



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: 1-26-2021

PROPOSED ISABELA, SUBDIVISION PRECINCT No. 3.

ENGINEER: QUINTANILLA HEADLEY & ASSOCIATES DEVELOPER: GABRIEL AGUILAR

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 1 *SINGLE FAMILY *MULTI-FAMILY 3 COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: SOUTHEAST CORNER OF BRUSHLINE ROAD AND MILE 5 NORTH ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-17-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" (UNSHADED) AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 5 NORTH ROAD AND BRUSHLINE ROAD SIDE DITCHES.

ROAD R.O.W. DEDICATION: 15.00 FEET ONTO BRUSHLINE ROAD AND 30.00 FEET ONTO MILE 5 NORTH ROAD.

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: 1-19-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF FOR LOT 1 IS EXISTING AND OSSF'S FOR COMMERCIAL LOTS WILL BE INSTALLED AT BUILDING PERMIT STAGE.

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

H.C.E.O.C. FINAL APPROVAL DATE: 9-18-2020 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

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

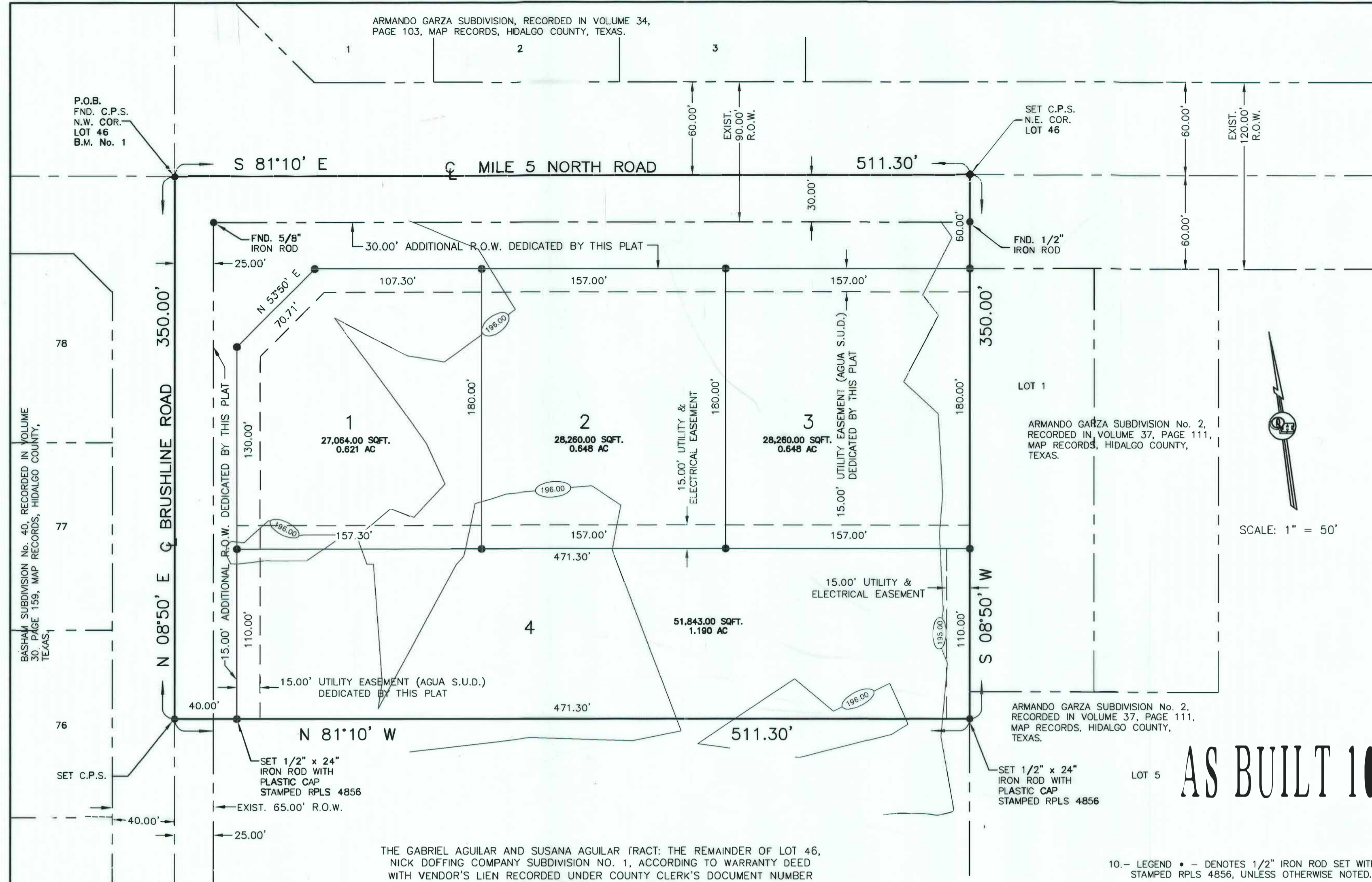
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: OCTOBER 09, 2018

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

Final Approval 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.



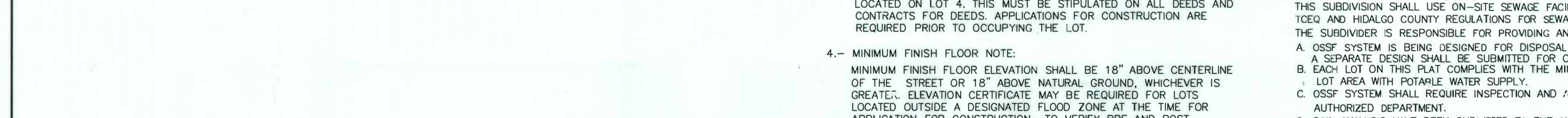
THE GABRIEL AGUILAR AND SUSANA AGUILAR TRACT: THE REMAINDER OF LOT 46, NICK DOFFING COMPANY SUBDIVISION No. 1, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1719452, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

INDEX TO SHEETS

LOT	AREA (S.F.)	AREA (AC.)
1	27064.00	0.62
2-3	28260.00	0.65
4	51843.00	1.19

PLAT NOTES AND RESTRICTIONS:

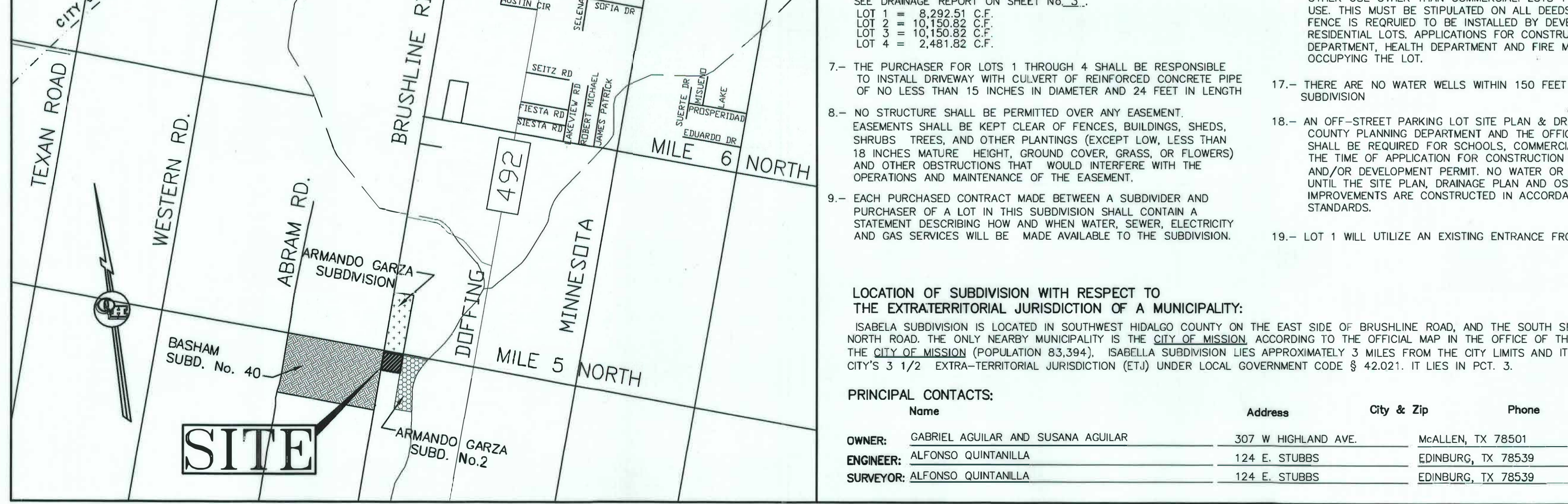
- FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER 480334 0290 D MAP REVISED: JUNE 6, 2000
- MINIMUM BUILDING SETBACKS:
 FRONT: MILE 5 NORTH ROAD 50.00 FEET
 FRONT: BRUSHLINE ROAD 40.00 FEET
 REAR: 15.00 FEET
 SIDE: 8.00 FEET
 CORNER SIDE: 20.00 FEET
 OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENTIAL:
 NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOT 4. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE:
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE:
 THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
 B.M. No.1 - ELEV= 197.73 COTTON PICKER SPINDLE FOUND AT THE NORTHWEST CORNER OF THE SUBDIVISION, NAVD 88 DATUM.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 28,075.97 CUBIC FEET (0.64 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
 SEE DRAINAGE REPORT ON SHEET No. 3.
 LOT 1 = 8,292.51 C.F.
 LOT 2 = 10,150.82 C.F.
 LOT 3 = 10,150.82 C.F.
 LOT 4 = 2,481.82 C.F.
- THE PURCHASER FOR LOTS 1 THROUGH 4 SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY WITH CULVERT OF REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH
- NO STRUCTURE SHALL BE PERMITTED UNDER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, 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.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 ISABELA SUBDIVISION IS LOCATED IN SOUTHWEST HIDALGO COUNTY ON THE EAST SIDE OF BRUSHLINE ROAD, AND THE SOUTH SIDE OF MILE 5 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 83,394). ISABELA SUBDIVISION LIES APPROXIMATELY 3 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 3 1/2 EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021; IT LIES IN PCT. 3.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: GABRIEL AGUILAR AND SUSANA AGUILAR	307 W HIGHLAND AVE.	McALLEN, TX 78501	(956)624-5777	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527



ISABELA SUBDIVISION

A 4.11 ACRE TRACT OF LAND OUT OF LOT 46, NICK DOFFING COMPANY SUBDIVISION No. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1719452, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS,

A 4.11 ACRE TRACT OF LAND OUT OF LOT 46, NICK DOFFING COMPANY SUBDIVISION No. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1719452, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND AT THE INTERSECTION OF MILE 5 NORTH ROAD AND BRUSHLINE ROAD FOR THE NORTHWEST CORNER OF LOT 46, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°10' E, ALONG THE NORTH LINE OF LOT 46, AND THE CENTERLINE OF MILE 5 NORTH ROAD, A DISTANCE OF 511.30 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF LOT 46, AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°50' W, ALONG THE EAST LINE OF LOT 46, PASSING A 1/2" IRON ROD FOUND AT 30.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 5 NORTH ROAD, A TOTAL DISTANCE OF 350.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 81°10' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 486.30 FEET FOR THE EAST RIGHT OF WAY LINE OF BRUSHLINE ROAD, A TOTAL DISTANCE OF 511.30 FEET TO A COTTON PICKER SPINDLE SET ON THE WEST LINE OF LOT 46, AND IN THE CENTERLINE OF BRUSHLINE ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°50' E, ALONG THE WEST LINE OF LOT 46, AND THE CENTERLINE OF BRUSHLINE ROAD, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.11 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH ARMANDO GARZA SUBDIVISION No. 2, RECORDED IN VOLUME 37, PAGE 111, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF HIDALGO

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



Alfonso Quintanilla
 ALFONSO QUINTANILLA
 R.P.L.S. No. 4856
 DATE: 6-6-2018

AS BUILT 10-08-2020

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

I, GABRIEL AGUILAR AND SUSANA AGUILAR, AS OWNER OF THE 4.11 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ISABELA 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:

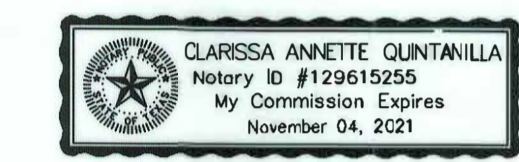
- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 - SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 - ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
 - 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.

Gabriel Aguilar DATE: 3-18-2020
Susana Aguilar DATE: 3-18-2020

GABRIEL AGUILAR 307 W HIGHLAND AVE. McALLEN, TX 78501
 SUSANA AGUILAR 307 W HIGHLAND AVE. McALLEN, TX 78501

BEFORE ME, the undersigned notary public, on this day personally appeared GABRIEL AGUILAR AND SUSANA AGUILAR who proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this 18th day of MARCH, 2020.



Clarissa Annette Quintanilla
 CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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

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

Hidalgo County Judge _____ DATE _____
 ATTEST: Hidalgo County Clerk _____ DATE _____

PLANNING & ZONING COMMISSION CERTIFICATION

I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Mission, hereby certify that this subdivision plat known as ISABELA SUBDIVISION conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the 29th day of June, 2020.

Jose Saenz
 CHAIRPERSON-PLANNING & ZONING COMMISSION

CITY OF MISSION
 CERTIFICATE OF APPROVAL

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

Jose Saenz DATE: 06/29/2020
 MAYOR OF CITY OF MISSION
 ATTEST: *Anna Carrillo* DATE: 06/29/2020
 CITY SECRETARY

STATE OF TEXAS
 COUNTY OF HIDALGO

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



Alfonso Quintanilla P.E.
 ALFONSO QUINTANILLA
 P.E. No. 95534
 DATE: 3-2-2020

AGUA SPECIAL UTILITY SUPPLY DISTRICT CERTIFICATE

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

JOSE E. SAENZ DATE: _____
 GENERAL MANAGER
 AGUA SPECIAL UTILITY DISTRICT

THIS PLAN IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 SUBJECT TO THE CONDITION THAT IRRIGATION FROM THE SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION. PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOT FROM INDIVIDUAL LOTS IN SAID SUBDIVISION. PROVISION SHALL BE MADE APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

Jose Saenz DATE: 5-18-2020
 PRESIDENT
Alfonso Quintanilla DATE: 5-18-2020
 SECRETARY

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 THE 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 SESIN, P.E., C.F.M. DATE: _____
 GENERAL MANAGER

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS ISABELA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____
 ENVIRONMENTAL HEALTH DIVISION MANAGER DATE _____

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539
 ENGINEERING REGISTRATION NUMBER F-1513
 SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
 PHONE 956-381-6480
 FAX 956-381-0527
 ALFONSO@QHA-ENG.COM

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

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

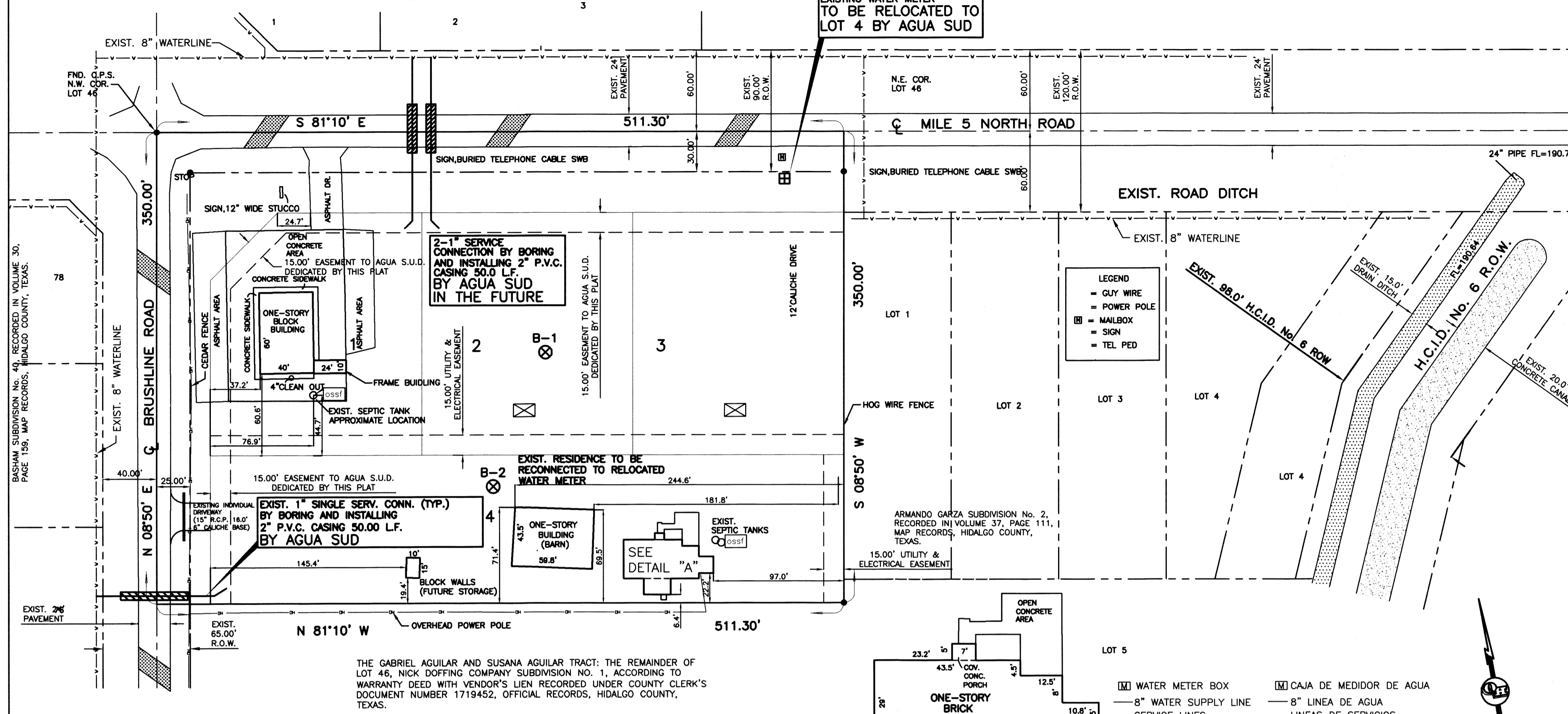
BY: _____ DEPUTY

SHEET NO. 1	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
OF 2 SHEETS	6-6-2018	LG		
	DATE REVIS	REVISED BY	CHECKED BY	APPROVED BY
	03-02-2020	JULIS OZS		

DATE OF PREPARATION JUNE 6, 2018

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

ARMANDO GARZA SUBDIVISION, RECORDED IN VOLUME 34, PAGE 103, MAP RECORDS, HIDALGO COUNTY, TEXAS.



AS BUILT 10-08-2020

ISABELA SUBDIVISION

A 4.11 ACRE TRACT OF LAND OUT OF LOT 46, NICK DOFFING COMPANY SUBDIVISION NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1719452, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR ISABELA SUBDIVISION: BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs. ISABELA SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY AGUA S.U.D. THE SUBDIVIDER AND AGUA S.U.D. HAVE ENTERED INTO A CONTRACT IN WHICH AGUA S.U.D. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA S.U.D. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

SEWAGE FACILITIES: Description and Costs. ISABELA SUBDIVISION IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER 0512258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THIS REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

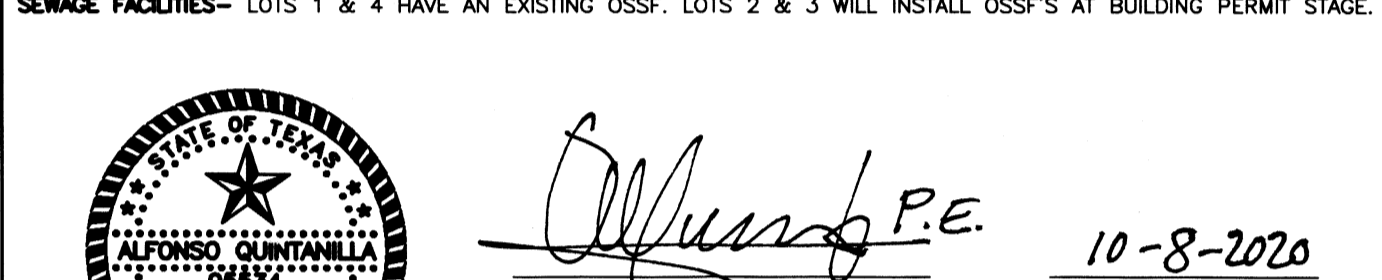
SEWAGE FACILITIES: Description and Costs. EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER 0512258) HAD FOUR (4) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 2, 3 & 4. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA) THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER 0512258) INDICATES A CLAY LOAM (WITH TEXTURE CLASS II) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR STORM BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

SEWAGE FACILITIES: Description and Costs. OSSFS HAVE BEEN INSTALLED FOR LOTS 1 AND 4 AT THIS TIME. OSSFS WILL BE INSTALLED FOR LOTS 2 & 3 AT BUILDING PERMIT STAGE. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE EXISTING OSSF ON SEPTEMBER 15, 2020.

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 CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

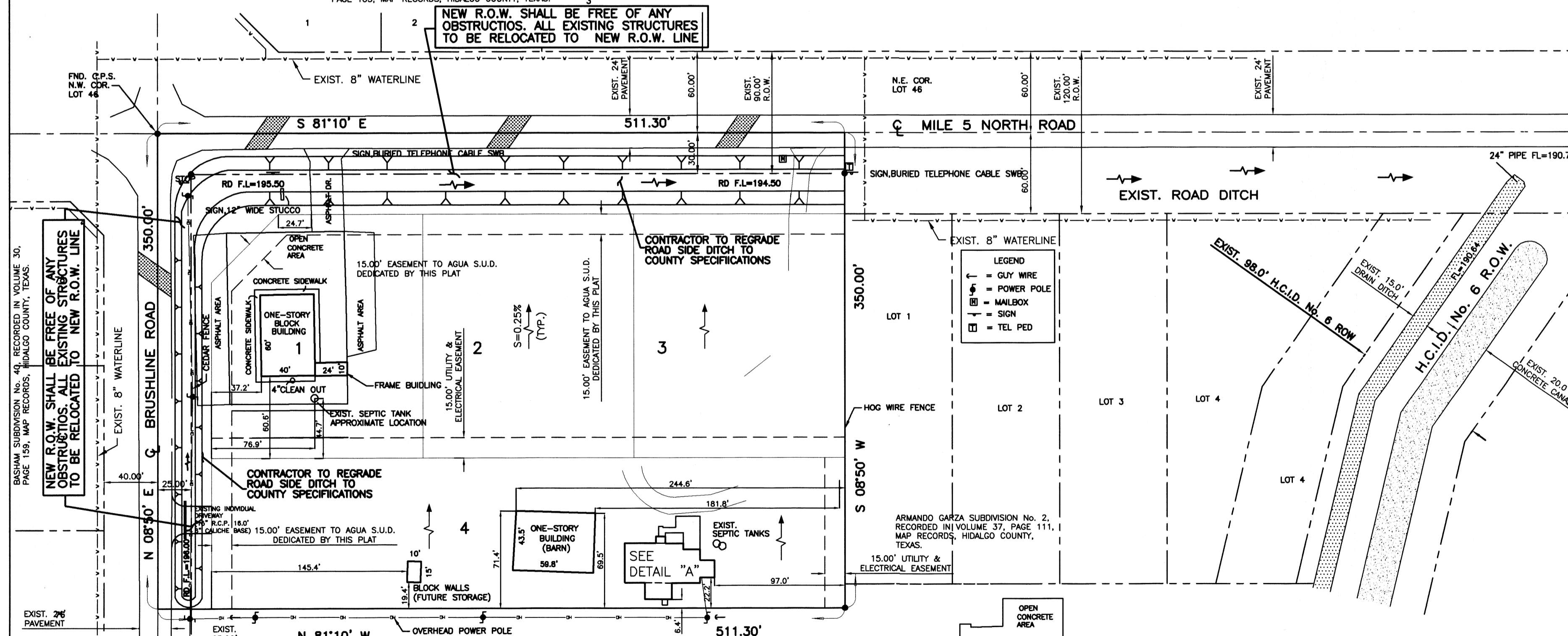
WATER FACILITIES- THESE FACILITIES ARE FULLY CONSTRUCTED, WITH PAYMENT OF WATER METERS AND FEES, AT A TOTAL COST OF \$10,335.00 OR \$ 3,445.00 PER LOT. LOTS 2 & 3 WILL INSTALL WATER METERS AT BUILDING PERMIT STAGE.

SEWAGE FACILITIES- LOTS 1 & 4 HAVE AN EXISTING OSSF. LOTS 2 & 3 WILL INSTALL OSSFS AT BUILDING PERMIT STAGE.



MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

ARMANDO GARZA SUBDIVISION, RECORDED IN VOLUME 34, PAGE 103, MAP RECORDS, HIDALGO COUNTY, TEXAS.



AS BUILT 10-08-2020

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION ISABELA SUBDIVISION: POR ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción y Gastos. ISABELA SUBDIVISION SERA PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA SPECIAL UTILITY DISTRICT (AGUA S.U.D). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE AGUA S.U.D. AGUA S.U.D. TIENE UNA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO NORTE DE LA CALLE MILE 5 NORTH ROAD Y POR EL LADO OESTE DE LA CALLE BRUSHLINE.

AGUA S.U.D. CONTIENE CON UNA LINEA EXISTENTE DE 8" PULGADAS DE DIAMETRO QUE CORRE POR EL LADO NORTE DE LA CALLE MILE 5 NORTH ROAD, Y EN EL LADO OESTE DE LA CALLE BRUSHLINE ROAD.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION CONSISTE DE UNA MEDIDOR DE AGUA EXISTENTE PARA LOTES 1 & 3. EN EL LOTE 3, EL MEDIDOR DE AGUA HA SIDO RELOCALIZADO A ESQUINA SURESTE DE LOTE 3. LOS TRES (3) SERVICIOS SENCILLOS DE 1" PULGADA DE DIAMETRO, LAS CAJA DE LOS MEDIDOR Y LOS CANDADOS SERAN INSTALADOS CUANDO EL DUEÑO LOS REQUIERA. EL SUBDIVIDOR LE HA PAGADO A AGUA S.U.D. UN TOTAL DE US\$2,550.00 O US\$837.50 POR LOTE. EN ADICION EL SUBDIVIDOR HA PAGADO A AGUA S.U.D. LA CANTIDAD DE US\$7,285.00 LO CUAL CUBRE US\$1,946.25 POR LOTE, A COMO FUE ESCRITO EN LA CARTA DE GARANTIA EN LA CUAL REPRESENTA EL COSTO TOTAL DE LOS MEDIDORES DE AGUA, LOS COSTOS DE DERECHO DE AGUA Y LAS MIEMBRESIAS Y OTROS COSTOS ASOCIADOS CON CONECTAR EL AGUA PARA LOS LOTES INDIVIDUALES CON AGUA S.U.D. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA AGUA S.U.D. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: Descripción y Gastos. EL DRENAJE PARA LA SUBDIVISION ISABELA SUBDIVISION, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 12258) DE ENSUEÑO HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

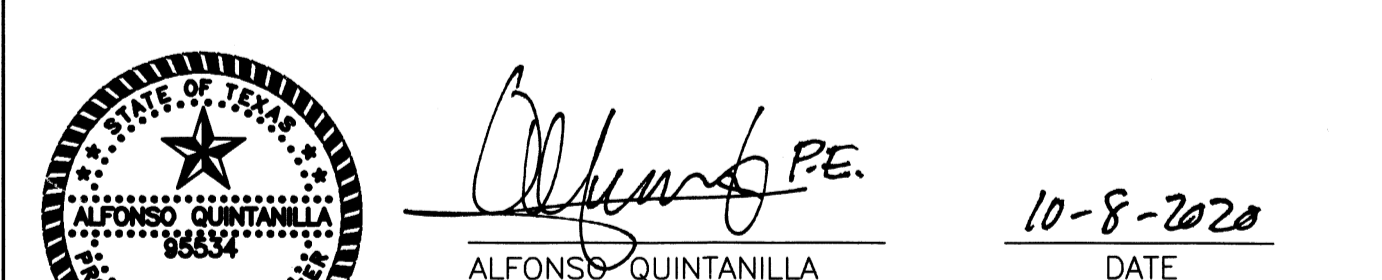
CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRE DE TAMAÑO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. EL EVALUADOR (LIC# OS 12258) HIZO CUATRO (4) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 2 & 4. (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UN MARGA DE BARRO ARENOSO (CON TEXTURA CLASE II) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

EN ESTOS MOMENTOS LAS FOSAS SEPTICAS PARA LOTES 1 & 4 HAN SIDO INSTALADAS. LAS FOSAS SEPTICAS PARA LOTES 2 & 3 SERAN INSTALADO EN EL FASE DE PERMISO DE CONSTRUCCION. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS.

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 DE AGUA FUE CONSTRUCCION, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL COSTO TOTAL ES DE US\$ 10,335.00 US\$ 3,445.00 POR LOTE. LOTS 2 & 3 SERAN INSTALADOS EN EL FASE DE PERMISO PARA CONSTRUIR.

DRENAJE: LOTES 1 & 4 YA TIENEN FOSAS SEPTICA. LOTES 2 & 3 SERAN INSTALADOS EN EL FASE DE PERMISO PARA CONSTRUIR.



CONTRACTOR TO USE ALL-BRASS TAPPING SADDLES WATER SERVICES.

NOTE: 1) CASING REQUIRED ON ALL SERVICES EXTENDING ACROSS RIGHT-OF-WAY. 2) FOR METER SIZES SEE SECTION 5.

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

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

FILENAME: F:\DATA\SUBDIVISION\ISABELA SUBDIVISION\BPLAT 8-21-18 PREPARED BY: M. GONZALEZ CHECKED BY: APPROVED BY: DATE REVISED: 09-18-2020 REVISED BY: LAJUS CVZS CHECKED BY: APPROVED BY:

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00

DRAINAGE REPORT FOR ISABELA SUBDIVISION

A 4.11 acre tract of land out of Lot 46, Nick Doffing Company Subdivision No.1, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 5, page 24, map records, Hidalgo County, Texas, and according to warranty deed with vendor's lien recorded under county clerk's document number 1719452, official records, Hidalgo County, Texas. This subdivision is located at the southeast corner of Brushline Road and Mile 5 North Road. The proposed subdivision will consist of 3 commercial lots and 1 residential lot and it's in the City of Mission's ETJ.

The tract is Zone "X" (unshaded), areas determined to be outside the 500-year flood plain, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 029D D, dated on January 2, 1981, Map Revised June 6, 2000.

The soil is Hidalgo (25) and in group "B". It is fine sandy loam (S, SM-SC), sandy clay loam (SC), and clay loam (CL). This soil is moderately drained. Surface runoff is slow. Permeability is moderate. Plasticity index has a range of 4-23. See Attached Soil Survey of Hidalgo County, Texas (S).

Presently, the site has very minimal runoff in an easterly direction into an existing 24" storm pipe that discharges into a Hidalgo County Irrigation District No. 6 drain ditch. The existing runoff for the proposed residential lot is Q=0.86 cubic feet per second based on a 10-year storm. The existing runoff for the proposed 3 commercial lots is Q=1.89 cubic feet per second based on a 10-year storm.

After development for the 1 residential lot (Lot 4), the runoff will be Q= 2.36 cubic feet per second for an increase of Q=1.50 cubic feet per second. Detention will be 25,594.15 cubic feet (0.59 acre feet) based on a 25-year storm and will be accomplished by grading the roadside ditch along the south side of Mile 5 North Road and along the east side of Brushline Road.

After development for the 3 commercial lots (Lots 1, 2, & 3), the runoff will be Q= 14.26 cubic feet per second for an increase of Q=12.38 cubic feet per second. Detention will be 2,481.82 cubic feet (0.06 acre feet) based on a 25-year storm and will be provided by proposed detention areas to be located on the lots. All building permit stage, runoff created by this development will be collected by grading the proposed paving areas to the detention grade. A beeder line will be installed from the detention areas to the road side ditch.

The runoff along the road ditch on Mile 5 North Road flows easterly into an existing 24" storm pipe that discharges into a Hidalgo County Irrigation District No. 6 drain ditch. This drain ditch flows south and connects with H.C.D.D. West Main Drain III located about 1000 feet south of this subdivision.

ALFONSO QUINTANILLA, P.E. 95534 10-8-2020

SUSANA AGUILAR 10-8-2020

CLARISSA ANNETTE QUINTANILLA Notary Public #129815255 My Commission Expires November 04, 2021

RECONSTRUCTION OF ROAD SIDE DITCH ALONG MILE 5 NORTH ROAD (470 LF)
DETENTION = 16,450.00 C.F. (35 S.F. X 470 LF)
TO BE USED FOR DETENTION N.T.S.

RECONSTRUCTION OF ROAD SIDE DITCH ALONG BRUSHLINE ROAD (300 LF)
DETENTION = 7,500.00 C.F. (25 S.F. X 300 LF)
TO BE USED FOR DETENTION N.T.S.

SHEET NO. 2 OF 2 SHEETS