



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: 10-27-2020

PROPOSED LOT 6A REPLAT OF LOT 6 ELLIS NO. 6 SUBDIVISION PRECINCT No. 3.

ENGINEER: SALINAS ENGINEERING & ASSOCIATES DEVELOPER: TEXCITRUS LAND DEVELOPMENT CO. LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST OF DAVIS LANE APPROXIMATELY 704 FEET SOUTH OF MELISSA LANE.

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 2-25-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUN-OFF ONTO DAVIS ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: NO ROW DEDICATION IS REQUIRED.

H.C.R.O.W. FINAL APPROVAL DATE: 9-18-2020 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 9-24-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF HAS BEEN INSTALLED.

WATER SERVICE PROVIDER: AGUA SUD EXISTING LINE SIZE: 4" LOCATION: DAVIS LANE.

H.C.E.O.C. FINAL APPROVAL DATE: 9-24-2020: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

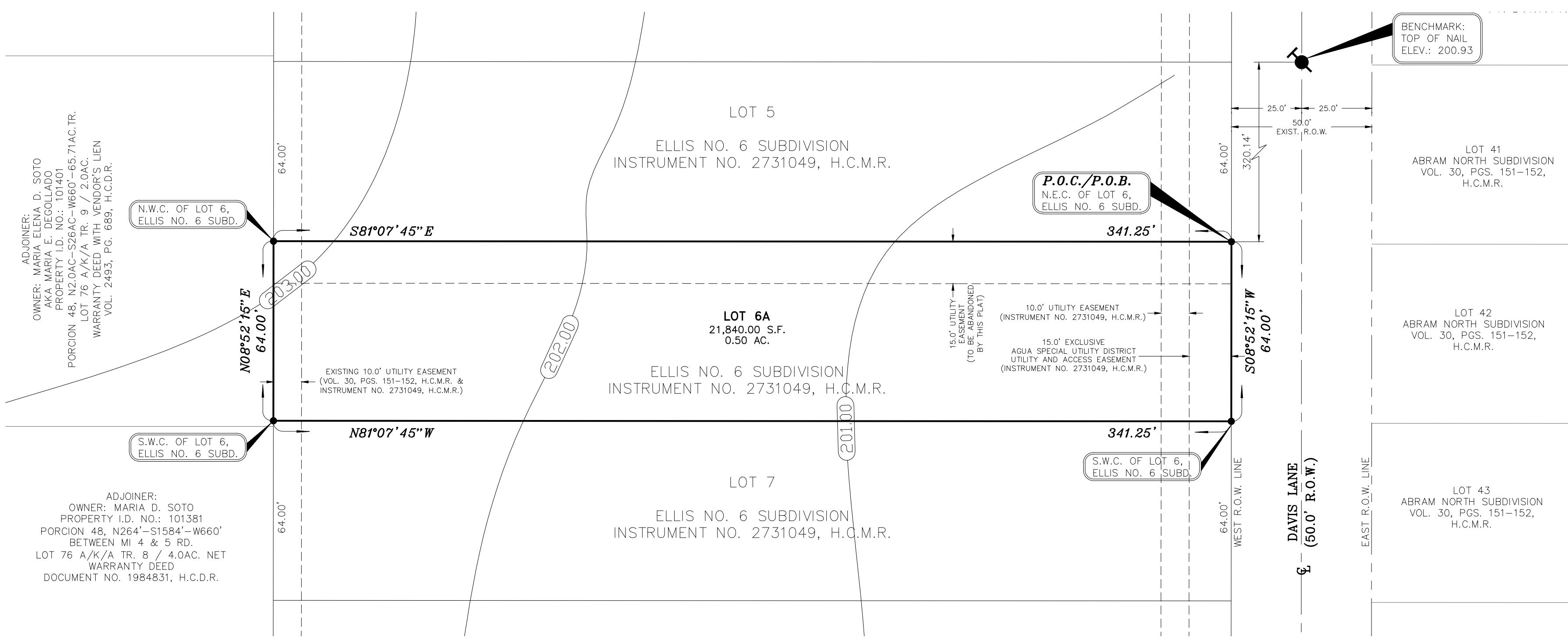
The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

STAFF RECOMMENDS: **Final Approval** *subject to recommendations other departments*

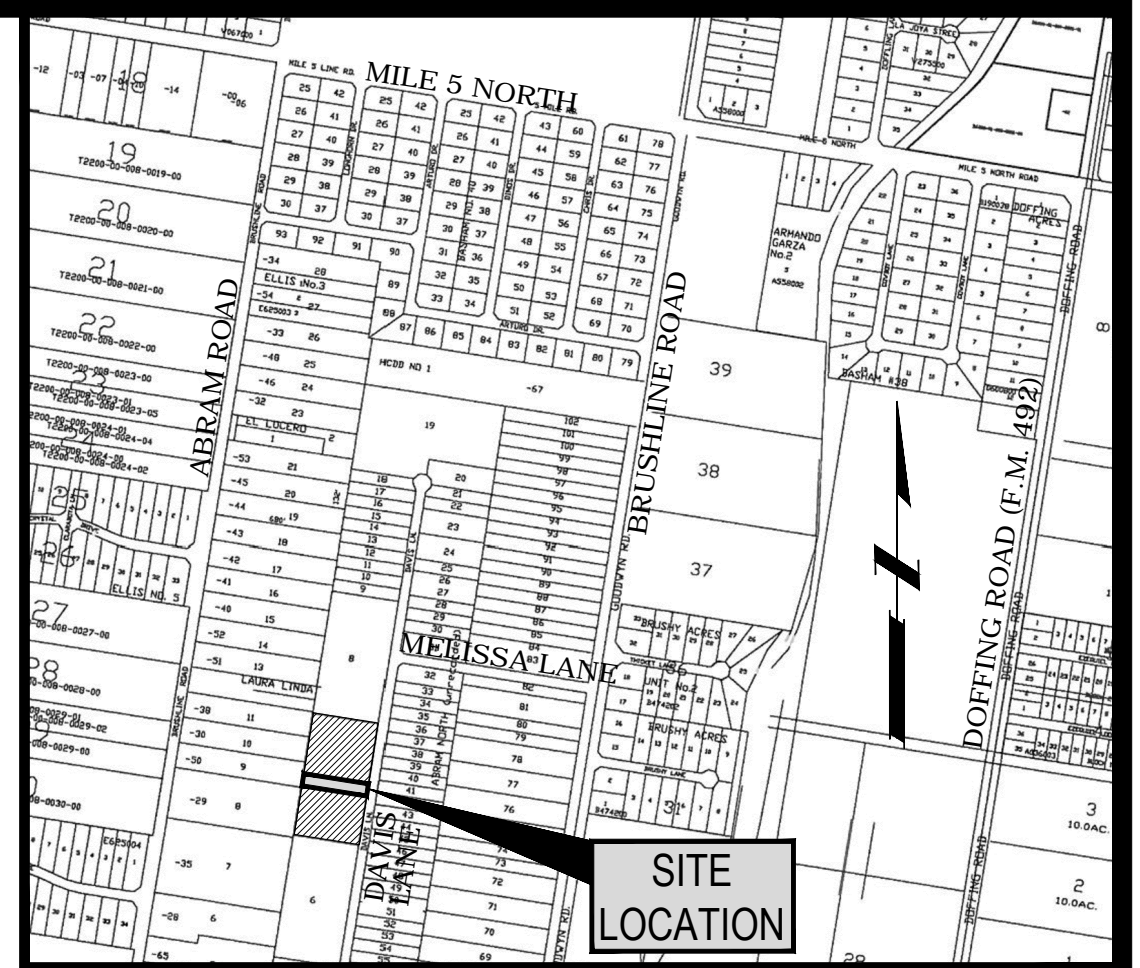
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

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



LEGEND

- FOUND 1/2" IRON ROD
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS



LOCATION MAP SCALE: 1" = 1000'

LOT 6A, RE-PLAT OF LOT 6, ELLIS NO. 6 SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
 2221 DAFFODIL AVE
 McALLEN, TEXAS 78501

DATE PREPARED: SEPTEMBER 14, 2020
 JOB NUMBER: SP-17-23773

PLAT SHEET 1 OF 2

LOT 6A, RE-PLAT OF LOT 6, ELLIS NO. 6 SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 0.50 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 6, ELLIS NO. 6 SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NO. 2731049, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF HIDALGO

TEXCITRUS LAND DEVELOPMENT COMPANY, LLC, AS OWNER TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS **LOT 6A, RE-PLAT OF LOT 6, ELLIS NO. 6 SUBDIVISION**, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC OR ENTITIES, ALL STREETS, WATERWAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED, AND FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2000 EDITION, HAVE BEEN MET AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- (B) SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (D) GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

STATE OF TEXAS
 COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREIN AS **LOT 6A, RE-PLAT OF LOT 6, ELLIS NO. 6 SUBDIVISION** AS DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DAVID OMAR SALINAS, P.E.
 REG. PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
 COUNTY OF HIDALGO

I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DAVID O. SALINAS, R.P.L.S.
 REG. PROFESSIONAL LAND SURVEYOR #5782

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF **LOT 6A, RE-PLAT OF LOT 6, ELLIS NO. 6 SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 2020.

HIDALGO COUNTY JUDGE _____ DATE _____
 HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **LOT 6A, RE-PLAT OF LOT 6, ELLIS NO. 6 SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2020.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS
 HIDALGO COUNTY IRRIGATION DISTRICT NO. 6

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS THE _____ DAY OF _____, 2020.

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

ATTEST: _____ BOARD OF DIRECTOR
 _____ BOARD OF DIRECTOR

GENERAL PLAT NOTES:

- FLOOD ZONE STATEMENT:
 FLOOD ZONE DESIGNATION: ZONE "X".
 ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER: 480334 0290 D EFFECTIVE DATE: JUNE 6, 2000.
 THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 480334 0290 D, EFFECTIVE DATE JUNE 6, 2000, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
 CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- MINIMUM SETBACKS:
 FRONT: 25.0 FEET
 REAR: 15.0 FEET OR EASEMENT WHICHEVER IS GREATER.
 SIDE: 6.0 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 REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR NOTE:
 MINIMUM FINISH 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.
- THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
 DESCRIPTION: TOP OF NAIL FOUND AT THE CENTER LINE OF DAVIS LANE AT THE NORTHEAST CORNER OF ELLIS NO. 6 SUBDIVISION.
 ELEV. = 200.93, N.A.V.D. 88
- DRAINAGE:
 THE DEVELOPER AND/OR LOT OWNER SHALL BE REQUIRED TO DETAIN A MINIMUM OF 671 CU. FT. OF DRAINAGE WATERS ON THIS LOT. THIS VOLUME OF WATER REPRESENTS A MINIMUM PRO-RATA SHARE OF DRAINAGE WATERS APPROVED BY THE PLAT OF ELLIS NO. 6 SUBDIVISION (I.E. 6,708.05 / 10 LOTS = 671.0 CU. FT. (ROUNDED)) - SEE GENERAL PLAT NOTE NO. 7 ON THE ELLIS NO. 6 SUBDIVISION PLAT FOR ADDITIONAL INFORMATION.
- 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 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.
- 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. 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.
- 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 EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
 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.
- TEXCITRUS LAND DEVELOPMENT COMPANY, LLC, THE OWNER & SUBDIVIDER OF **LOT 6A, RE-PLAT OF LOT 6, ELLIS NO. 6 SUBDIVISION**, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL A DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NOT LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- ANY ADDITION TO AN EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ANY LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.
- A SIDEWALK IS NOT REQUIRED ALONG DAVIS LANE AS PER CITY OF MISSION.
- 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.

TEXCITRUS LAND DEVELOPMENT COMPANY, LLC
 GILBERT W. ELLIS, PRESIDENT
 2721 W. SPRAGUE STREET
 EDINBURG, TEXAS 78539

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 _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES _____

STATE OF TEXAS
 CITY OF MISSION

THIS PLAT OF **LOT 6A, RE-PLAT OF LOT 6, ELLIS NO. 6 SUBDIVISION** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2020.

CHAIRMAN _____

CITY OF MISSION
 CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **LOT 6A, RE-PLAT OF LOT 6, ELLIS NO. 6 SUBDIVISION** WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

 MAYOR OF CITY OF MISSION DATE _____

ATTEST: _____ CITY SECRETARY DATE _____

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

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

BY: _____ DEPUTY

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON SEPTEMBER 14, 2020. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: TEXCITRUS LAND DEVELOPMENT COMPANY, LLC (GILBERT W. ELLIS)	2721 W. SPRAGUE ST.	EDINBURG, TEXAS 78539	(956) 490-9500	(956) 630-3805
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

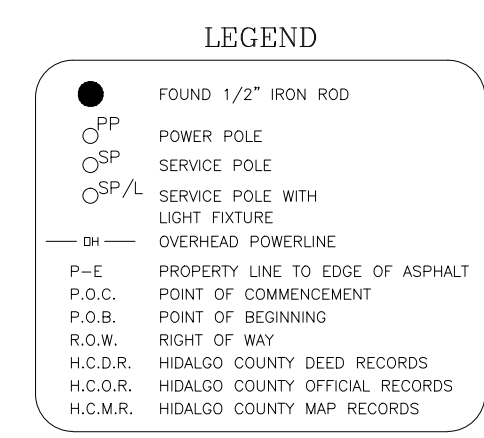
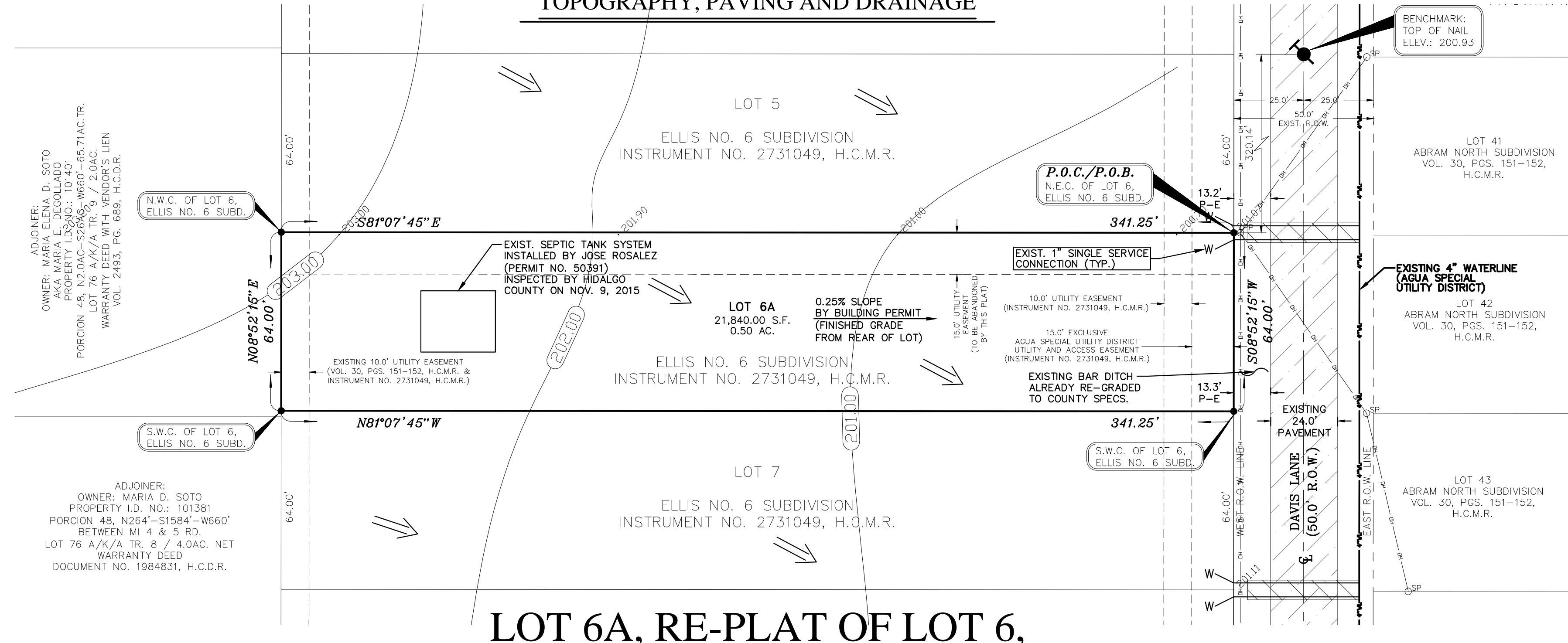
SHEET 1	INDEX SHEET OF LOT 6A, RE-PLAT OF LOT 6, ELLIS NO. 6 SUBDIVISION
	HEADING, INDEX, LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, 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 PROJECT IS SITUATED; H.C.D.C. CERTIFICATION; IRRIGATION CERTIFICATE OF APPROVAL; HIDALGO COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER'S CERTIFICATE AND STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE.

SEA

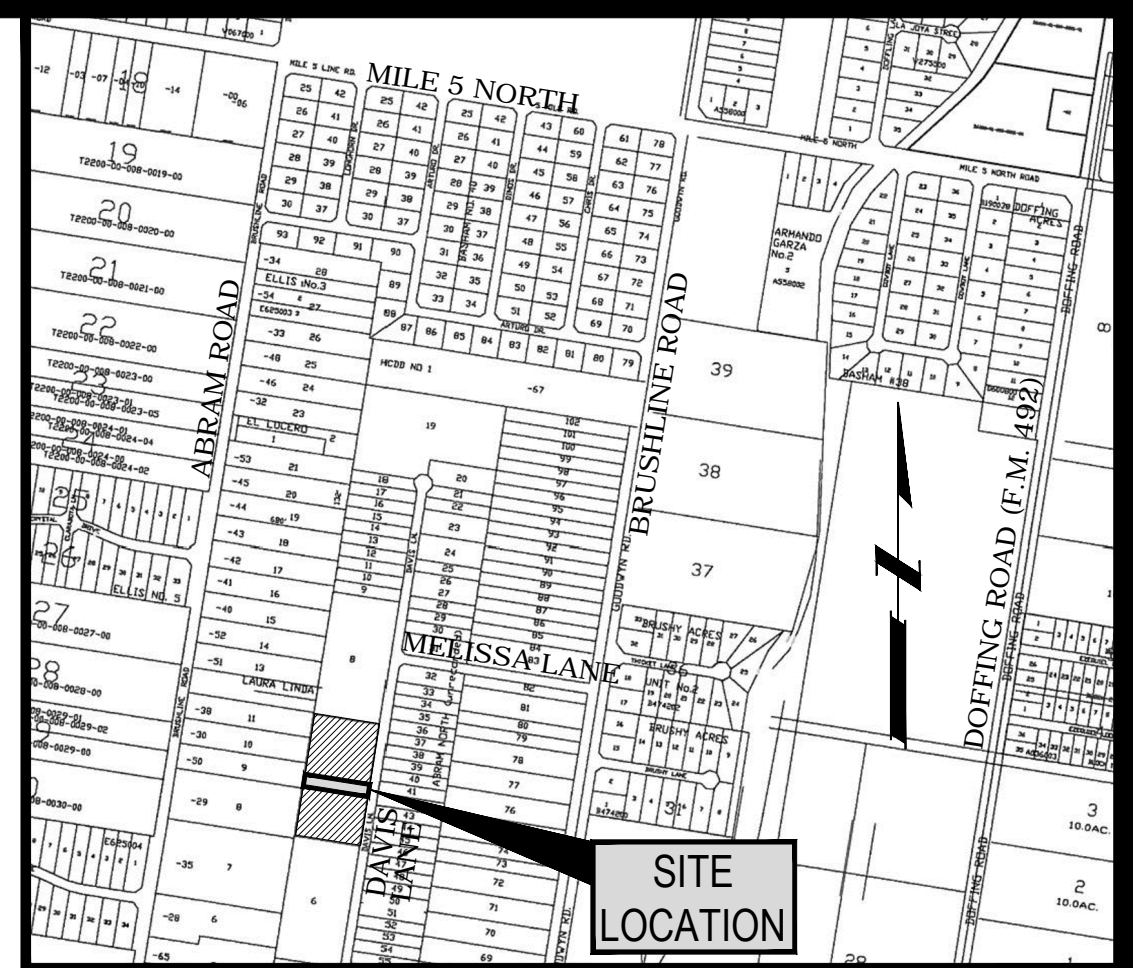
SALINAS ENGINEERING & ASSOCIATES
 (F-6675) (TBPLS-10065700)
 CONSULTING ENGINEERS & SURVEYORS
 2221 DAFFODIL - McALLEN, TEXAS 78501
 (956) 682-9081 (956) 686-1489 (FAX)
 TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78737 (512) 239-5263

SECOND SHEET

MAP OF WATER DISTRIBUTION, SANITARY SEWER COLLECTION, TOPOGRAPHY, PAVING AND DRAINAGE



SCALE: 1" = 30'



LOCATION MAP SCALE: 1" = 1000'
LOT 6A, RE-PLAT OF LOT 6, ELLIS NO. 6 SUBDIVISION
 PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
 2221 DAFFODIL AVE. McALLEN, TEXAS 78501
 DATE PREPARED: SEPTEMBER 14, 2020
 JOB NUMBER: SP-17-23773
 PLAT SHEET 2 OF 2

LOT 6A, RE-PLAT OF LOT 6, ELLIS NO. 6 SUBDIVISION
 HIDALGO COUNTY, TEXAS

BEING A 0.50 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 6, RE-PLAT OF LOT 6, ELLIS NO. 6 SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NO. 2731049, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR LOT 6A, RE-PLAT OF LOT 6, ELLIS NO. 6 SUBDIVISION:
 BY DAVID O. SALINAS, P.E.

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATA:
 LOT 6A, RE-PLAT OF LOT 6, ELLIS NO. 6 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 20 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 4" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE OF THE RIGHT OF WAY OF DAVIS LANE. THE WATER SYSTEM FOR LOT 6A, RE-PLAT OF LOT 6, ELLIS NO. 6 SUBDIVISION CONSISTS OF AN EXISTING 4" DIAMETER SINGLE SERVICE LINE RUNNING TO THE LOT, SAID SERVICE TERMINATES AT THE WATER METER LOCATED ON THE LOT. THE WATER METER AND THE WATER BOX HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$1.00 OR \$0.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID A.S.U.D. THE SUM OF \$100, WHICH COVERS THE \$100 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 LOT OWNER, A.S.U.D. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY A.S.U.D. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.
 THE LOCATION OF A FUTURE FILLING STATION (FIRE HYDRANT) SHALL BE DETERMINED BY AND BETWEEN THE HIDALGO COUNTY PLANNING DEPARTMENT AND AGUA SPECIAL UTILITY DISTRICT. THE SUBDIVIDER IS NOT REQUIRED TO INSTALL ANY FILLING STATION (FIRE HYDRANT).
SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATA:
 SEWAGE FROM LOT 6A, RE-PLAT OF LOT 6, ELLIS NO. 6 SUBDIVISION WILL BE TREATED BY AN EXISTING INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN OVAL COMPARTMENT SEPTIC TANK AND AGRAND FIELD ON THE LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. THE LOT HAS ADEQUATE AREA FOR A RECYCLING DRAIN FIELD.
SOIL EVALUATION REPORT:
 THE LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 12 ACRES IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA AT LEAST TWO SOIL DESIGNATIONS WERE PERFORMED ON THE SITE AT OPPOSITE ENDS OF THE PROPOSED LOT AREA. ADDITIONAL BORINGS WERE MADE BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA. THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 30" BELOW THE BOTTOM OF ANY PROPOSED DIGICATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTED LAYER WITHIN 40" OF BOTTOM OF THE PROPOSED DIGICATIONS. THE SUBDIVISION DRAINAGE WELL.
 THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$10, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$100. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON "NOISESIBLE" BASIS.
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 COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES DISCUSSED ABOVE ARE AS FOLLOWS:
 WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$100.00 WHICH EQUALS TO \$10.00 PER LOT.
 SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$10.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$10.00 FOR THE ENTIRE SUBDIVISION.
 DRAINAGE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ \$10.00 A UN COSTO TOTAL DE \$10.00 TODA LA SUBDIVISION.

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION LOT 6A, RE-PLAT OF LOT 6, ELLIS NO. 6 SUBDIVISION:
 BY DAVID O. SALINAS, P.E.

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO:
 LA SUBDIVISION LOT 6A, RE-PLAT OF LOT 6, ELLIS NO. 6 SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA DE AGUA SPECIAL UTILITY DISTRICT (A COMPANIA DE AGUA A.S.U.D.). EL DUEÑO DE LA SUBDIVISION Y A.S.U.D. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 20 AÑOS. A.S.U.D. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.
 EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISION LOT 6A, RE-PLAT OF LOT 6, ELLIS NO. 6 SUBDIVISION CONSISTE DE UN CONDUCTO EXISTENTE DE AGUA DE 4" PULGADAS DE DIAMETRO QUE Pasa POR EL LAZO ESTE DEL DERECHO DE VIA (PROY. OF WAY) DE LA CARRETERA DAVIS LANE. EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISION LOT 6A, RE-PLAT OF LOT 6, ELLIS NO. 6 SUBDIVISION CONSISTE DE UN CONDUCTO SENCILLO DE AGUA QUE ESTÁ DE 4" PULGADAS DE DIAMETRO PARA EL LOTE. EL CONDUCTO SENCILLO DE AGUA DE 4" PULGADAS DE DIAMETRO Y LA CAJA DEL MEDIDOR MECÁNICO DE AGUA A UN COSTO TOTAL DE \$100 O \$0.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIÉN HA PAGADO A LA COMPANIA A.S.U.D. \$100.00 POR LOTE COMO ESTA DESCRIBADO EN EL ACUERDO DE SERVICIO DE 30 AÑOS OTRA SUMA. SOBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE, COSTO DE DERECHOS DE AGUA Y GASTOS DE MEMBRÍA, ESTE PRECIO INCLuye EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA A.S.U.D. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMIO DE HIDALGO.
 EL LUGAR DE UNA FUTURA ESTACION DE SERVICIO DE AGUA (BOCA DE INCENDIOS) SE DETERMINARÁ POR Y ENTRE EL DEPARTAMENTO DE PLANIFICACION DEL CONDADO DE HIDALGO Y LA COMPANIA DE AGUA A.S.U.D. EL DUEÑO DE LA SUBDIVISION NO ESTÁ REQUERIDO INSTALAR UNA ESTACION DE SERVICIO DE AGUA (BOCA DE INCENDIOS).
DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION:
 HAY UNA FOSA SÉPTICA EXISTENTE INSTALADA EN EL SOLAR. ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO OVAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTA FOSA SÉPTICA (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 ACRES. SE HICIERON DOS ESTAS EXCAVACIONES DE EVALUACION EN LUGARES PROPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SUFFICIENTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TIERRAS ANCLISLO Y SUELO FRANCO) Y SE EXTENDE A 36 PULGADAS 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.
 EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON \$10.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE \$100. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO LA FOSA SÉPTICA Y AH APROBADO LA INSTALACION DE LA FOSA SÉPTICA DESDE "NOVIEMBRE 8, 2015".
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 16.340 DEL TEXAS WATER CODE (CÓDIGO 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 \$100.00 \$10.00 POR LOTE.
 DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ \$10.00 A UN COSTO TOTAL DE \$10.00 TODA LA SUBDIVISION.

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DRAINAGE REPORT NARRATIVE
 Proposed Lot 6A, Re-Plat of Lot 6, Ellis No. 6 Subdivision, Hidalgo County, Texas, is a ONE LOT replat of Lot 6, Ellis No. 6 Subdivision, Hidalgo County, Texas, as per the map or plat thereof recorded in Instrument No. 2731049, Hidalgo County, Texas. Said lot is located along the west side of Davis Lane - a county owned and maintained paved roadway on 50.0' foot of right-of-way.
 The only difference between Lot 6, Ellis No. 6 Subdivision (the original plat and containing 10 lots) and this re-plat of Lot 6 of Ellis No. 6 Subdivision is the removal of a 150.0' foot utility easement that was located adjacent to the north property line of the original Lot 6 of Ellis No. 6 Subdivision - that is the only difference with no other changes and/or revisions to the original plat. All other General Plat Note requirements from the original Ellis No. 6 Subdivision plat remain unchanged except for General Note No. 6 on the re-plat that reflects a new detention volume.
 The approved drainage report issued by Hidalgo County Drainage District No. 1 called for and approved the original subdivision to detain a total of a minimum of 6,708.59 Cu. Ft. or 0.15 Acre-Feet. Based on this, a pro-rata share of drainage detention was computed for the new Lot 6 of the re-plat to detain a minimum of 671.0 Cu. Ft. (rounded).
 Under the original 10-lot Ellis No. 6 Subdivision, a requirement for the construction of a bar ditch along the west side of Davis Lane was completed, inspected and approved by both the City of Mission and County of Hidalgo. There are no further proposed drainage improvements being proposed for the re-plat of Lot 6.
 Date: November 12, 2017

David Omar Salinas,
 Registered Professional Engineer #71973
 Registered Professional Land Surveyor #5782

ENGINEER SIGNATURE _____ DATE _____

ENGINEER SIGNATURE _____ DATE _____

DATE _____

NOTE: ALL APPLICABLE COSTS WERE PAID BY DEVELOPER WHEN THE ORIGINAL PLAT FOR LOT 6 WAS RECORDED.

COST ESTIMATE CHART

COST ESTIMATE	\$ NONE
PAVING IMPROVEMENTS:	\$ NONE
DRAINAGE IMPROVEMENTS:	\$ NONE
WATER DISTRIBUTION:	\$ NONE
SANITARY SEWER IMPROVEMENTS/OSSF:	\$ NONE
ESTIMACION DE COSTO	\$ NONE
PAVIMENTACION DE CALLES:	\$ NONE
DRENAJE PLUVIAL:	\$ NONE
SERVICIO DE AGUA POTABLE:	\$ NONE
SERVICIO DE DRENAJE SANITARIO:	\$ NONE

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON SEPTEMBER 14, 2020. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

INDEX SHEET OF LOT 6A, RE-PLAT OF LOT 6, ELLIS NO. 6 SUBDIVISION

SHEET 1	HEADING, INDEX, LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (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. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; HIDALGO COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER'S CERTIFICATE AND STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE.

SEA
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