OF SAID TRACT HEREIN DESCRIBED; SAID 1/2-INCH IRON ROD BEING LOCATED AT THE INTERSECTION OF THE EAST LINE OF SAID SHARE NO. 2 AND THE NORTH RIGHT-OF-WAY LINE OF OLD MILITARY ROAD AND BEARS NORTH 1027.33 FEET FROM THE SOUTHWEST CORNER OF SAID SHARE NO.2;

THENCE, SOUTH 85°58' WEST, 378.08 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF OLD MILITARY ROAD TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH, 403.29 FEET WITH A LINE PARALLEL TO THE EAST LINE OF SAID SHARE NO.2 TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" FOUND FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 77°00'47" EAST, 387.04 FEET WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281 (MILITARY ROAD) TO A 1/2-INCH IRON ROD FOUND FOR NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH, 289.72 FEET, WITH THE EAST LINE SAID SHARE NO.2 AND THE WEST LINE OF A 1.164 ACRE TRACT DESCRIBED IN VOLUME 1667, PAGE 472 OF THE HIDALGO COUNTY DEED RECORDS TO THE POINT OF BEGINNING AND CONTAINING 3.00 ACRES OF LAND MORE OR LESS.

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF AGADO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

MILITARY HIGHWAY WATER SUPPLY CORPORATION APPROVAL

THIS IS TO CERTIFY THAT ALL NECESSARY ARRANGEMENTS PRIOR TO FINAL PLAT APPROVAL HAVE BEEN MADE BETWEEN ELOY AGADO AND MILITARY HIGHWAY WATER SUPPLY CORPORATION TO THE AGADO SUBDIVISION TO BE APPROVED IN CONFORMANCE WITH ALL RULES AND REGULATIONS AND POLICIES OF THE MILITARY HIGHWAY WATER SUPPLY CORPORATION

RAMON ROSALES JR. DATE _____
GENERAL MANAGER

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF AGADO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DAY OF _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.9

DATED THIS _____ DAY OF _____, 20____.

- 1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCD #9 RIGHT-OF-WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCD #9.
- 2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF DRAIN WATER WILL BE NO GREATER THAN THE RATE OF FLOW OF DRAIN WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- 3. HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO.9 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.
- 4. H.C.C.I.D. #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION. BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

INDEX TO SHEET OF AGADO SUBDIVISION

1	HEADING, INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION & ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; HIDALGO COUNTY JUDGE, MHWS, HIDALGO COUNTY HEALTH DIVISION, IRRIGATION DISTRICT SIGNATURE BLOCKS; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATION OF THE PRECINCT THE PROJECT IS SITUATED; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO COUNTY DRAINAGE DISTRICT NO.1 APPROVAL. LOT 1 & LOT 2 COMMERCIAL, LOT 3 - LOT 5 RESIDENTIAL.
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); TYPICAL WATER SERVICE CONNECTION SUBDIVIDER CERTIFICATE AND STATEMENT. DRAINAGE STATEMENT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION REVISION NOTES.

AGADO SUBDIVISION
FINAL PLAT

SURVEY PLAT OF 3.00 ACRES OF LAND OUT OF SHARE NO.2, SUBDIVISION OF THE MORA ESTATES, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 4, PAGE 50, H.C.M.R.

COMMERCIAL LOT:	RESIDENTIAL LOT:
LOT 1	LOT 3
LOT 2	LOT 4
	LOT 5



1704 E. ROBERTS AVE. (956) 464-4710
PO BOX 729 (956) 464-4710
DONNA, TEXAS 78537 (956) 968-2422
TBPE FIRM NO. F-13094
WWW.UIGTexas.COM

DRAINAGE STATEMENT

INTRODUCTION
THE AGADO SUBDIVISION IS A PROPOSED PLOT OF 3.00 ACRES OF LAND...

LOCAL DATA INFORMATION
THE PROPERTY DOES NOT CONTAIN FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SPECIAL FLOOD HAZARD AREAS (SFHA)...

ADDITIONAL NOTES

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HALLADO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE...

ADDITIONAL NOTES
THE PROPOSED DETENTION POND WILL BE LOCATED ON THE NORTH SIDE OF THE TRACT...

FINAL WATER AND SEWER ENGINEERING REPORT

ADADO SUBDIVISION IS A 5 LOT SUBDIVISION. LOTS 1, 2 AND 3 ARE SINGLE FAMILY LOTS. LOTS 4 AND 5 ARE COMMERCIAL LOTS...

FINAL WATER AND SEWER ENGINEERING REPORT
WATER SUPPLY DESCRIPTION, COSTS AND OPERABILITY DATE.

WATER DISTRIBUTION FOR LOT 1 AND LOT 2 WILL CONSIST OF ONE DOUBLE SERVICE LINE THAT WILL TAP INTO THE EXISTING 6" DIAMETER WATER MAIN...

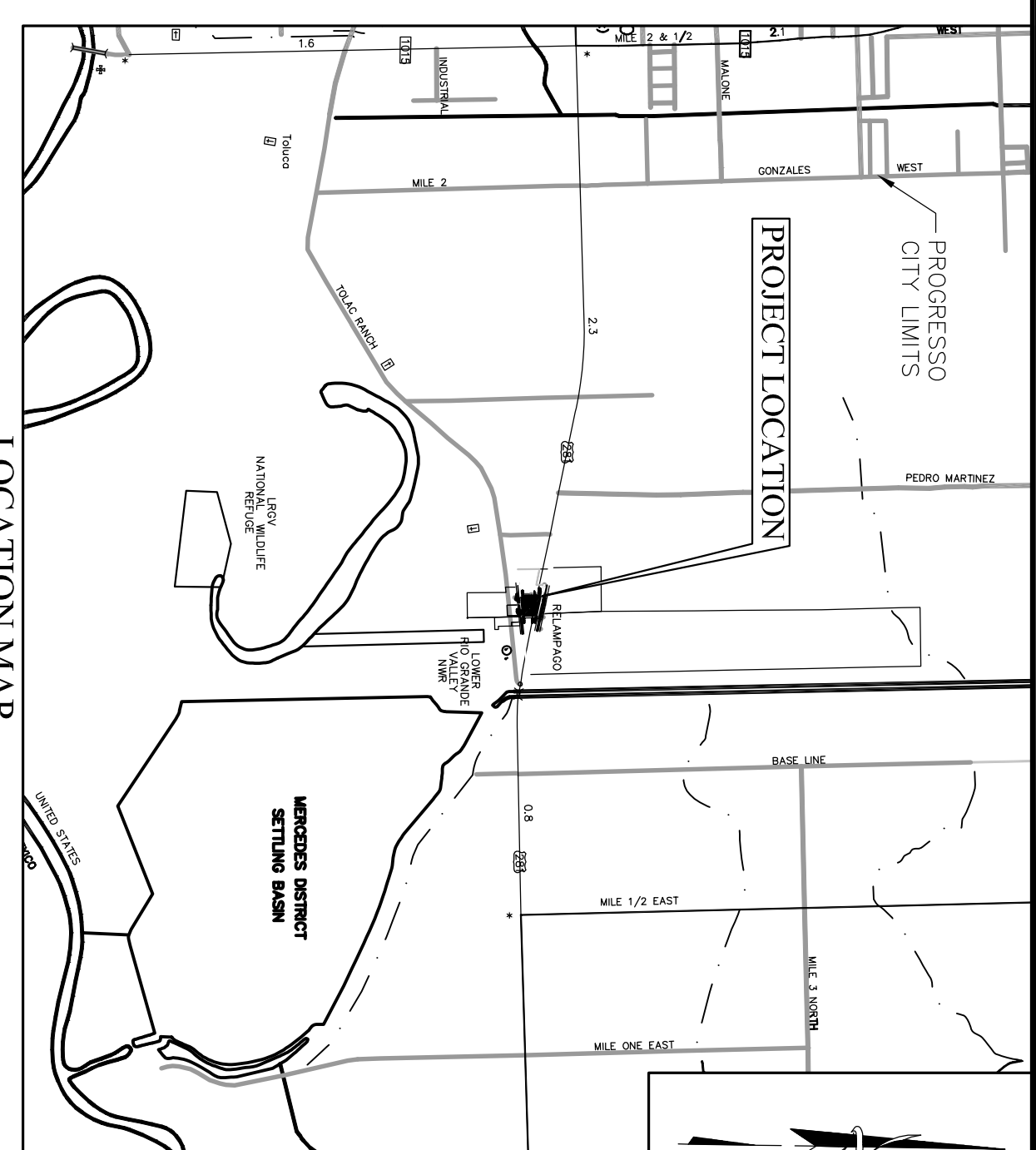
SEWER FACILITIES DESCRIPTION, COSTS AND OPERABILITY DATE.
SEWER FROM AGADO SUBDIVISION WILL BE RECEIVED BY MUNICIPAL ON-SITE SEWER FACILITIES (OSS) CONSISTING OF A SAND/SOIL FILTER...

ENGINEER CERTIFICATION.
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 163.541, WATER CODE, I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS.

Table with 2 columns: LOT #, AC. GROSS, NET. SQ. FT.
LOT 1: 0.713, 31,089.19
LOT 2: 0.778, 33,897.58
LOT 3: 0.502, 21,895.91
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LOT 2: 0.778, 33,897.58
LOT 3: 0.502, 21,895.91
LOT 4: 0.502, 21,895.91
LOT 5: 0.502, 21,895.91



LA DISTRIBUCION DE AGUA PARA EL LOTE 1 Y EL LOTE 2 CONSTARÁ UNA LINEA DE SERVIDO DOBLE QUE LLEVARÁ A LA LINEA DE RANCHO TOULCA...

EN CUALQUIER MOMENTO DESPUÉS DE QUE LOS LOTES SEAN VENDIDOS, EL COMPRADOR DEBE NOTIFICAR LA INSTALACION DE UN SISTEMA DE SERVIDO PARA SERVIDO DE AGUA...

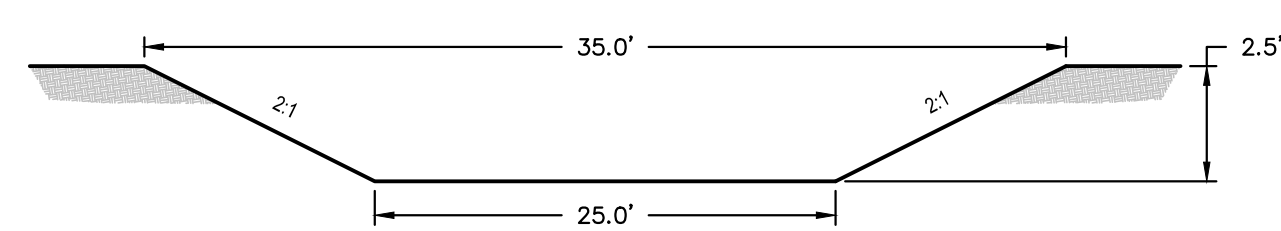
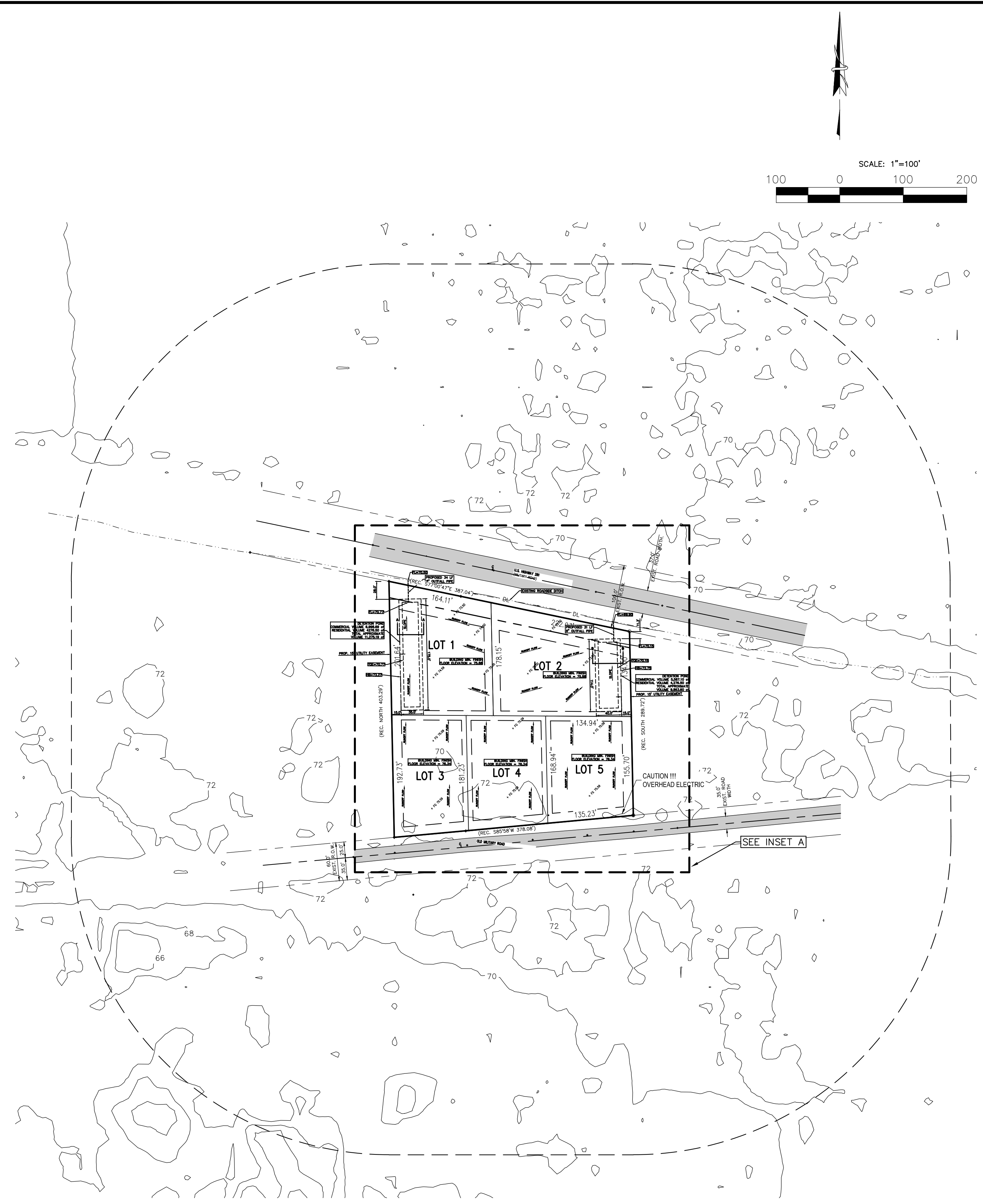
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y SANEAMIENTO DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LOS REQUISITOS DEL CÓDIGO DE AGUA DE TEXAS...

Table with 2 columns: LOT #, AC. GROSS, NET. SQ. FT.
LOT 1: 0.713, 31,089.19
LOT 2: 0.778, 33,897.58
LOT 3: 0.502, 21,895.91
LOT 4: 0.502, 21,895.91
LOT 5: 0.502, 21,895.91

Table with 2 columns: LOT #, AC. GROSS, NET. SQ. FT.
LOT 1: 0.713, 31,089.19
LOT 2: 0.778, 33,897.58
LOT 3: 0.502, 21,895.91
LOT 4: 0.502, 21,895.91
LOT 5: 0.502, 21,895.91

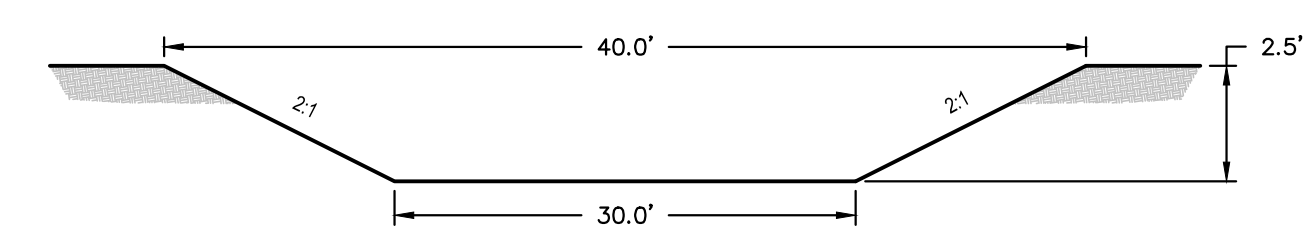
AGADO SUBDIVISION FINAL ENGINEERING REPORT
URBAN INFRASTRUCTURE GROUP, INC.
1704 E. ROBERTS AVE. DONNA, TEXAS 78537

\\192.168.1.150\Company\Shana\Projects\25200 Agado Subd\Drawings\Map\Map.dwg



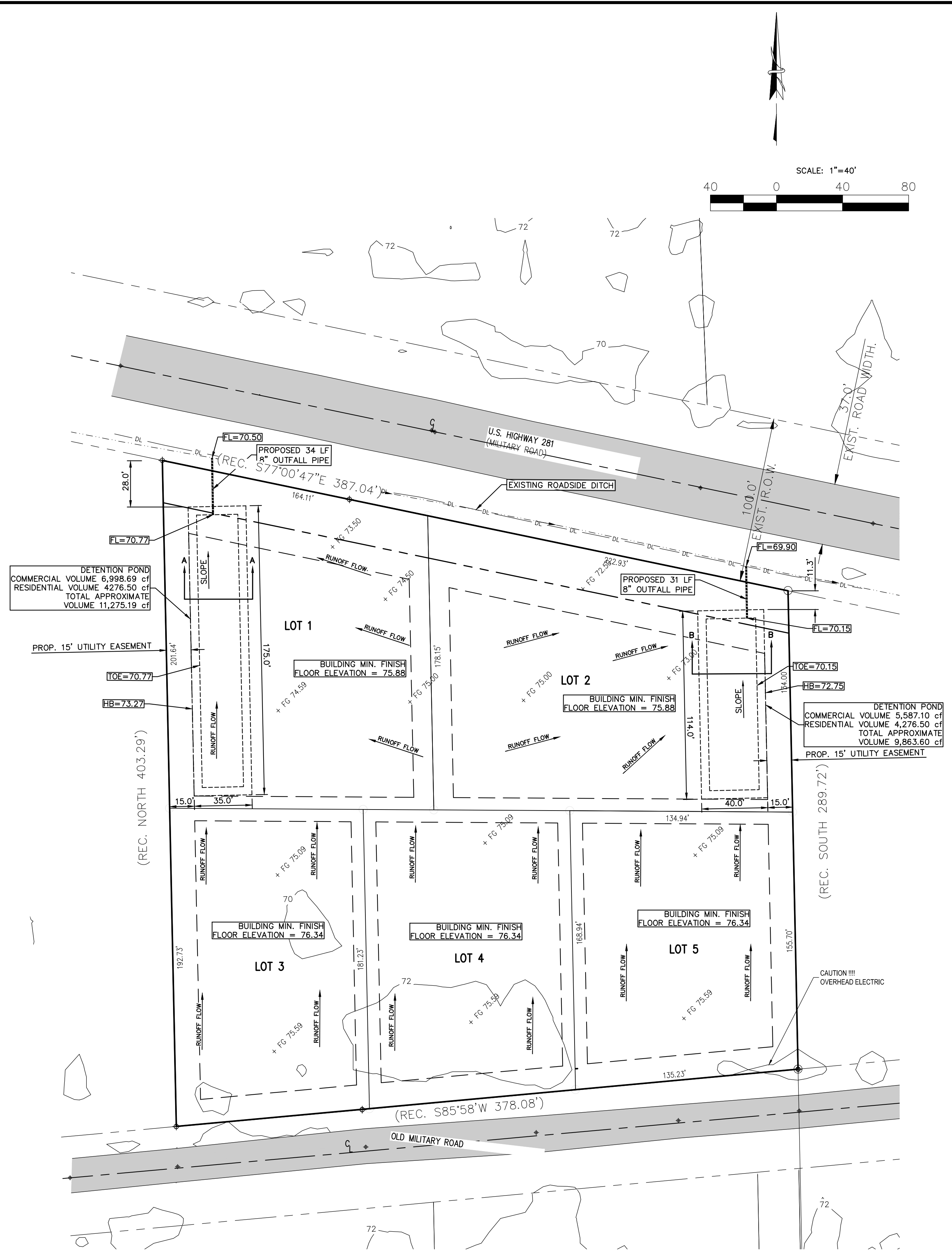
DETENTION POND CROSS-SECTION A-A
NOTE: POND GRADING SHALL SLOPE 2%.

Required Storage (ft ³)	11,275.19		
Detention Pond Dimensions (Depth = 0' to 2')			
Top dim	Bottom dim	Length (ft)	Max Depth (ft)
35	20	175.00	2.50



DETENTION POND CROSS-SECTION B-B
NOTE: POND GRADING SHALL SLOPE 2%.

Required Storage (ft ³)	9,863.60		
Detention Pond Dimensions (Depth = 0' to 2')			
Top dim	Bottom dim	Length (ft)	Max Depth (ft)
40	30	114.00	2.50

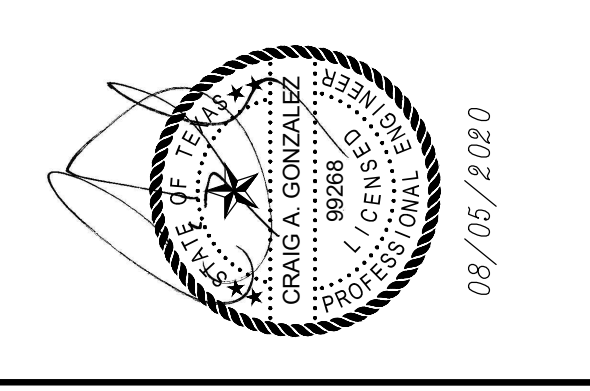


INSET A
SCALE: 1" = 40'

NOTE: CONTOUR LINES WERE DEVELOPED FROM LIDAR DATA PROVIDED BY HIDALGO COUNTY.

REV.	DESCRIPTION	DATE

DRAINAGE AREA MAP
AGADO SUBDIVISION
U.S. HIGHWAY 281 DONNA, TEXAS
PREPARED FOR: ELOY & LETICIA AGADO



URBAN INFRASTRUCTURE GROUP, INC.
1704 E. ROBERTS AVE.
PO BOX 729
DONNA, TEXAS 78537
(956) 464-4710
TBP FIRM NO. F-13094
WWW.UIGTEXAS.COM

PROJECT NO.	125300	DRAWN BY:	EG MAT
DATE:	08-08-2020	DESIGNED BY:	EG MAT
SCALE:	AS NOTED	APPROVED BY:	CAG
SHEET NUMBER:		1 OF 1	