



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

1304 SOUTH 25<sup>TH</sup> STREET  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-22-2020

PROPOSED YARELY ESTATES SUBDIVISION, PRECINCT No. 3.

ENGINEER: HOMERO L. GUTIERREZ DEVELOPER: MIRTHALA SOLIS

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 6  \*SINGLE FAMILY  \*MULTI-FAMILY 3  COMMERCIAL  INSTITUTIONAL

STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: NORTH OF MILE 5 NORTH ROAD APPROXIMATELY ¼ MILE EAST OF DOFFING 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 8-01-2017 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUN-OFF ONTO MILE 5 NORTH ROAD AND DOFFING ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO MILE 5 NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 9-09-2020 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 9-15-2020 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: MILE 5 NORTH ROAD AND JANICE DRIVE.

H.C.E.O.C. FINAL APPROVAL DATE: 9-15-2020 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

**LARGE CONSTRUCTION**

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

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: OCTOBER 24, 2017

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

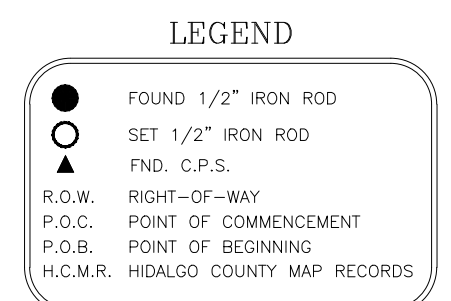
**Final Approval** subject to recommendations other departments

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

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

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING & DISTANCE
C1	52.39'	182.63'	16°26'11"	N89°23'05"W 52.21'
C2	66.74'	232.63'	16°26'11"	N89°23'05"W 64.51'
C3	52.39'	182.63'	16°26'11"	S89°23'05"E 52.21'
C4	24.89'	232.63'	5°54'39"	N89°21'07"E 23.98'
C5	42.74'	232.63'	10°31'35"	S86°25'48"E 42.68'

OWNER: DE LUNA RENE  
 PROPERTY I.D. NO.: 160294  
 55.165 AC OF LOT 66,  
 NICK DOFFING COMPANY SUBDIVISION No. 3,  
 VOL. 6, PAGE 10, H.C.M.R.  
 DOC. # 380978, H.C.O.R.



**GENERAL NOTES:**  
 1. MINIMUM SETBACKS: FRONT MILE 5 NORTH ROAD (FM 676) 60.0 FEET  
 FRONT JANICE DRIVE 25.0 FEET  
 SIDE 6.0 FEET OR EASEMENT WHICHEVER IS GREATER;  
 REAR 15.0 FEET OR EASEMENT WHICHEVER IS GREATER;

2. FLOOD ZONE STATEMENT:  
 FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED)  
 COMMUNITY PANEL NO. 480334 0290 D EFFECTIVE JUNE 06, 2000.  
 AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN, (NO SHADING)  
 COMMUNITY PANEL NO. 480334 0290 D MAP EFFECTIVE JUNE 06, 2000, OF THE FEDERAL  
 EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL  
 FLOOD PLAN ADMINISTRATOR HAVE IDENTIFY AREAS AS SHOWN ON THE PLAT OF THE  
 PROPOSED SUBDIVISION TO BE WITHIN FLOOD ZONE "X".

CONSTRUCTION OR RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION  
 THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING  
 QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968  
 (42 U.S.C. SECTIONS 4001 THRU 412)

3. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE  
 CENTER LINE OF STREET PAVEMENT 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. GENERAL NOTES FOR COMMERCIAL LOTS:  
 LOTS 1 THROUGH 3 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER  
 USE OTHER THAN COMMERCIAL LOTS 1 THROUGH 3 IS FOR NONRESIDENTIAL USE. THIS  
 MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER IS REQUIRED  
 TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING 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. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY  
 RESIDENCE SHALL BE LOCATED ON EACH LOT (ANY OTHER USE SHALL BE  
 REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL).  
 APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

6. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE  
 BY 18 INCH LONG IRON RODS.

7. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND  
 HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A  
 TOTAL OF 18,154.73 CUBIC FEET OR 0.417 ACRE-FEET OF STORM RUNOFF. DRAINAGE  
 DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS  
 FOLLOWS: (SEE SHEET No.3 FOR DRAINAGE REPORT).

8. THE SEPTIC TANK SYSTEM SHALL BE APPROVED BY THE HIDALGO COUNTY HEALTH  
 DEPARTMENT PRIOR TO OCCUPANCY OF A LOT WITHIN THIS SUBDIVISION.

9. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE  
 SEWAGE FACILITIES IN ACCORDANCE WITH TCEO 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 SEWAGE 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 EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS  
 SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER  
 HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND  
 ADSORPTIVE DRAIN FIELD 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 THE SEPTIC TANK(S).  
 BACK FLOW VALVES.  
 SEPTIC TANK COVER SHALL BE ABLE TO SEAL.

10. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE FREE  
 OF FENCES, BUILDINGS, SHEDS, BE KEPT CLEAR OF SHRUBS, TREES, AND OTHER  
 PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS,  
 OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE  
 EASEMENT.

11. 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.

12. I, MIRTHALA SOLIS, THE OWNER & SUBDIVIDER OF YARELY ESTATES SUBDIVISION,  
 RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN  
 APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.

13. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH  
 OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES OR AS REQUIRED  
 BY THE UTILITY COMPANY OCCUPYING THE EASEMENT. 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.

14. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE  
 ATTACHED ENGINEERING PLANS.

---> B.M. NO. 1 - ELEV. 179.88, N.A.V.D. 88 DATUM. DESCRIPTIONS: EXIST. C.P.S.  
 (COTTON PICKER SPINDLE) FOUND AT THE SOUTHWEST CORNER OF SUBDIVISION. LOCATED  
 AT THE CENTERLINE OF MILE 5 ROAD (FM 676).

---> B.M. NO. 2 - ELEV. 179.32, N.A.V.D. 88 DATUM. DESCRIPTIONS: 1/2" IRON ROD  
 FOUND AT THE SOUTHWEST CORNER OF LOT 1, BASHAM SUBDIVISION No. 26, VOL. 29, PG.  
 64, HIDALGO COUNTY MAP RECORDS.

15. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE  
 HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL  
 USE AT THE TIME OF APPLICATION FOR CONSTRUCTION, PRIOR TO THE ISSUANCE  
 OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES  
 SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN ARE APPROVED AND  
 PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH THE COUNTY  
 AND STATE STANDARDS.

16. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE  
 THAN THE DETAINED VOLUME SHOW ABOVE IF IT DETERMINES AT THE DEVELOPMENT  
 OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.2% % SLOPE TO  
 ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY  
 APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

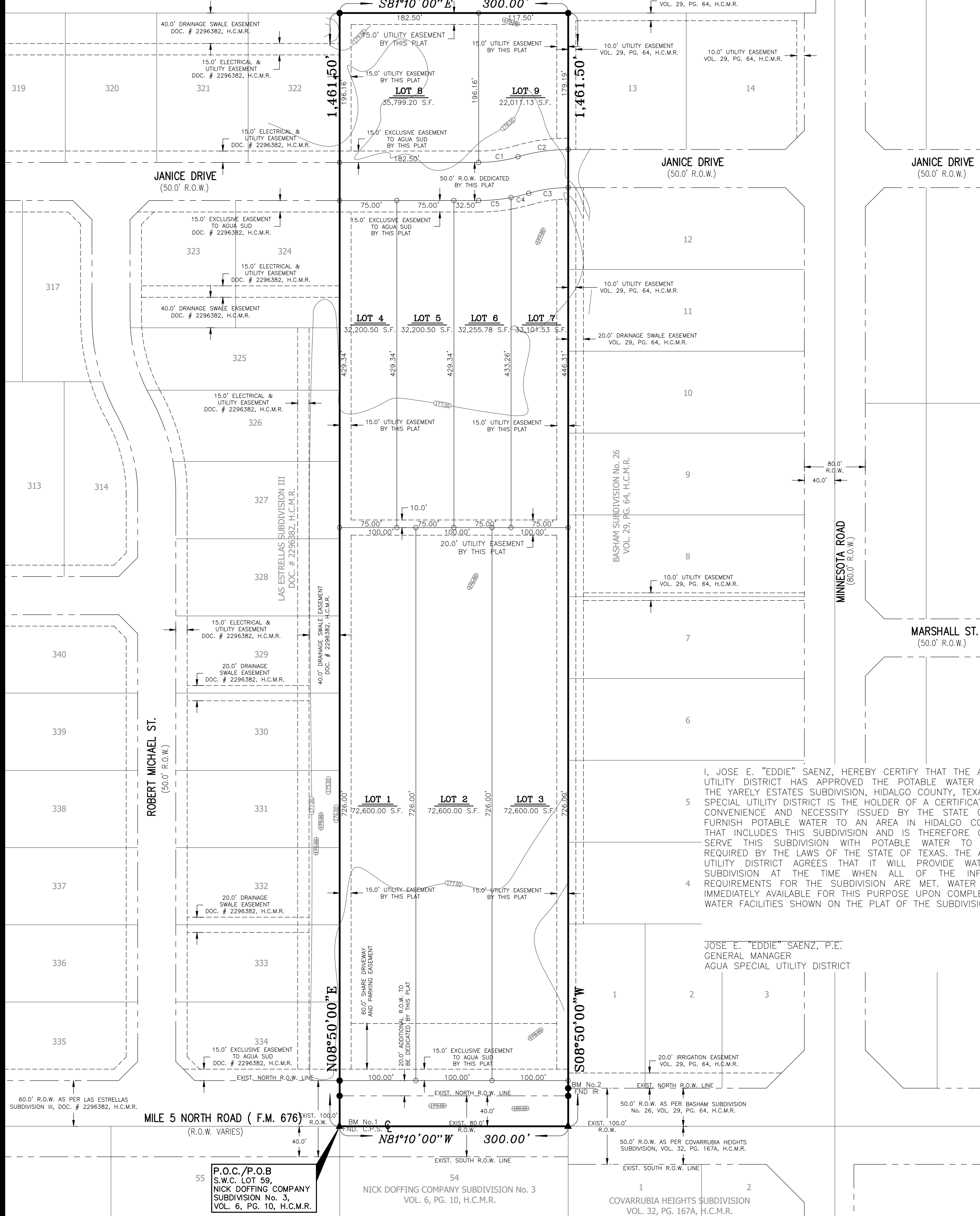
17. A BUFFER FENCE IS REQUIRED BETWEEN COMMERCIAL AND RESIDENTIAL  
 DEVELOPMENTS.

18. TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT (S) 1, 2 & 3, PRIOR  
 TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 676 (MILE 5 NORTH  
 ROAD). TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A  
 DEVELOPMENT APPLICATION PERMIT

19. NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 THROUGH 3. A 24  
 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER TO PROVIDE  
 INGRESS AND EGRESS TO LOTS 1 THROUGH 3 FROM FM 676 (MILE 5 NORTH ROAD).  
 TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF  
 THE DRIVEWAY AND THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMITS.

20. 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 THE  
 RESPECTIVE SECTION.

21. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM DE REAR  
 OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.2% % SLOPE TO  
 ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY  
 APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.



# YARELY ESTATES SUBDIVISION

HIDALGO COUNTY, TEXAS

A 10.060-ACRE TRACT OF LAND BEING ALL OF LOT 59, NICK DOFFING COMPANY SUBDIVISION No. 3, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 10, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**STATE OF TEXAS**  
**CITY OF MISSION**  
 CERTIFICATE OF PLAT APPROVAL  
 THIS PLAT OF YARELY ESTATES 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.  
 ON \_\_\_\_\_, 20\_\_\_\_

MAYOR OF CITY OF MISSION \_\_\_\_\_ DATE \_\_\_\_\_  
 SECRETARY OF CITY OF MISSION \_\_\_\_\_ DATE \_\_\_\_\_

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: MIRTHALA SOLIS	1804 JIM SCHROEDER DR.	MISSION, TEXAS 78572	(956) _____
ENGINEER: HOMERO LUIS GUTIERREZ	P.O. Box 548	McALLEN, TEXAS 78505	(956) 369-0988
SURVEYOR: HOMERO LUIS GUTIERREZ	P.O. Box 548	McALLEN, TEXAS 78505	(956) 369-0988

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**  
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:  
 I, MIRTHALA SOLIS, AS OWNER (S) OF THE 10.060 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED YARELY ESTATES 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.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.  
 \_\_\_\_\_ DATE \_\_\_\_\_  
 MIRTHALA SOLIS  
 1804 JIM SCHROEDER DR.,  
 MISSION, TEXAS 78572

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS, 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 THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY  
 OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES, \_\_\_\_\_

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF YARELY ESTATES SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON 2018.

\_\_\_\_\_  
 HIDALGO COUNTY JUDGE DATE \_\_\_\_\_  
 \_\_\_\_\_  
 HIDALGO COUNTY CLERK DATE \_\_\_\_\_

**HIDALGO COUNTY**  
**CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF YARELY ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

\_\_\_\_\_  
 ENVIRONMENTAL HEALTH DIVISION MANAGER DATE \_\_\_\_\_

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**

I, HOMERO LUIS GUTIERREZ, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX-36639, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

\_\_\_\_\_  
 HOMERO LUIS GUTIERREZ, P.E. DATE \_\_\_\_\_  
 REG. PROFESSIONAL ENGINEER #36639

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**

I, HOMERO LUIS GUTIERREZ, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE FEBRUARY 20, 2017 UNDER MY SUPERVISION ON THE GROUND.

\_\_\_\_\_  
 HOMERO LUIS GUTIERREZ, R.P.L.S. DATE \_\_\_\_\_  
 REG. PROFESSIONAL LAND SURVEYOR #2791

**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 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**

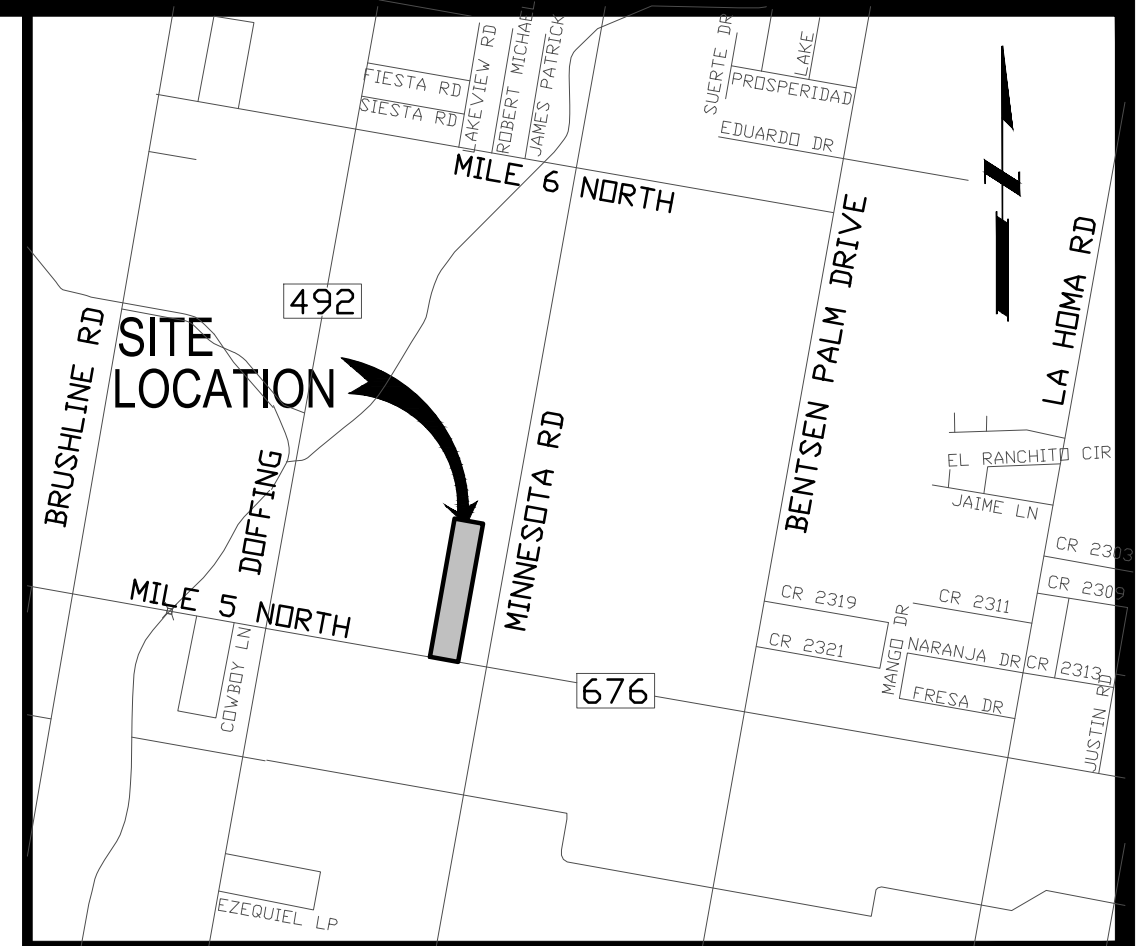
\_\_\_\_\_  
 RAUL E. SESIN, P.E., C.F.M. DATE \_\_\_\_\_  
 GENERAL MANAGER

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**  
**HIDALGO COUNTY IRRIGATION DISTRICT No. 6**

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 6 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_  
 BOARD OF DIRECTOR



LOCATION MAP SCALE 1"=2000'

PREPARED BY: HLG PLAN REVIEW SERVICES  
 2600 SAN DIEGO,  
 MISSION, TEXAS 78572  
 DATE PREPARED: SEPTEMBER 04, 2020  
 DATE SURVEYED: FEBRUARY 20, 2017  
 PLAT SHEET 1 OF 3

**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**  
 YARELY ESTATES SUBDIVISION, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.3 ON THE NORTH SIDE OF MILE 5 NORTH ROAD (F.M. 676) APPROXIMATELY 350 FEET WEST FROM THE INTERSECTION WITH MINNESOTA ROAD. THE NEAREST MUNICIPALITY JURISDICTION WITHIN THE STATE OF TEXAS IS THE CITY OF MISSION. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION POPULATION AS PER 2018 CENSUS IS 84,827. YARELY ESTATES SUBDIVISION LIES APPROXIMATELY 2.6 MILES FROM THE CITY LIMITS AND IS WITHIN THE 5 MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF MISSION UNDER LOCAL GOVERNMENT CODE 212.001.

**METES AND BOUNDS**  
 A 10.060-ACRE TRACT OF LAND BEING ALL OF LOT 59, NICK DOFFING COMPANY SUBDIVISION No. 3, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 10, MAP RECORDS OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, AND SAID 10.060-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT BEING AT A C.P.S. (COTTON PICKER SPINDLE) FOUND AT THE APPARENT SOUTHWEST CORNER OF SAID LOT 59, LOCATED AT THE APPARENT CENTER LINE OF MILE 5 NORTH ROAD (F.M. 676) A 80.0' ROAD RIGHT OF WAY, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE, NORTH 8 DEGREES 50 MINUTES 00 SECONDS EAST, WITH THE APPARENT WEST LINE OF SAID LOT 59, AT A DISTANCE OF 40.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION WITH THE NORTH RIGHT OF WAY OF SAID MILE 5 NORTH ROAD, CONTINUING FOR A DISTANCE OF 20.00 FEET (ADDITIONAL RIGHT OF WAY DEDICATED VIA YARELY ESTATES SUBDIVISION) TO A 1 1/2 INCH IRON ROD FOUND ON THE PROPOSED MILE 5 NORTH ROAD RIGHT OF WAY LINE, AND CONTINUING FOR A TOTAL DISTANCE OF 1,461.50 FEET TO A 1/2 INCH IRON ROD FOUND AT THE APPARENT NORTHWEST CORNER OF SAID LOT 59, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81 DEGREES 10 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE APPARENT NORTH LINE OF SAID LOT 59, AT A DISTANCE OF 300.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE APPARENT NORTHEAST CORNER OF SAID LOT 59, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, SOUTH 8 DEGREES 50 MINUTES 00 SECONDS WEST, WITH THE APPARENT EAST LINE OF SAID LOT 59, AT A DISTANCE OF 1,401.50 FEET TO A 1/2 INCH IRON ROD SET ON THE SAID PROPOSED MILE 5 NORTH ROAD RIGHT OF WAY LINE, CONTINUING FOR A DISTANCE OF 20.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION WITH THE EXISTING NORTH RIGHT OF WAY OF SAID MILE 5 NORTH ROAD, AT A TOTAL DISTANCE OF 1,461.50 FEET TO A C.P.S. (COTTON PICKER SPINDLE) FOUND AT THE APPARENT SOUTHWEST CORNER OF SAID LOT 59, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, NORTH 81 DEGREES 10 MINUTES 00 SECONDS WEST, WITH SAID MILE 5 NORTH ROAD CENTERLINE, AND THE SOUTH LOT LINE OF SAID LOT 59, A DISTANCE OF 300 FEET TO A C.P.S. FOUND FOR THE POINT OF BEGINNING, CONTAINING 10.060 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH 0.275 OF AN ACRE LIE IN MILE 5 NORTH ROAD EXISTING RIGHT-OF-WAY, MORE OR LESS, LEAVING 9.785 NET ACRES OF LAND, MORE OR LESS.

BEARING BASIS AS PER THE WEST LINE OF LOT 59, NICK DOFFING COMPANY SUBDIVISION No. 3.

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

ON \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY

NO.	SHEET	REVISION	DATE	APPROVED

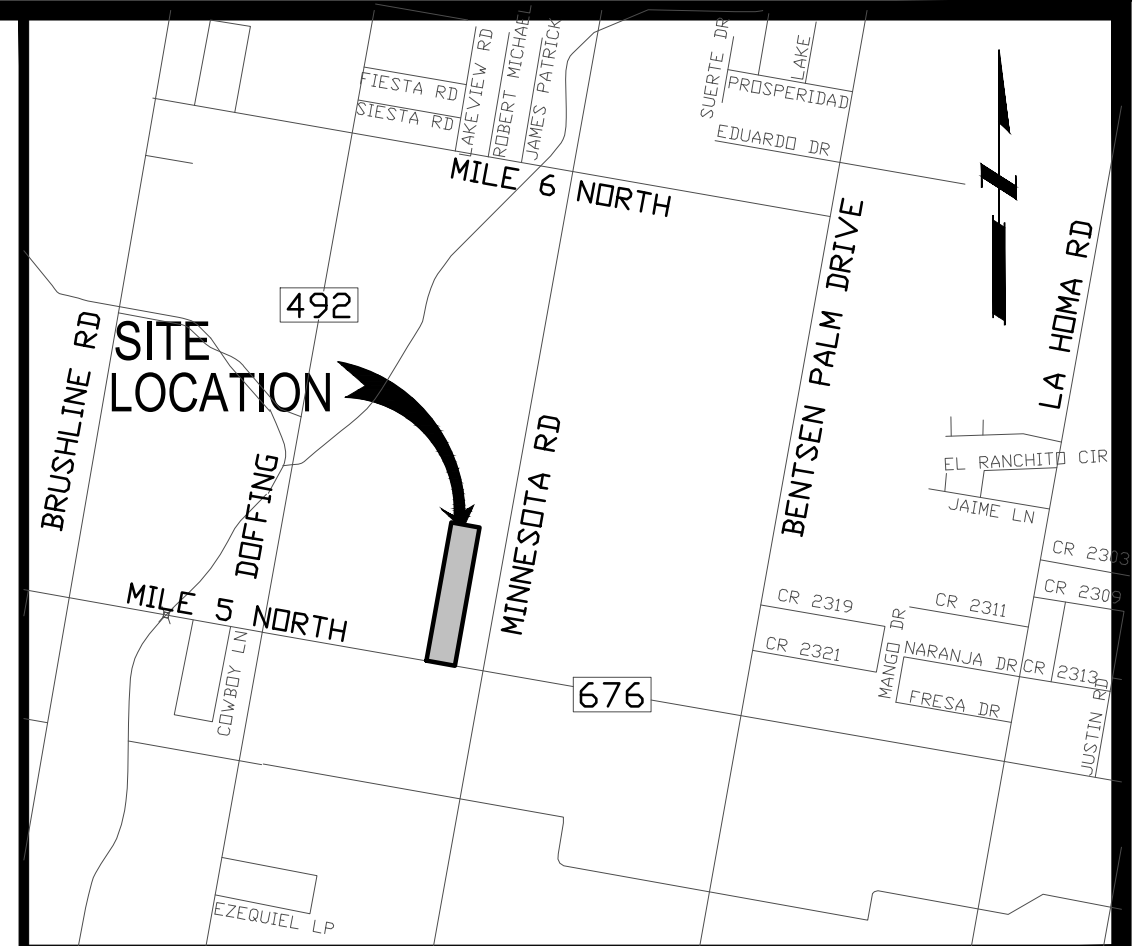
INDEX TO SHEET OF YARELY ESTATES SUBDIVISION	
SHEET 1	HEADING; INDEX; LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENTS (VERBAL); INCLUDING DESCRIPTION OF WATER AND WASTE WATER; AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION; CERTIFICATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.O. OF MUNICIPALITY AND DESCRIBE THE PRECINCT; THE PROJECT IS SITUATED; H.C.D.A. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER'S 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.

**HLG PLAN REVIEW SERVICES**  
 HOMERO L. GUTIERREZ, P.E., OWNER  
 P.O. Box 548, McAllen, Texas 78505 / TEL: 956-369-0988  
 TBPE Firm Licensed No. F-10426

# YARELY ESTATES SUBDIVISION

HIDALGO COUNTY, TEXAS

A 10.060-ACRE TRACT OF LAND BEING ALL OF LOT 59, NICK DOFFING COMPANY SUBDIVISION No. 3, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 10, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



LOCATION MAP SCALE 1"=2000'

PREPARED BY: HLG PLAN REVIEW SERVICES  
2600 SAN DIEGO, MISSION, TEXAS 78572  
DATE PREPARED: SEPTEMBER 04, 2020  
DATE SURVEYED: FEBRUARY 20, 2017  
PLAT SHEET 2 OF 3

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY  
YARELY ESTATES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 ON THE NORTH SIDE OF MILE 5 NORTH ROAD (F.M. 676) APPROXIMATELY 350 FEET WEST FROM THE INTERSECTION WITH MINNESOTA ROAD, THE NEAREST MUNICIPALITY IS THE CITY OF MISSION. HOWEVER THE SUBDIVISION PROPERTY LIES WITHIN THE FIVE MILE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION PUBLISHED AS PER 2018 CENSUS IS 84,827. YARELY ESTATES SUBDIVISION LIES APPROXIMATELY 2.5 MILES FROM THE CITY LIMITS AND IS WITHIN THE 5 MILE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF MISSION UNDER LOCAL GOVERNMENT CODE 212.001.

## FINAL ENGINEERING REPORT

### WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE.

YARELY ESTATES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (A.S.U.D.). THE SUBDIVIDER AND A.S.U.D. HAVE ENTERED INTO A CONTRACT IN WHICH A.S.U.D. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND A.S.U.D. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

A.S.U.D. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING INSIDE OF AN EXCLUSIVE EASEMENT ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF JANICE DRIVE ON THE WEST SIDE OF THIS PROPOSED SUBDIVISION AND AN 8" WATER LINE RUNNING EAST AND WEST ALONG THE NORTH SIDE OF THE RIGHT OF WAY OF JANICE DRIVE ON THE EAST SIDE OF THIS PROPOSED SUBDIVISION. A.S.U.D. ALSO HAS AN 8" WATER LINE RUNNING EAST AND WEST ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF MILE 5 NORTH ROAD (F.M. 676). THE WATER SYSTEM FOR YARELY ESTATES SUBDIVISION CONSIST OF AN 8" DIAMETER WATER LINE TAPPING INTO THE EXISTING 8" WATER LINE LOCATED ON JANICE DRIVE ON BOTH SIDES OF THE SUBDIVISION. THE WATER DISTRIBUTION FOR YARELY ESTATES SUBDIVISION CONSIST OF EIGHT 3/4" DIAMETER SINGLE SERVICE LINES TO EACH LOT ENDING AT THE METER BOXES. LOT 9 HAS AN EXISTING WATER METER, THE 8" WATER LINE, THE SINGLE WATER SERVICES AND THE METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$ 14,300.00 OR \$1,588.89 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID A.S.U.D. THE SUM OF \$ 20,200, WHICH COVERS THE \$2525 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO A.S.U.D. UPON REQUEST BY THE OWNER OF A LOT, A.S.U.D. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. NO FIRE HYDRANT WILL BE REQUIRED FOR THIS SUBDIVISION. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY A.S.U.D. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE SUBDIVISION PLAT.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES UTILIZING PERSONAL CHECK.  
SEWAGE FOR YARELY ESTATES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD FOR THE LOT. JOSE ANGEL GONZALEZ, REGISTRATION NO. 0512258, 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 LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAINFIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM. TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITS 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 WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,600.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE FOR LOTS 4-7 AND LOT 9. LOT 8 ALREADY HAD A SEPTIC TANK SYSTEM AND LOTS 1-3 ARE COMMERCIAL LOTS. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL, EXCEPT ON LOTS 1-3, AT A TOTAL COST OF \$8,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON.

### WATER & SEWAGE ENGINEER 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 ESTIMATED COSTS TO INSTALL UNCONSTRUCTIVE WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$34,500.00.  
SEWAGE FACILITIES - SEPTIC SYSTEMS HAVE BEEN INSTALLED AT A TOTAL COST OF \$8,000.00.



HOMERO LUIS GUTIERREZ, P.E. DATE  
LICENSED PROFESSIONAL ENGINEER NO. 36639

## FINAL ENGINEERING REPORT (VERSION ESPAÑOL):

### PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION YARELY ESTATES SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA DE AGUA SPECIAL UTILITY DISTRICT (A.S.U.D.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA A.S.U.D. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. LA COMPAÑIA A.S.U.D. TENDRÁ QUE PRESENTAR DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

A.S.U.D. TIENE UNA LÍNEA EXISTENTE DE AGUA DE 8 PULGADAS QUE CORRE DE ESTE A OESTE DENTRO DE UN DERECHO DE PASO EXCLUSIVO EN EL LADO SUR DEL DERECHO DE VÍA DE LA CALLE JANICE DRIVE EN EL LADO OESTE DE ESTA SUBDIVISION Y UNA LÍNEA DE AGUA DE 8 PULGADAS QUE CORRE DE ESTE A OESTE EN EL LADO NORTE DE DEL DERECHO DE VÍA DE LA CALLE JANICE DRIVE EN EL LADO ESTE DE ESTA SUBDIVISION. A.S.U.D. TIENE TAMBIÉN UNA LÍNEA DE AGUA DE 8 PULGADAS QUE CORRE EN EL LADO SUR DEL DERECHO DE VÍA DE LA CALLE MILE 5 NORTH ROAD (F.M. 676). EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISION YARELY ESTATES SUBDIVISION CONSISTE DE UNA LÍNEA DE AGUA DE 8" DE DIÁMETRO QUE SE CONECTA A LA LÍNEA DE AGUA DE 8" DE DIÁMETRO LOCALIZADA EN AMBOS LADOS DE LA CALLE JANICE DRIVE. EL SISTEMA DE DISTRIBUCIÓN DE AGUA PARA YARELY ESTATES SUBDIVISION CONSISTE DE OCHO LÍNEAS DE 3/4" DE DIÁMETRO DE SERVICIO A CADA LOTE QUE TERMINAN EN LA CAJA DEL MEDIDOR DE CADA LOTE. EL LOTE NUEVE TIENE UN MEDIDOR DE AGUA EXISTENTE. LAS LÍNEAS DE AGUA DE 8" DE DIÁMETRO, LOS SERVICIOS DE AGUA SENCILLOS Y LAS CAJAS DEL MEDIDOR SERÁN INSTALADAS A UN COSTO TOTAL DE 14,300.00 DÓLARES O 1,588.89 DÓLARES POR LOTE. ADEMÁS EL DUEÑO DE LA SUBDIVISION LE HA PAGADO A A.S.U.D. LA SUMA DE 20,200 DÓLARES QUE CUBRE LOS 2,525 DÓLARES POR LOTE COMO LO INDICA EL CONTRATO DE SERVICIO DE AGUA POR 30 AÑOS Y DICHA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR MECÁNICO DE AGUA, CUOTAS DE DERECHO DE ADQUISICIÓN Y MEMBRERÍA U OTRAS CUOTAS ASOCIADAS CON LA CONECCIÓN DE AGUA A CADA LOTE EN LA SUBDIVISION A A.S.U.D. CUANDO EL DUEÑO DEL LOTE LO SOLICITE. A.S.U.D. INSTALARÁ SIN NINGUN CARGO EL MEDIDOR MECÁNICO DE AGUA PARA DICHO LOTE. NINGUN HIDRANTE FUE REQUERIDO PARA ESTA SUBDIVISION. EL SISTEMA DE AGUA SERÁ ACEPTADO Y APROBADO POR A.S.U.D. Y DICHO SISTEMA DE AGUA POTABLE ESTARÁ FUNCIONANDO A LA FECHA EN QUE SE ARCHIVE LA SUBDIVISION.

### DRENAJE: DESCRIPCIÓN, GASTOS, Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

DRENAJE SANITARIO DE LA SUBDIVISION YARELY ESTATES SUBDIVISION SERÁ TRATADA POR SISTEMA INDIVIDUAL DE UTILIDADES CONSISTIENDO EN UN DISEÑO ESTÁNDAR DE FOSA SEPTICA DOBLE DE COMPARTIMIENTOS Y UN DESAGUADERO POR EL DISEÑO DE TUBERIA DISTRIBUYENDO LAS AGUAS DE DRENAJE. JOSE ANGEL GONZALEZ, NÚMERO DE REGISTRO 0512258, HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS (OSSF). EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE. CADA TERRENO TIENE ÁREA ADECUADA PARA EL CAMPO DE DRENAJE.

CADA SOLAR EN LA SUBDIVISION MIDE AL MENOS DEL MEDIO ACRE REQUERIDO. SE HICIERON DOS ESCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (ESCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS ESCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA A 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS ESCAVACIONES PROPUESTAS. EL AGUA EN ESTA ÁREA FLUYE BIEN.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON 1,600.00 DÓLARES INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA PARA LOS LOTES 4-7 Y EL LOTE 9, EL LOTE 8 YA TENIA TANQUE SEPTICO Y LOS LOTES 1 AL 3 SON COMERCIALES. TODAS LAS FOSAS SEPTICAS HA SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL EXCEPTO EN LOS LOTES 1-3. A UN COSTO TOTAL DE \$8,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS EN.

### CERTIFICACION:

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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERÁ INSTALADO Y COMPLETAMENTE CONSTRUÍDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$34,500.00  
DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARÁN \$8,000.00.

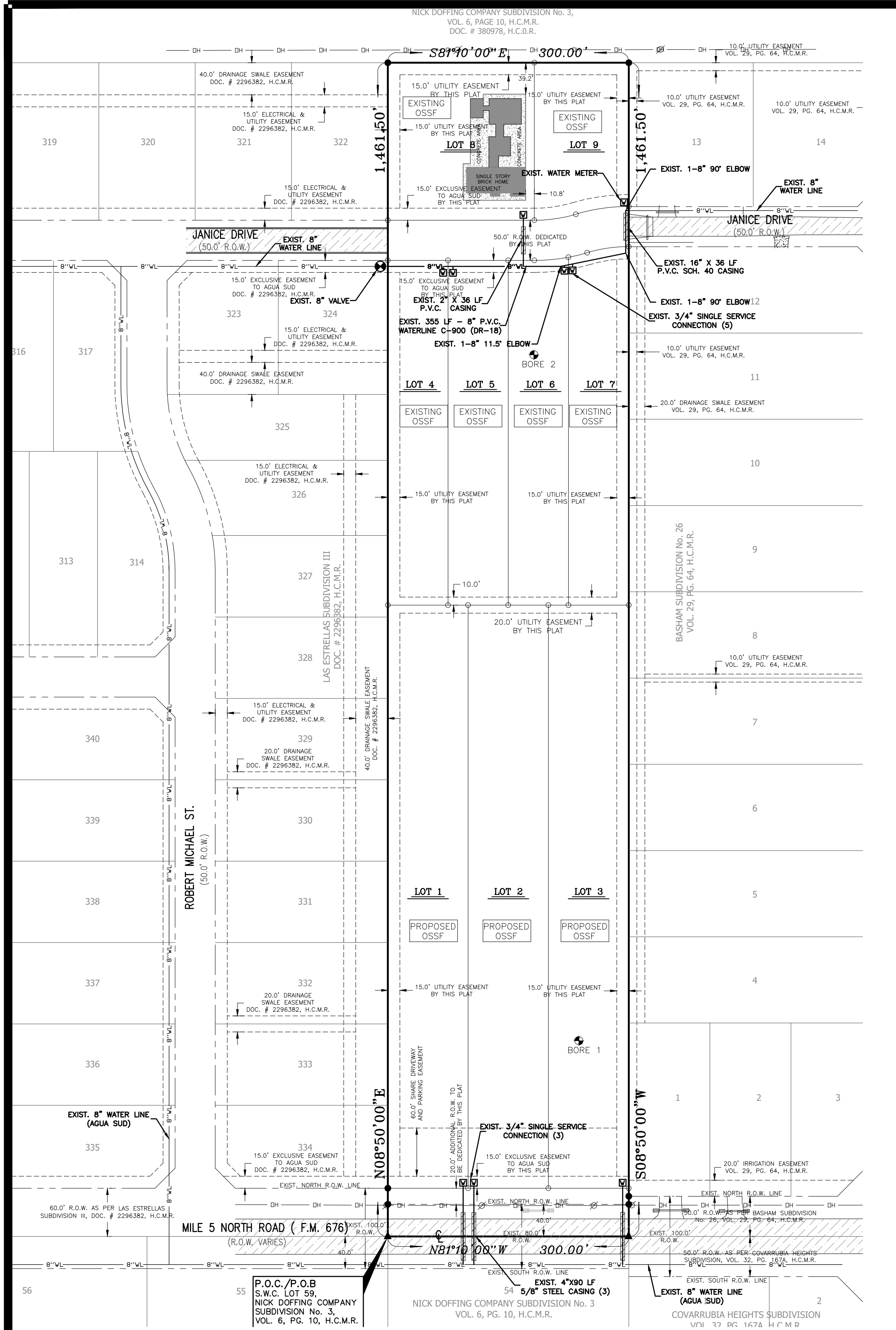


HOMERO LUIS GUTIERREZ, P.E. DATE  
LICENSED PROFESSIONAL ENGINEER NO. 36639

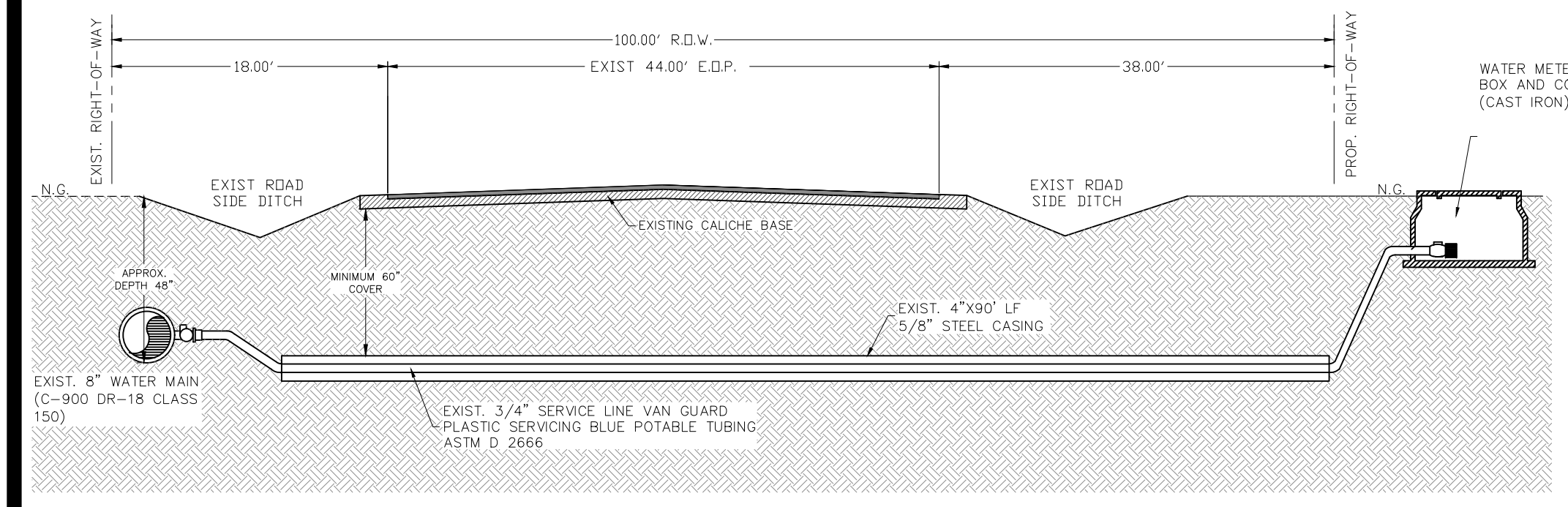
### COST ESTIMATE CHART

COST ESTIMATE	
PAVING IMPROVEMENTS:	\$ 22,476.96
DRAINAGE IMPROVEMENTS:	\$ 8,352.00
WATER DISTRIBUTION:	\$ 34,500.00
SANITARY SEWER IMPROVEMENTS/OSSF:	\$ 8,000.00

ESTIMACION DE COSTO	
PAVIMENTACION DE CALLES:	\$ 22,476.96
DRENAJE PLUVIAL:	\$ 8,352.00
SERVICIO DE AGUA POTABLE:	\$ 34,500.00
SERVICIO DE DRENAJE SANITARIO:	\$ 8,000.00

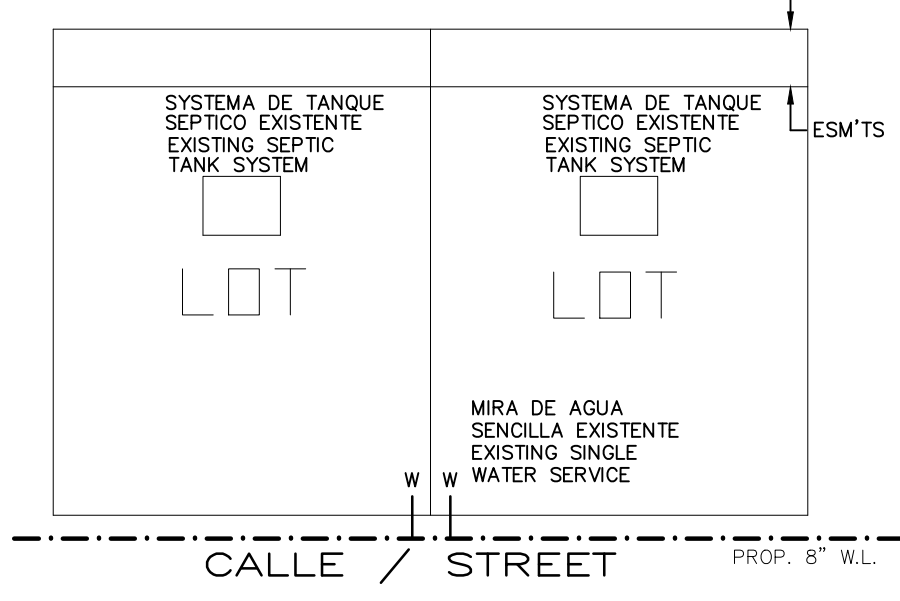


MAP OF WATER DISTRIBUTION AND OSSF



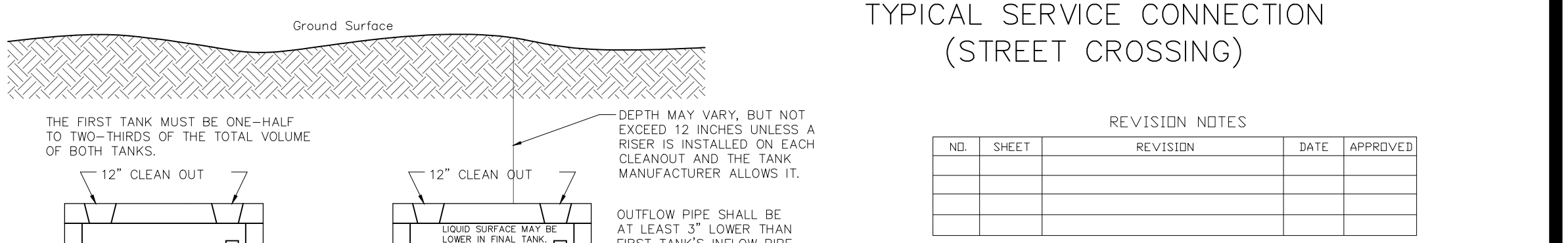
MILE 5 NORTH ROAD ( F.M. 676 ) WATER SERVICE CROSS SECTION N.T.S.

PRINCIPAL CONTACTS			
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: MIRTHALA SOLIS	1804 JIM SCHROEDER DR.	MISSION, TEXAS 78572	(956)
ENGINEER: HOMERO LUIS GUTIERREZ	P.O. Box 548	McAlLEN, TEXAS 78505	(956) 369-0988
SURVEYOR: HOMERO LUIS GUTIERREZ	P.O. Box 548	McAlLEN, TEXAS 78505	(956) 369-0988



LEGEND  
 □ = DENOTES EXISTING SEPTIC AND DRAIN FIELD SYSTEM  
 W = DENOTES EXISTING WATER SERVICE LOCATION  
 SEPTIC TANK - 2-500 GALLON SYSTEM  
 SOIL ABSORPTION FIELD - 190 SQ. FT.  
 THIS IS BASED ON A 3 BEDROOM STRUCTURE  
 LEYENDA  
 □ = DENOTA SISTEMA DE TANQUE SEPTICO EXISTENTE Y SISTEMA DE CAMPO DE DESAGUE  
 W = DENOTA TOMA DE AGUA EXISTENTE  
 TANQUE SEPTICO - 2-500 SISTEMA DE GALON CAMPO ABSORPCION DE LA TIERRA- 190 SQ. FT. ESTO SE BASE EN UNA ESTRUCTURA DE 3 DORMITORIOS.

### TYPICAL LOT DETAIL



TWO 500-GALLON SEPTIC TANKS IN SERIES  
 N.T.S.  
 THE FIRST TANK MUST BE ONE-HALF TO TWO-THIRDS OF THE TOTAL VOLUME OF BOTH TANKS.  
 DEPTH MAY VARY, BUT NOT EXCEED 12 INCHES UNLESS A RISER IS INSTALLED ON EACH CLEANOUT AND THE TANK MANUFACTURER SHOWS IT.  
 OUTFLOW PIPE SHALL BE AT LEAST 3" LOWER THAN FIRST TANK'S INFLOW PIPE.

REVISION NOTES			
NO.	SHEET	REVISION	DATE

INDEX TO SHEET OF YARELY ESTATES SUBDIVISION	
SHEET 1	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENTS, DESCRIPTIONS, LEGS, DESCRIPTIONS, METES & 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.T.A. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.D.D. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), SUBDIVIDER'S 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.

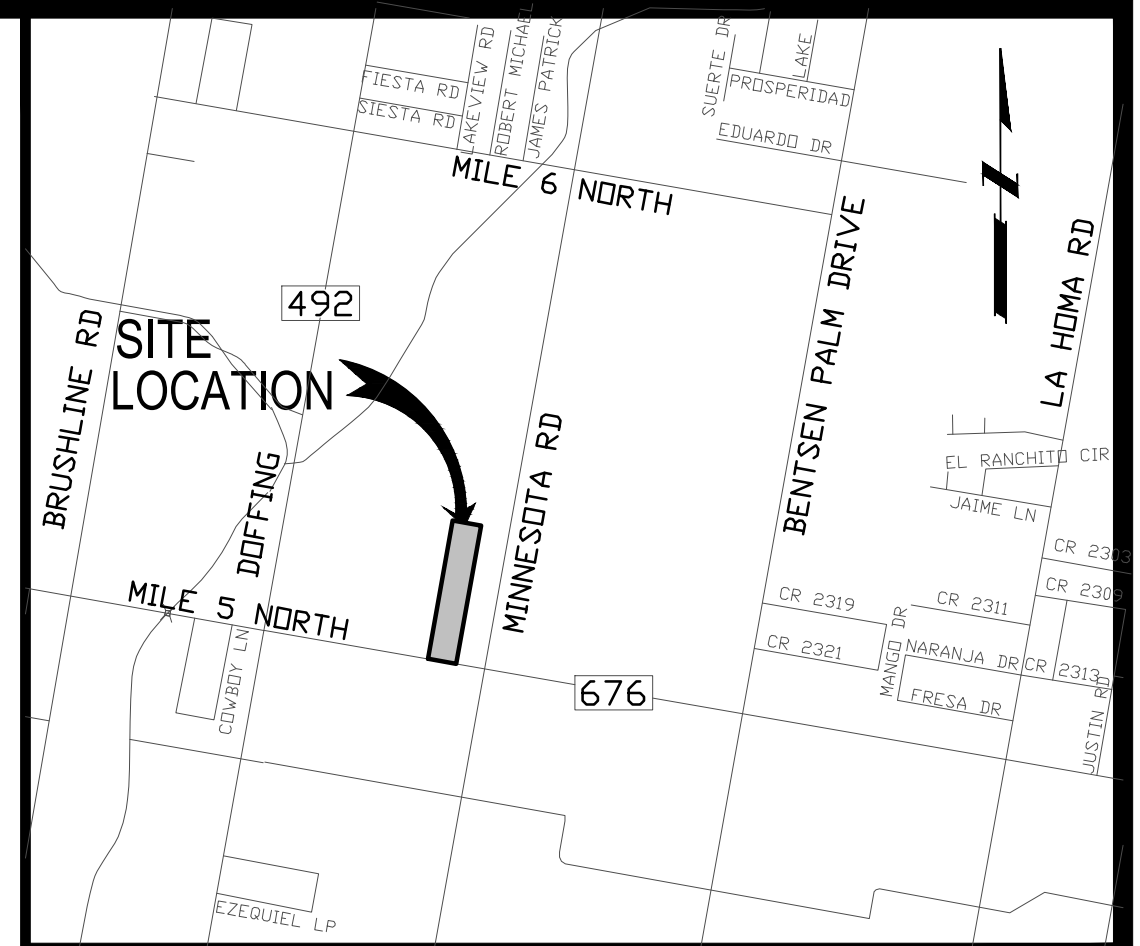
## HLG PLAN REVIEW SERVICES

HOMERO L. GUTIERREZ, P.E., OWNER  
 P.O. Box 548, McAllen, Texas 78505 / TEL: 956-369-0988  
 TPBE Firm Licensed No. F-10426

# YARELY ESTATES SUBDIVISION

HIDALGO COUNTY, TEXAS

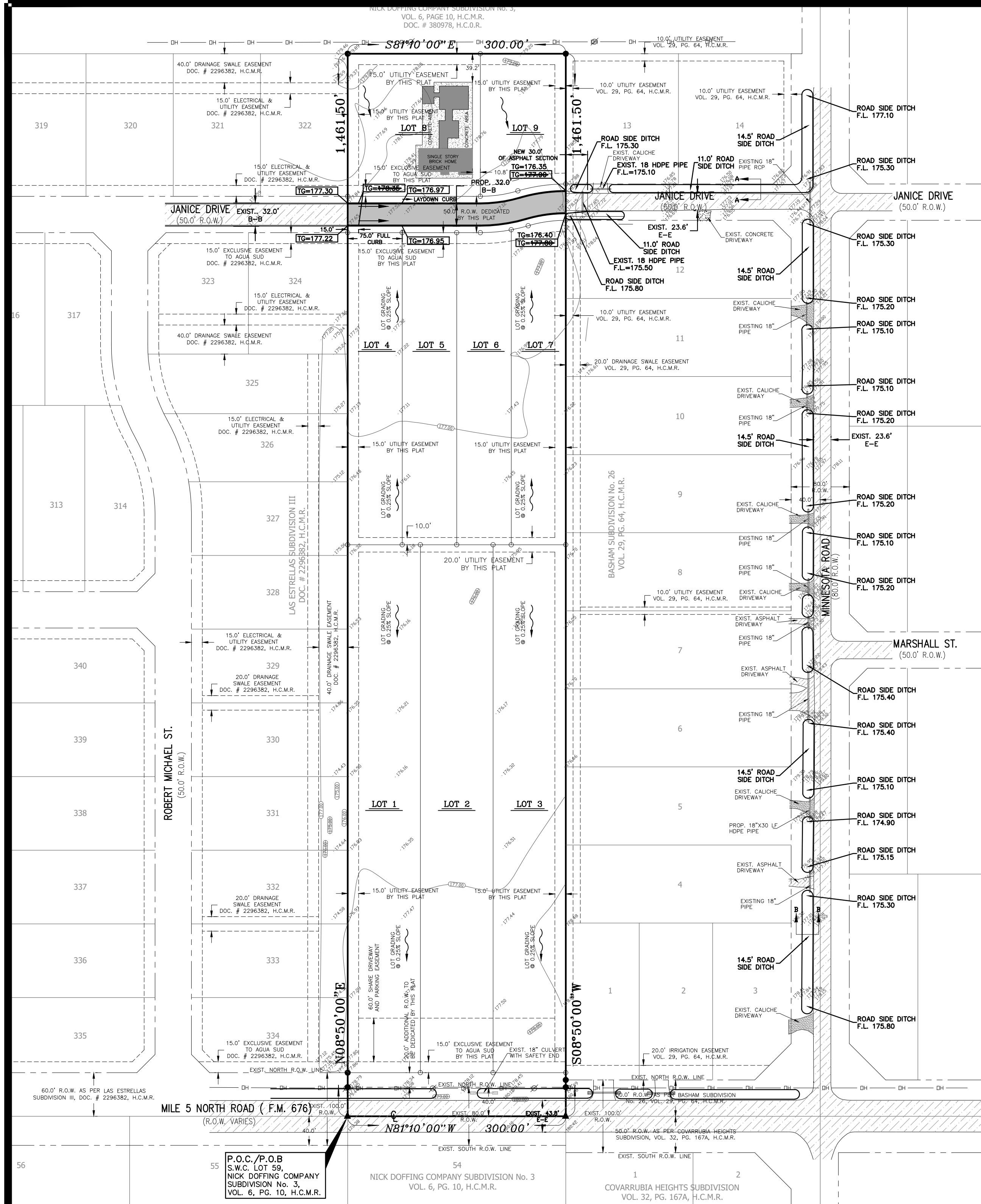
A 10.060-ACRE TRACT OF LAND BEING ALL OF LOT 59, NICK DOFFING COMPANY SUBDIVISION No. 3, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 10, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



LOCATION MAP SCALE 1"=2000'

PREPARED BY: HLG PLAN REVIEW SERVICES  
2600 SAN DIEGO,  
MISSION, TEXAS 78572  
DATE PREPARED: SEPTEMBER 04, 2020  
DATE SURVEYED: FEBRUARY 20, 2017  
PLAT SHEET 3 OF 3

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.  
YARELY ESTATES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.3 ON THE NORTH SIDE OF MILE 5 NORTH ROAD (F.M. 676) APPROXIMATELY 350 FEET WEST FROM THE INTERSECTION WITH MINNESOTA ROAD, THE NEAREST MUNICIPALITY IS THE CITY OF ALTON HOWEVER THE SUBDIVISION PROPERTY LIES WITHIN THE FIVE MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION POPULATION AS PER 2018 CENSUS IS 84,827, YARELY ESTATES SUBDIVISION LIES APPROXIMATELY 2.6 MILES FROM THE CITY LIMITS AND IS WITHIN THE 5 MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF MISSION UNDER LOCAL GOVERNMENT CODE 212.001.



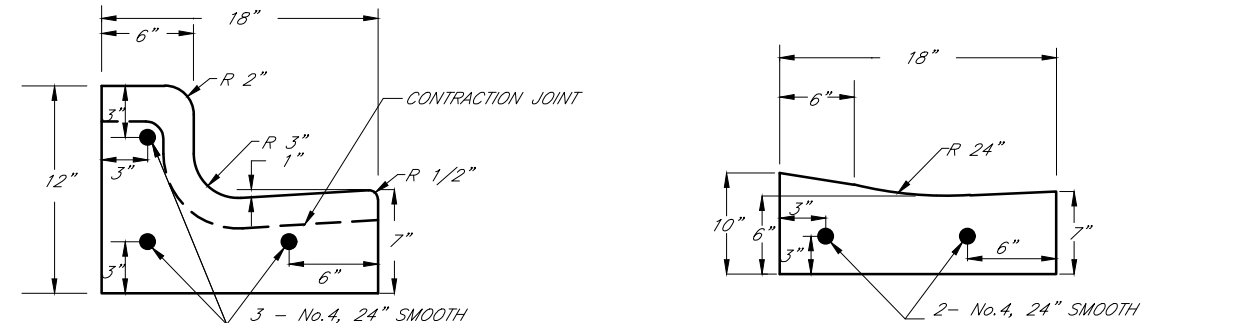
## MAP OF PAVING AND DRAINAGE

### DRAINAGE STATEMENT FOR YARELY ESTATES SUBDIVISION

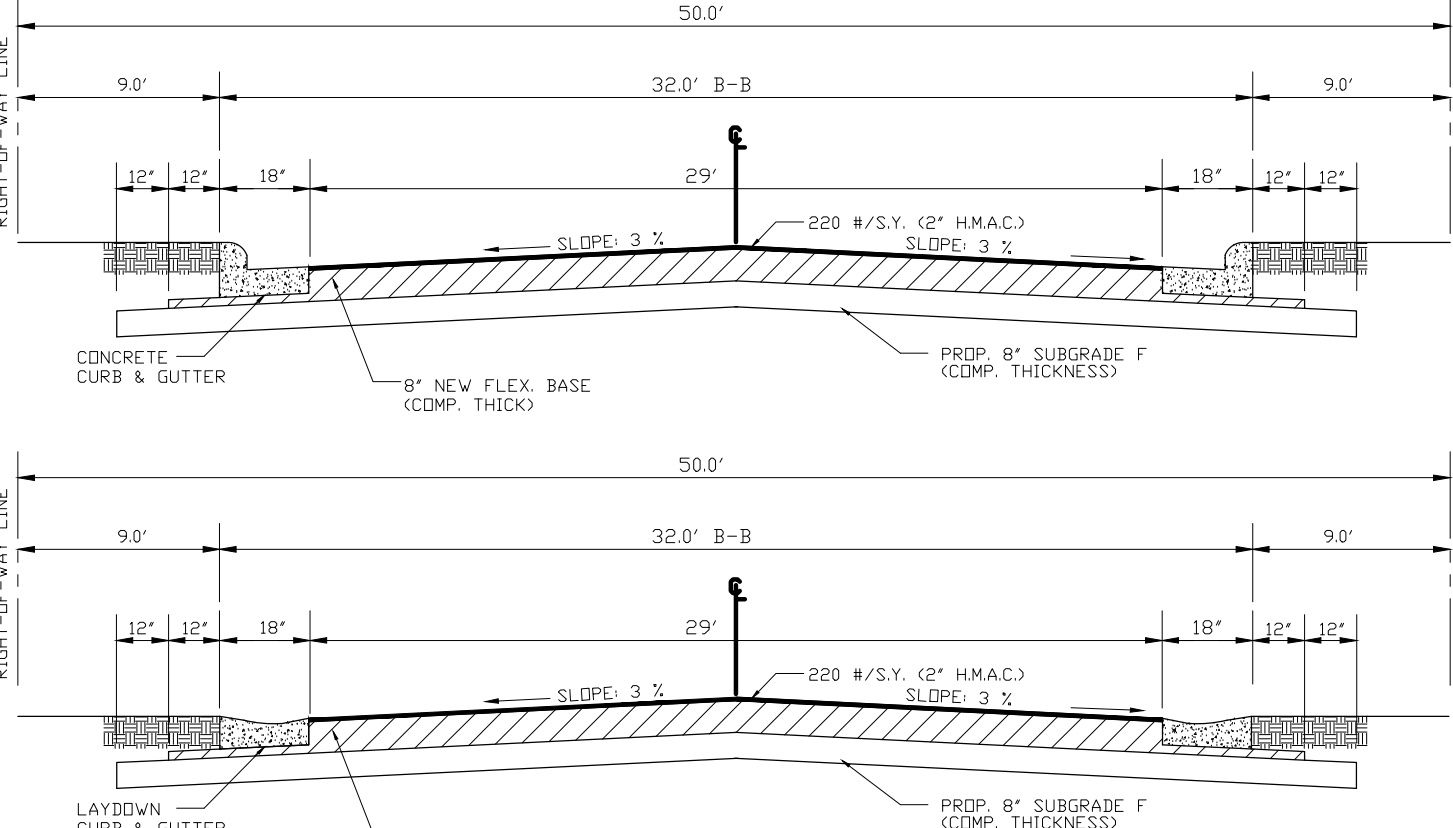
- I. PROJECT LOCATION  
YARELY ESTATES SUBDIVISION IS A 10.06-ACRE TRACT OF LAND BEING ALL OF LOT 59, THE NICK DOFFING CO. SUBDIVISION NO. 3, ACCORDING TO THE MAP RECORDED IN VOLUME 6, PAGE 11, HIDALGO COUNTY, TEXAS. PROPOSED DEVELOPMENT WILL CONSIST OF A 6-LOT, SINGLE-FAMILY RESIDENTIAL AND 3-LOT COMMERCIAL SUBDIVISION. THE PROPERTY IS LOCATED IN HIDALGO COUNTY, TEXAS, ON THE NORTH SIDE OF MILE 5 NORTH RD. (FM 676) APPROXIMATELY 350.0 FEET WEST OF THE MINNESOTA ROAD INTERSECTION AND IS WITHIN THE CITY OF MISSION 5-MILE ETJ (EXTRA TERRITORIAL JURISDICTION). (REFER TO EXHIBIT A).
- II. FLOOD PLAIN  
THE SUBJECT TRACT PREDOMINANTLY IN "ZONE X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP NO. 480334 0290 D, EFFECTIVE DATE OF JUNE 6, 2000. (REFER TO EXHIBIT B).
- III. SOIL CONDITIONS  
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY (REFER TO EXHIBIT C) INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY FINE SANDY LOAM (HIDALGO 25) AND SANDY CLAY LOAM (HIDALGO 28), A SOIL THAT IS WELL DRAINED, WITH SURFACE RUNOFF BEING SLOW AND PERMEABILITY IS MODERATE. THIS SOIL HAS A MODERATE SHRINK-SWELL POTENTIAL.
- IV. EXISTING CONDITIONS  
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY 0.2% TO 0.5% EXISTING RUNOFF FROM THE SOUTH 6.00 ACRES OF THIS SITE FLOWS TOWARDS THE CENTER OF THE PROPERTY. THE REMAINING 4.06 OF THIS SITE FLOWS TOWARD THE LOCATION OF THE PROPOSED STREET. THE TOTAL CONTRIBUTING 10-YEAR EXISTING STORM WATER RUNOFF IS 4.88 CFS. FOR THE RESIDENTIAL PORTION AND 4.38 CFS. FOR THE COMMERCIAL PORTION. (REFER TO EXHIBIT D-1 AND EXHIBIT D-2)
- V. PROPOSED CONDITIONS  
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT WILL CONSIST OF A 6-LOT, SINGLE-FAMILY RESIDENTIAL AND 3-LOT COMMERCIAL SUBDIVISION. DEVELOPMENT CONDITIONS WILL CONSIST OF RE-GRADING ONLY THE PAD SIDES AND PROVIDING ON-SITE DETENTION AS REQUIRED BY HIDALGO COUNTY FOR COMMERCIAL AREAS. RUNOFF, TYPICALLY, WILL BE CONVEYED INTO THE PROPOSED COMBINATION OF LANDSCAPING AREAS AND LOW NATURAL AREAS TO ACCOMMODATE 7,284.56 CUBIC FEET (0.167 AC-FT) OF STORM WATER STORAGE. THE RESIDENTIAL AREAS WILL BE GRADED ONTO THE PROPOSED JANICE DRIVE CURB AND GUTTERED IN ORDER TO ALLOW FOR POSITIVE DRAINAGE FLOW, THE PROPOSED JANICE DRIVE WILL BE GRADED TO PROVIDE THE RUNOFF TO DRAIN ON AN EASTERLY DIRECTION TOWARDS MINNESOTA ROAD. AT THE PROPOSED INTERSECTION OF JANICE DRIVE WITH MINNESOTA ROAD, THE RUNOFF FROM THE NORTH SIDE OF JANICE DRIVE WILL BE DRAINED SOUTHERLY VIA A PROPOSED CONCRETE VALLEY GUTTER. ALL OF THE PROPOSED JANICE DRIVE RUNOFF WILL THEN DRAIN ONTO AN EXISTING ROAD SIDE DITCH ALONG THE WEST SIDE OF MINNESOTA ROAD, WHICH IS PRESENTLY DISCHARGING INTO AN EXISTING TX-DOT SYSTEM (ROAD SIDE DITCH) ALONG MILE 5 NORTH ROAD (FM 676). THE COMMERCIAL DEVELOPMENT WILL PROVIDE DETENTION PONDS TO ACCOMMODATE 10,870.17 CUBIC FEET (0.250 AC-FT) OF STORM WATER STORAGE. PROPOSED CONNECTIONS WILL BE PROVIDED TO THE EXISTING MILE 5 NORTH ROAD (FM 676) DRAINAGE SYSTEM ALONG ITS NORTH SIDE VIA 8-INCH BLEEDER LINES FROM THE DETENTION AREAS ONTO THE EXISTING TX-DOT SYSTEM. THE TOTAL CONTRIBUTING 10 YEAR DEVELOPED STORM WATER DISCHARGE WILL BE MAINTAINED AT 4.88 CFS. FOR THE RESIDENTIAL PORTION AND THE COMMERCIAL PORTION WOULD BE 4.38 CFS. (REFER TO EXHIBITS D)
- VI. DETENTION REQUIREMENTS  
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO 1 POLICY, THE PEAK RATE FOR RUNOFF FOR THIS DEVELOPMENT WILL BE LIMITED TO THE EXISTING 10-YEAR STORM WATER RUNOFF, FOR A TOTAL OF 18,154.73 CUBIC FEET (0.417 AC-FT) FOR THE ENTIRE SUBDIVISION.

HOMERO LUIS GUTIERREZ, P.E.  
REG. PROFESSIONAL ENGINEER #36639

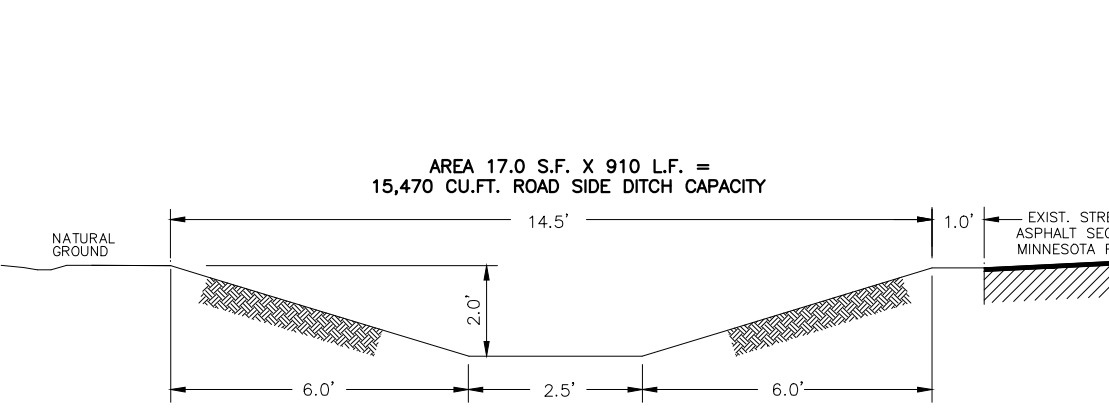
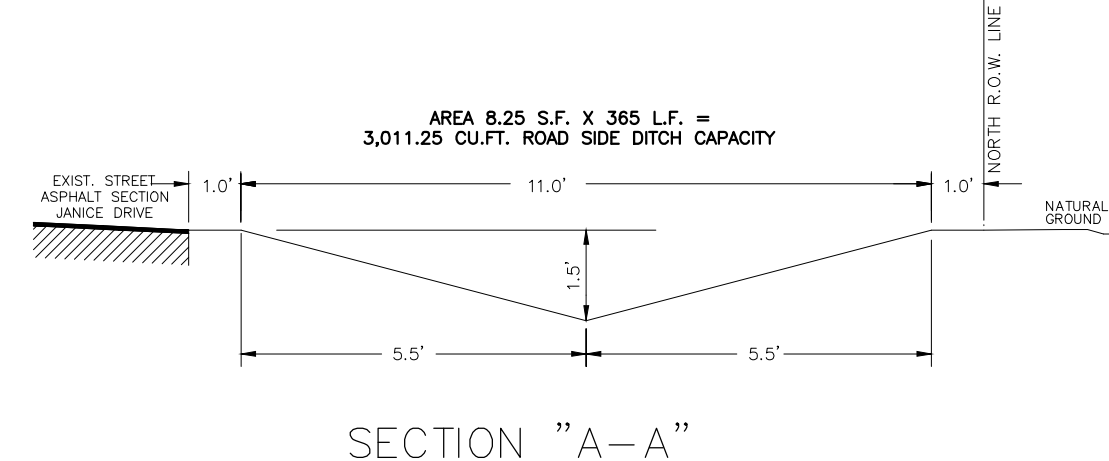
DATE



- GENERAL NOTES:**
1. CONCRETE SHALL BE 3000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.
  2. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PROMOTED IN ACCORDANCE WITH TEXAS DEPARTMENT OF TRANSPORTATION DEPARTMENTAL MATERIALS SPECIFICATION ITEM 4850. CONSIDERED INCIDENTAL TO CONCRETE WORK.
  3. 1/2" EXPANSION JOINTS REQUIRED AT 40' ± AND AT THE BEGINNING AND END OF ALL ROAD. CONTRACTION JOINTS SHALL NOT EXCEED 10' ± ±.
  4. EXPANSION JOINTS SHALL HAVE 1/2" EXPANSION JOINT MATERIAL AND 2-No.4 FOR FULL CURB AND 2-No.4 FOR LAYDOWN, 24" SMOOTH DOWEL BARS COATED TO PREVENT ROND.



TYPICAL RESIDENTIAL STREET SECTION SCALE: N.T.S.



REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

INDEX TO SHEET OF YARELY ESTATES SUBDIVISION

SHEET	DESCRIPTION
SHEET 1	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DISCONTINUATIONS, LEGAL DESCRIPTION (METES & BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DECLARATION, CERTIFICATION, AND ATTESTATION, CITY APPROVAL, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.O.D. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), SUBDIVIDER'S 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.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: MIRTHALA SOLIS	1804 JIM SCHROEDER DR.	MISSION, TEXAS 78572	(956)
ENGINEER: HOMERO LUIS GUTIERREZ	P.O. Box 548	McAlLEN, TEXAS 78505	(956) 369-0988
SURVEYOR: HOMERO LUIS GUTIERREZ	P.O. Box 548	McAlLEN, TEXAS 78505	(956) 369-0988

## HLG PLAN REVIEW SERVICES

HOMERO L. GUTIERREZ, P.E., OWNER  
P.O. Box 548, McAlLEN, TEXAS 78505 / TEL: 956-369-0988  
TPBE Firm Licensed No. F-10426