



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-23-2021

PROPOSED EAST ACRES SUBDIVISION PRECINCT No. 3.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: LOS VIENTOS SUBDIVISION, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: EAST SIDE OF MINNESOTA ROAD APPROXIMATELY 1 MILE SOUTH OF 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 1-13-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

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

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 2-5-2021 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 2-28-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-28-2021: 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.

VARIANCE REQUEST FROM: HIDALGO COUNTY SUBDIVISION RULES TITLE "B" CHAPTER 2 SECTION 2.8 "LOTS & BLOCKS".

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____, __

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

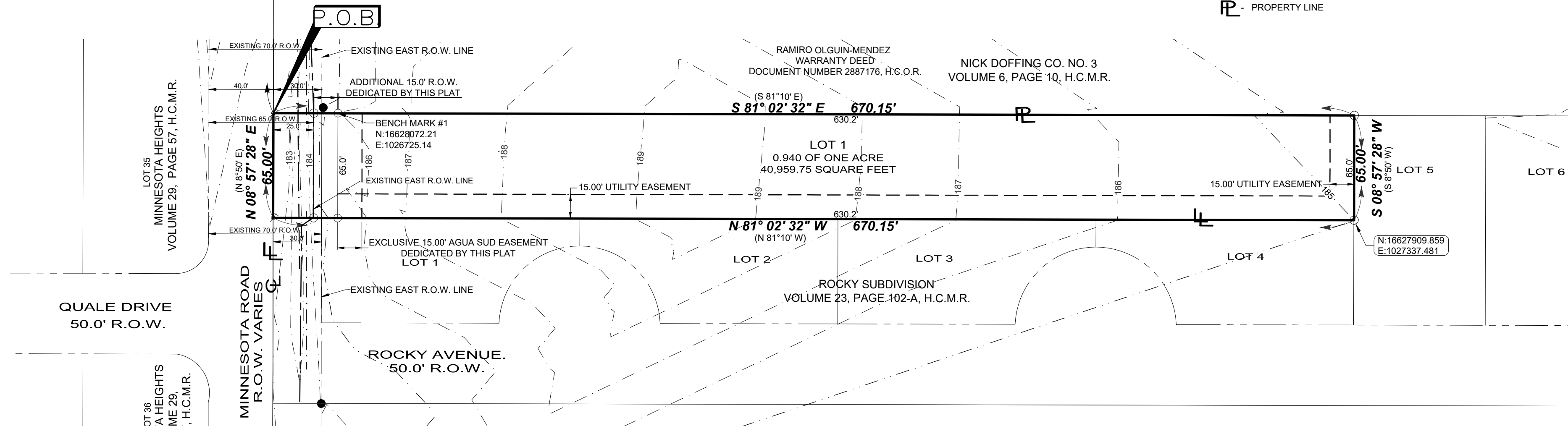
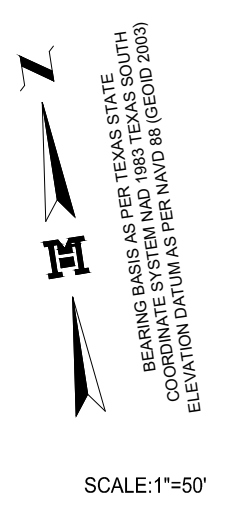
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

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

P.O.C.
N.E. COR.
LOT 35
MINNESOTA
HEIGHTS
VOL. 29,
PAGE 57,
H.C.M.R.

N.E. COR.
MINNESOTA
ORIGINAL
N.W. COR.
LOT 32 &
N.E. COR.
LOT 31
THE NICK
DOFFING CO.
SUBDIVISION
NO. 3

- LEGEND**
- SET NAIL
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - FOUND NO. 4 REBAR
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - W.D. - WARRANTY DEED
 - N.E. COR. - NORTHEAST CORNER
 - N.W. COR. - NORTHWEST CORNER
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - AC - ACRE
 - RD - ROAD
 - () - RECORDED DEED CALLS
 - L - LOT LINE
 - PL - PROPERTY LINE



SUBDIVISION MAP OF EAST ACRES SUBDIVISION

A SUBDIVISION OF 1.00 ACRE OUT OF LOT 32, THE NICK DOFFING CO. SUBDIVISION No. 3 VOLUME 6, PAGE 10, H.C.M.R., HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 1.000 ACRE SITUATED IN THE COUNTY OF HIDALGO, BEING PART OR PORTION OUT OF LOT 32, THE NICK DOFFING CO. SUBDIVISION NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 10, HIDALGO COUNTY MAP RECORDS, WHICH SAID 1.000 ACRE WAS CONVEYED TO LOS VIENTOS SUBDIVISION, L.L.C., A LIMITED LIABILITY COMPANY BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3064804, HIDALGO COUNTY OFFICIAL RECORDS; SAID 1.000 ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF LOT 35, MINNESOTA HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29, PAGE 57, HIDALGO COUNTY MAP RECORDS AND BEING ON THE WEST RIGHT-OF-WAY LINE OF MINNESOTA ROAD;

THENCE, S 81° 02' 32" E ALONG THE NORTH LINE OF SAID MINNESOTA HEIGHTS, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID MINNESOTA HEIGHTS, AND BEING AT THE ORIGINAL NORTHWEST CORNER OF SAID LOT 32 AND THE NORTHEAST CORNER OF LOT 31 OF SAID THE NICK DOFFING CO. SUBDIVISION NO. 3;

THENCE, S 08° 57' 28" W ALONG THE WEST LINE OF SAID LOT 32 AND THE EAST LINES OF SAID MINNESOTA HEIGHTS AND SAID LOT 31, A DISTANCE OF 180.00 FEET TO A NAIL SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 81° 02' 32" E (S 81° 10' E DEED CALL) AT A DISTANCE OF 25.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF MINNESOTA ROAD, CONTINUING A TOTAL DISTANCE OF 670.15 FEET TO A NO. 4 REBAR SET AT THE NORTHERNMOST NORTHWEST CORNER OF ROCKY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 23, PAGE 102-A, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;

2. THENCE, S 08° 57' 28" W (S 08° 50' W DEED CALL) ALONG A BOUNDARY LINE OF SAID ROCKY SUBDIVISION, A DISTANCE OF 65.00 FEET TO A NO. 4 REBAR SET (NORTHING: 16627909.859, EASTING: 1027337.481) AT AN INSIDE CORNER OF SAID ROCKY SUBDIVISION, FOR THE SOUTHEAST CORNER OF THIS TRACT;

3. THENCE, N 81° 02' 32" W (N 81° 10' W DEED CALL) ALONG A NORTH LINE OF ROCKY SUBDIVISION, AT A DISTANCE OF 645.15 FEET TO A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF MINNESOTA ROAD, CONTINUING A TOTAL DISTANCE OF 670.15 FEET TO A NAIL SET AT THE SOUTHERNMOST NORTHWEST CORNER OF SAID ROCKY SUBDIVISION AND ON THE WEST LINE OF SAID LOT 32 AND THE EAST LINE OF SAID MINNESOTA HEIGHTS, FOR THE SOUTHWEST CORNER OF THIS TRACT;

4. THENCE, N 08° 57' 28" E (N 08° 50' E DEED CALL) ALONG THE WEST LINE OF SAID LOT 32 AND WITHIN THE EXISTING RIGHT-OF-WAY OF MINNESOTA ROAD, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.000 ACRE OF LAND, OF WHICH 0.037 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MINNESOTA ROAD, LEAVING AN EXISTING NET OF 0.963 OF ONE ACRE OF LAND, MORE OR LESS.

CITY OF MISSION
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EAST ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION

ON _____ DAY OF _____, 20____.

MAYOR OF THE CITY MISSION _____

ATTEST: SECRETARY OF THE CITY OF MISSION _____

HIDALGO COUNTY IRRIGATION DISTRICT No.16

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 16 ON THIS THE _____ DAY OF _____, 20____.

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

ATTEST: PRESIDENT _____ SECRETARY _____

1. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT #16, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
2. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 16.
3. NO PERMANENT STRUCTURE, UTILITY POE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
4. NO UTILITY COMPANY OR PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

GENERAL PLAT NOTES AND RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" UNSHADED, ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS PER FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0290 D; REVISED DATE: JUNE 6, 2000.
2. MINIMUM PERMISSIBLE 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 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.
3. MINIMUM SETBACKS SHALL BE AS FOLLOWS:
FRONT: 40.00 FEET FRONTING MINNESOTA ROAD
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
4. 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. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED TO OCCUPYING THE LOT.
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
-B.M. NO. 1-ELEV. 185.00 N.G.V.D. 29 DESCRIPTIONS: ALUMINUM DISK SET IN CONCRETE SLAB SET AT THE NORTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION. (N:16628072.210, E:102675.14)
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 2,420 CUBIC FEET (0.056 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS).
7. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
8. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH 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.
9. 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" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
10. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
11. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 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 OCCUPYING AN EASEMENT.
12. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 - A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
 - 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.
13. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
14. LOS VIENTOS SUBDIVISION, L.L.C., THE OWNER & SUBDIVIDER OF EAST ACRES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 3 OF THIS PLAT.
15. LOT 1 SHALL HAVE INDIVIDUAL ACCESS/DRIVEWAY ONTO MINNESOTA ROAD TO BE CONSTRUCTED BY THE DEVELOPER.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, AS OWNER OF THE 1.000 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EAST ACRES SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DESCRIBED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.028 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 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.

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

LOS VIENTOS SUBDIVISION
A TEXAS LIMITED LIABILITY COMPANY

BY: LOS VIENTOS SUBDIVISION L.L.C.
KATHRYN EAST, MANAGER
2112 W. UNIVERSITY DRIVE
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED KATHRYN EAST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

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

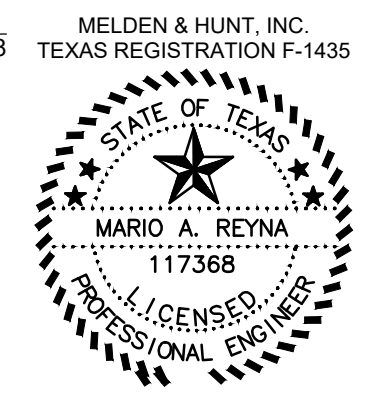
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____.

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 10/15/20
ENGINEERING JOB # 20148.00



STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____.

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No. 4750
STATE OF TEXAS
DATE SURVEYED: 07/16/20
T-1107, PG. 12
SURVEY JOB # 20148.08



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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EAST ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT

ON _____ DAY OF _____, 20____.

ATTEST: HIDALGO COUNTY JUDGE _____

HIDALGO COUNTY CLERK _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EAST ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON _____ DAY OF _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____

THIS PLAT OF EAST ACRES SUBDIVISION HAS BEEN CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED ON THIS _____ DAY OF _____, 20____.

CHAIRMAN _____

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

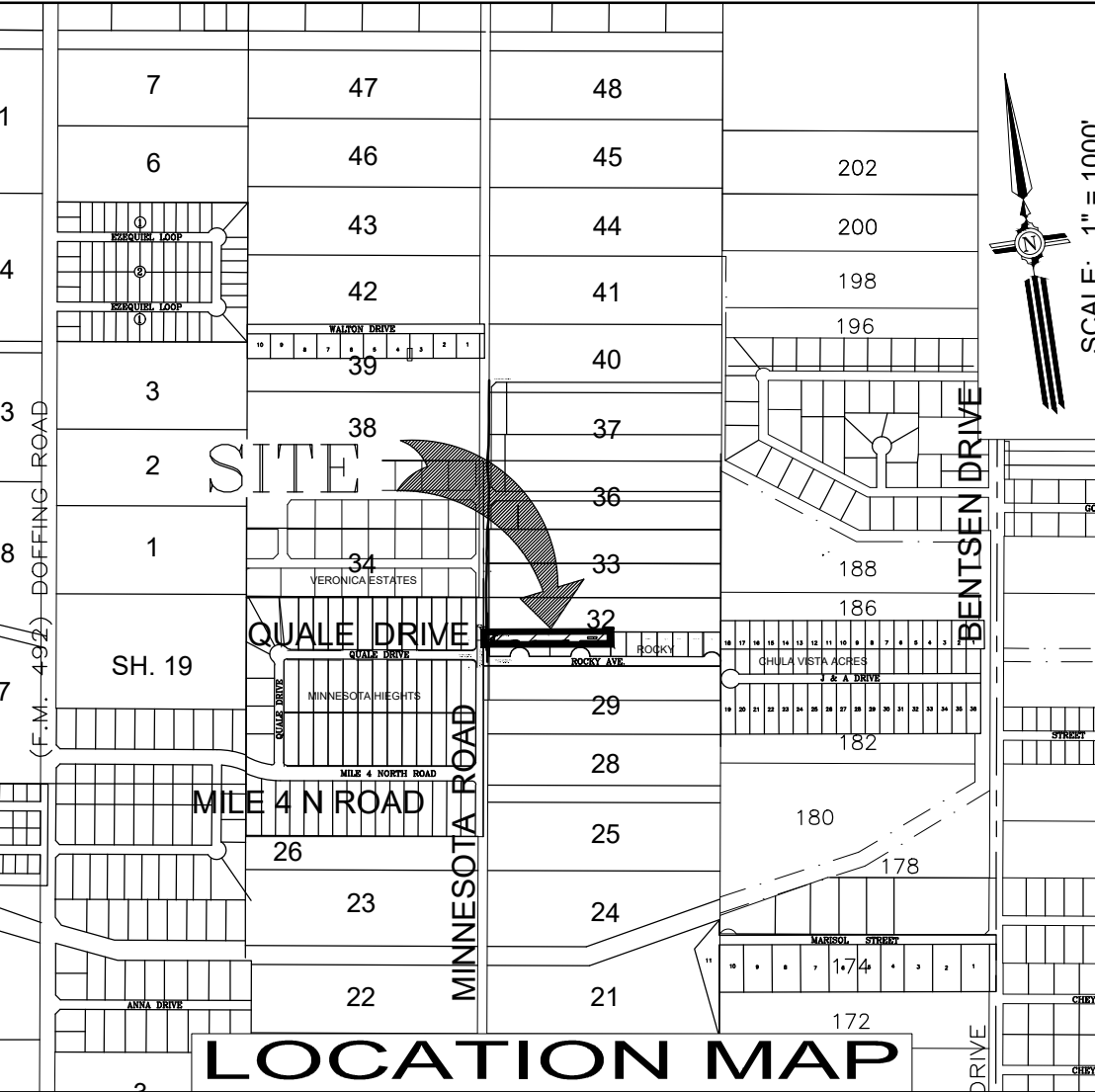
EAST ACRES SUBDIVISION IS LOCATED IN THE CENTRAL WEST PART OF HIDALGO COUNTY APPROXIMATELY 0.9 OF A MILE SOUTH OF MILE 5 NORTH ROAD AND ON THE EAST RIGHT-OF-WAY OF MINNESOTA ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION WITH A POPULATION OF 83,394 ACCORDING TO THE 2015 CENSUS. EAST ACRES SUBDIVISION FALLS IN THE E.T.J.: MISSION. THIS SUBDIVISION FALLS WITHIN PRECINCT 3.

SHEET INDEX TO EAST ACRES SUBDIVISION

SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION; CERTIFICATION; ATTESTATION; ENGINEERING CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; HEADING; SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; ATTESTATION; ENGINEERING CERTIFICATION; CITY; IRRIGATION DISTRICT CERTIFICATION; HIDALGO COUNTY HEALTH DEPARTMENT; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, H.C.I.D. NO. 16, H.C.D.D. NO. 1.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), WATER DETAILS.

SHEET 3: DRAINAGE LAYOUT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, PAVING LAYOUT, STREET DETAILS, STORM DRAINAGE CONSTRUCTION DETAILS.



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

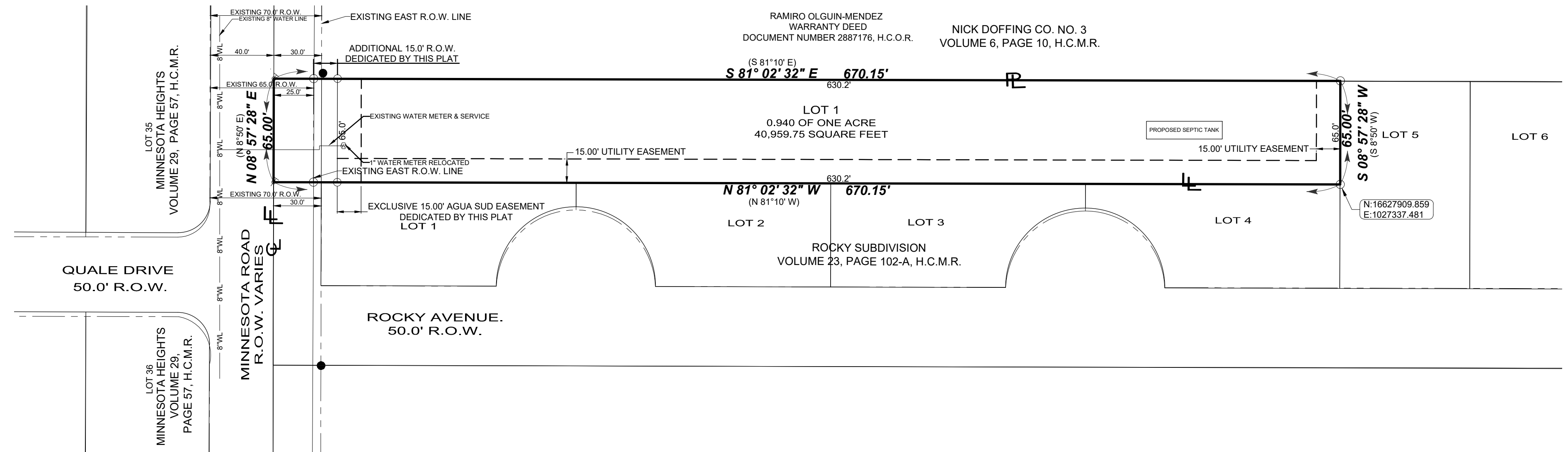
NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	LOS VIENTOS SUBDIVISION, L.L.C. KATHRYN EAST	2112 W. UNIVERSITY DRIVE	EDINBURG, TX 78539	(956) 381-0981 C.O. (956) 381-1839 C.O.
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839
SURVEYOR:	FRED L. KURTH, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839

DRAWN BY: _____ DATE: _____
SURVEYED, CHECKED BY: _____ DATE: _____

MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA

SUBDIVISION MAP OF
EAST ACRES SUBDIVISION

A SUBDIVISION OF 1.00 ACRE OUT OF
LOT 32, THE NICK DOFFING CO. SUBDIVISION No. 3
VOLUME 6, PAGE 10, H.C.M.R.,
HIDALGO COUNTY, TEXAS



SUBDIVIDER CERTIFICATION:

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

WE, LOS VIENTOS SUBDIVISION LLC SUBDIVIDERS OF EAST ACRES SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

LOS VIENTOS SUBDIVISION, LLC
KATHRYN EAST, MANAGER
2112 W. UNIVERSITY DRAIN
EDINBURG, TEXAS 78539

DATE _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KATHRYN EAST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT SHE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN

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

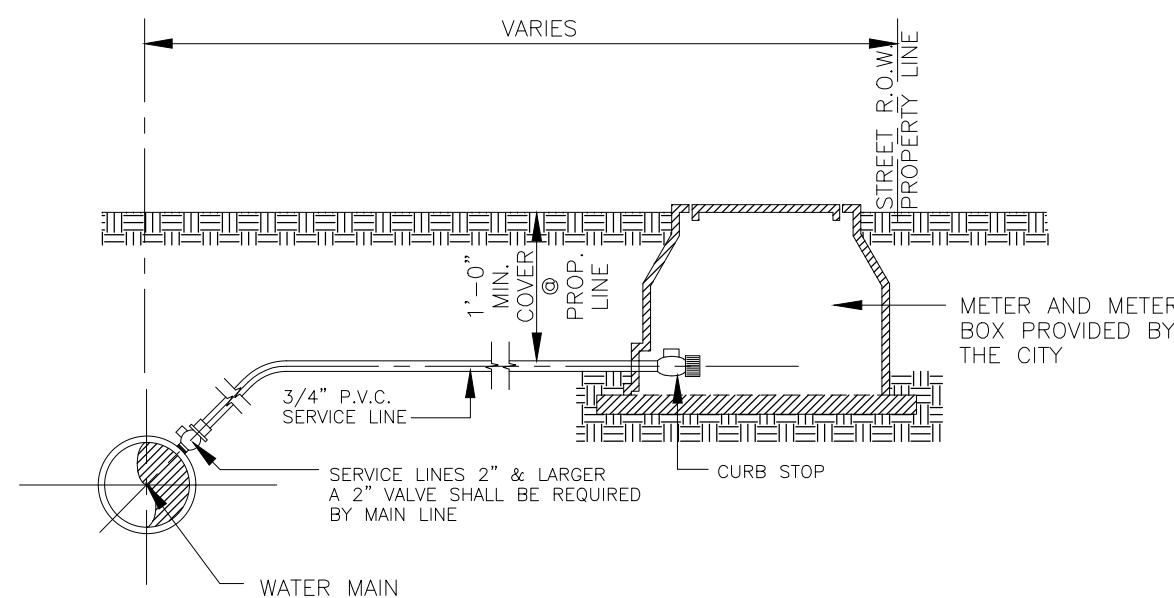
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

COST ESTIMATE:

DRAINAGE IMPROVEMENTS:	\$ 21,019.00
WATER DISTRIBUTION:	\$ 1,000.00
SEPTIC TANK SEWER IMPROVEMENTS / OSSF:	\$ 1,150.00

ESTIMACION DE COSTOS:

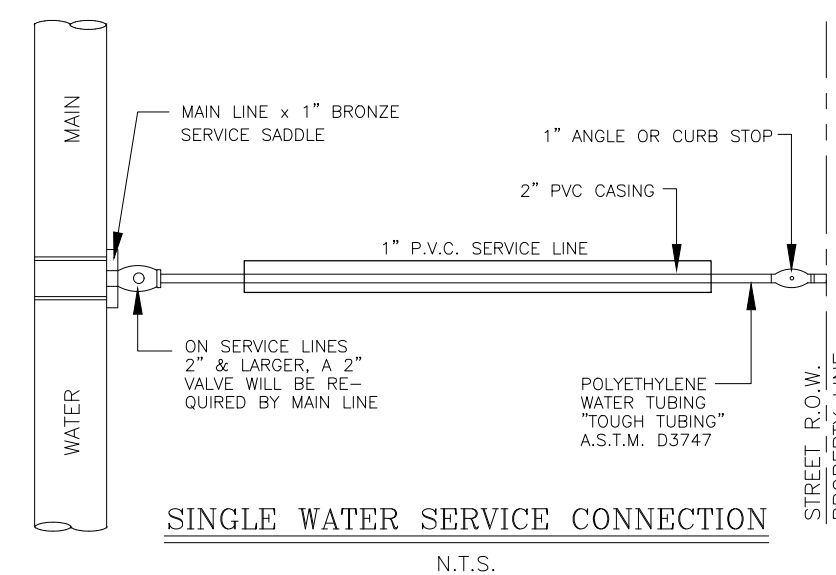
DRENAJE PLUVIAL:	\$ 21,019.00
SERVICIO DE AGUA POTABLE:	\$ 1,000.00
SERVICIO DE DRENAJE SANITARIO:	\$ 1,150.00



GENERAL NOTES :

- ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
- WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" (FOR SINGLE SERVICE) AND 3" (FOR A DUAL SERVICE) P.V.C. SHC40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

TYPICAL WATER SERVICE CONNECTION
N.T.S.



FINAL WATER AND SEWER ENGINEERING REPORT FORMAT
WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

EAST ACRES 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 ALONG THE WEST RIGHT-OF-WAY OF MINNESOTA ROAD, AN EXISTING WATER METER EXISTING ON THE EAST SIDE OF MINNESOTA ROAD SHALL BE RELOCATED WITHIN THE NEW RIGHT-OF-WAY IN ORDER TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE EAST ACRES SUBDIVISION CONSISTS OF AN EXISTING 1" DIAMETER SINGLE SERVICE LINE; SAID SERVICE TERMINATES AT THE WATER METER BOX OF SAID LOT. THE 1" SINGLE SERVICE EXTENSION, AND THE METER BOX RELOCATED, AT A TOTAL COST OF \$ 1,000.00. IN ADDITION, THE SUBDIVIDER HAS PAID A.S.U.D. THE SUM OF \$ 4,379.31 WHICH COVERS THE 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.

SEWAGE FACILITIES DESCRIPTION, COST, AND OPERABILITY DATES:

SEWAGE FROM EAST ACRES SUBDIVISION IS BEING TREATED BY INDIVIDUAL ON-SITE SEWAGE ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD. THE PROFESSIONAL ENGINEER NO. 117368, 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 DRAIN FIELD.

SOIL EVALUATION REPORT:

THE LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A CUEVITAS-RANDADO COMPLEX SOIL FOR THE AREA. THE SOIL IS A UNIFORM SANDY CLAY LOAM EXTENDING UP TO 9" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 80" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,150.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. THE OSSF HAS BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 1,150.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON ~~XX~~XX.

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 WATER AND 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 \$ 5,379.31.

SEWAGE FACILITIES - SEPTIC SYSTEM WILL COST \$1,150.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$1,150.00 FOR THE ENTIRE SUBDIVISION.

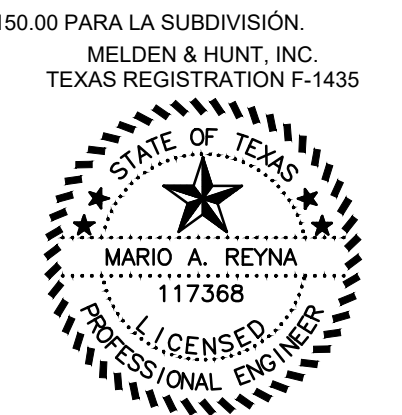
ENGINEER'S SIGNATURE _____

DATE _____



FIRMA DEL INGENIERO _____

FECHA _____



VERONICA ESTATES
VOLUME 44, PAGE 196, H.C.M.R.

QUALE DRIVE
50.0' R.O.W.

MINNESOTA HEIGHTS
VOLUME 29, PAGE 57, H.C.M.R.

ROCKY AVENUE
50.0' R.O.W.

MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:

SUBDIVISION MAP OF EAST ACRES SUBDIVISION

A SUBDIVISION OF 1.00 ACRE OUT OF
LOT 32, THE NICK DOFFING CO. SUBDIVISION No. 3
VOLUME 6, PAGE 10, H.C.M.R.,
HIDALGO COUNTY, TEXAS

- LEGEND**
- SET NAIL
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - FOUND No.4 REBAR
 - ⊕ POWER POLE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ WATER METER
 - ⊕ HOG WIRE FENCE
 - OH — OVERHEAD POWER LINE
 - ▨ ASPHALT AREA
 - A.A. - EDGE OF ASPHALT TO EDGE OF ASPHALT
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - W.D. - WARRANTY DEED
 - N.E. COR. - NORTHEAST CORNER
 - N.W. COR. - NORTHWEST CORNER
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - AC. - ACRE
 - RD. - ROAD
 - () - RECORDED DEED CALLS
 - LL - LOT LINE
 - PL - PROPERTY LINE

SCALE: 1"=30'

DRAINAGE STATEMENT

EAST ACRES SUBDIVISION IS A 1.00 ACRE SITUATED IN THE HIDALGO COUNTY, TEXAS AND WITHIN THE CITY OF MISSION ETJ, OUT OF LOT 32, NICK DOFFING CO. SUBDIVISION No. 3, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6, PAGES 10 HIDALGO COUNTY MAP RECORDS; SAID 1.00 ACRE BEING CERTAIN TRACTS CONVEYED TO LOS VIENTOS SUBDIVISION, LLC BY VIRTUE OF SPECIAL WARRANTY DEEDS RECORDED IN DOCUMENT NUMBER 3064804, HIDALGO COUNTY OFFICIAL RECORDS. THE PROPERTY IS LOCATED ALONG THE EAST SIDE OF MINNESOTA ROAD AND APPROXIMATELY 688 FEET NORTH OF MILE 4 N. ROAD. THE PROPERTY IS A 1 LOT RESIDENTIAL DEVELOPMENT. THE PROPERTY IS CURRENTLY OPEN AND IS LOCATED IN ZONE "X" UNSHADED IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0290 D, MAP REVISED JUNE 6, 2000. ZONE "X" (UNSHADED) IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

THE SOILS ARE (28) HIDALGO SANDY CLAY LOAM, WHICH ARE IN HYDROLOGIC GROUP "B" RESPECTIVELY. SOIL GROUP "B" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

EXISTING RUNOFF IS BY SURFACE FLOW TO THE EAST & WEST FROM CENTER OF DEVELOPMENT AND BE REGRADED TO FLOW IN A WESTERN DIRECTION. THE DEVELOPMENT HAS A RUNOFF OF 0.42 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. THE PROPOSED DEVELOPMENT WILL INCREASE RUNOFF BY 1.66 C.F.S. TO A TOTAL OF 2.08 C.F.S.

THE PROPOSED DRAINAGE FOR EAST ACRES SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOT INTO THE REGRADED BAR DITCH ALONG THE EAST RIGHT-OF-WAY OF MINNESOTA ROAD. THE RUNOFF FORM SIDE BAR DITCH SHALL FLOW NORTH ULTIMATELY DISCHARGING INTO THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, WEST MAIN III DITCH.

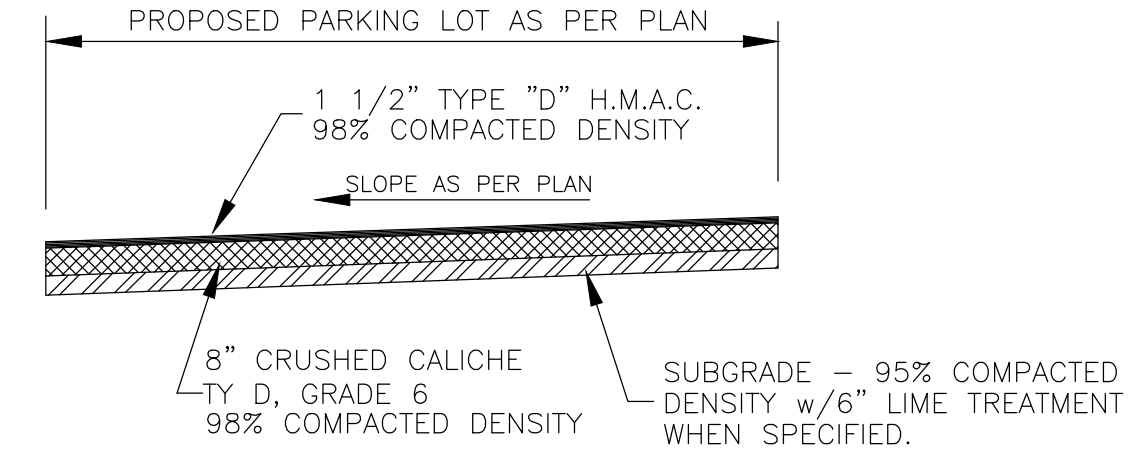
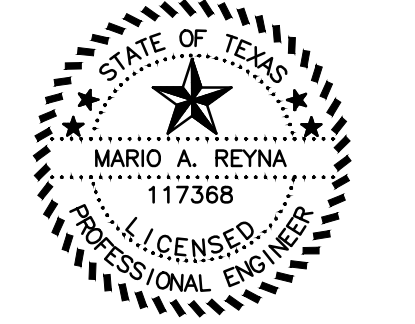
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF FROM THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 2.420 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE REGRADED AND EXPANSION OF 600.0 LF OF ROAD SIDE DITCH TO THE NORTH.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 C, REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DRAINAGE SWALES ALONG THE REAR OF ALL LOTS OF THE SUBDIVISION.

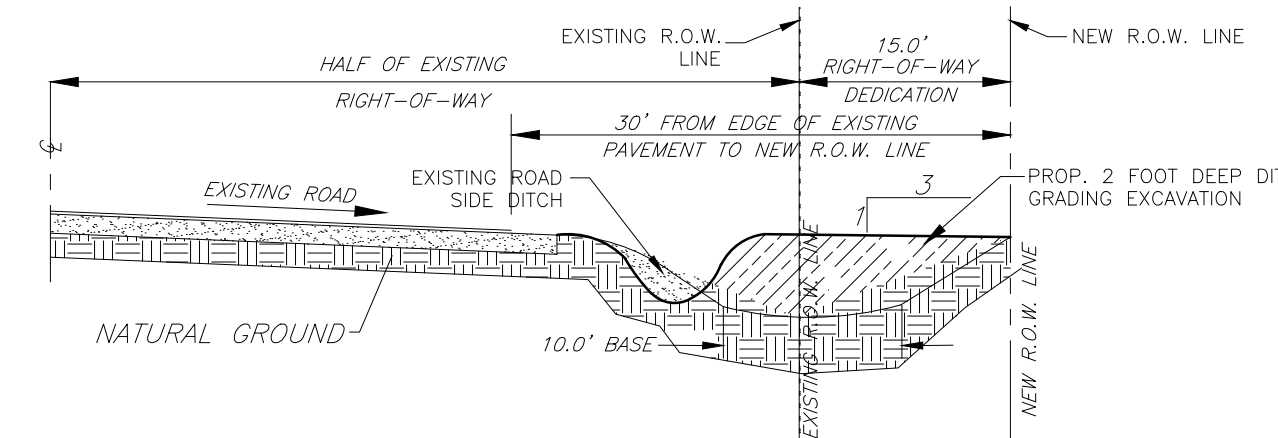
MARIO A. REYNA, PE # 117368

DATE:

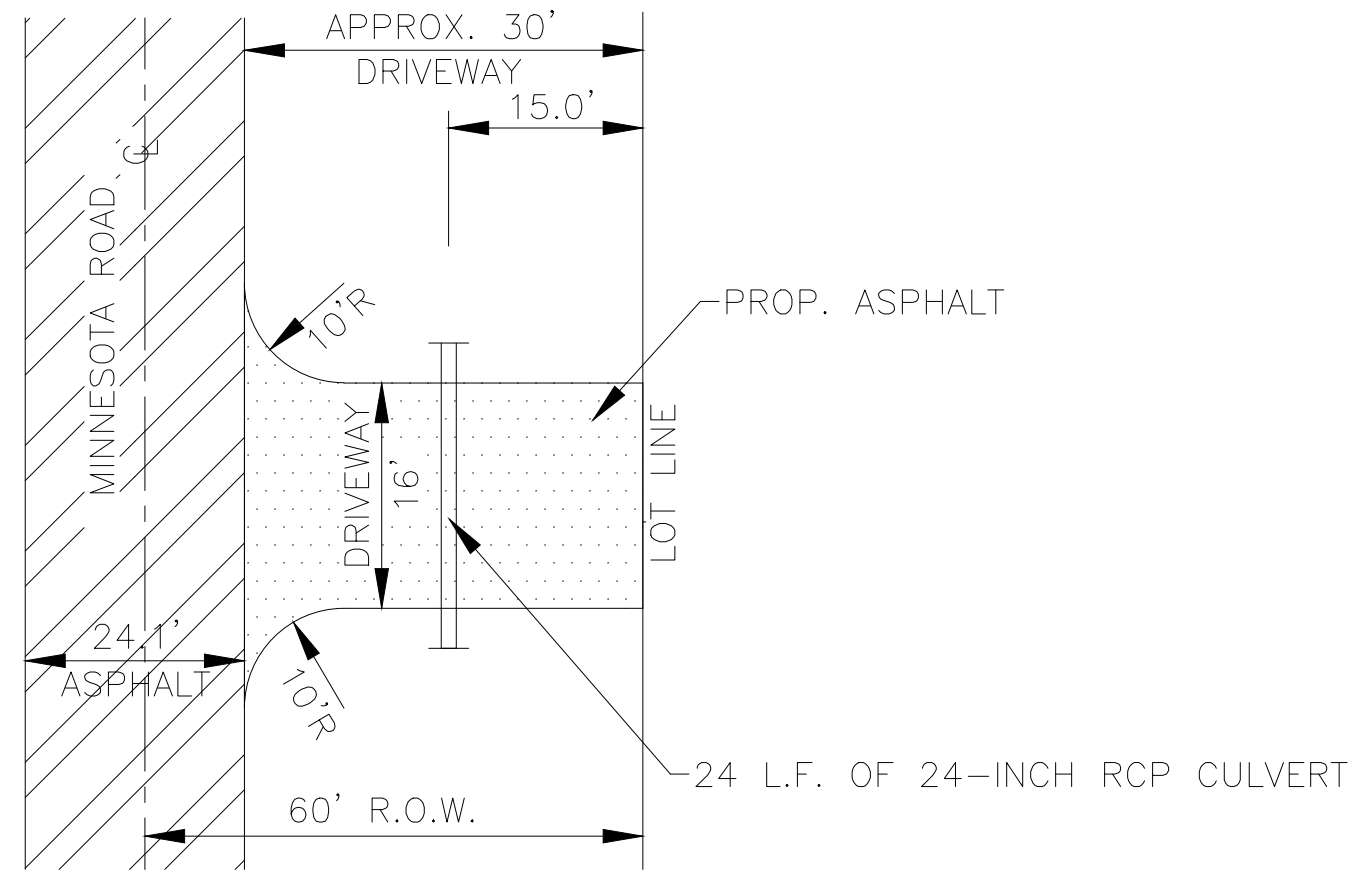
MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



STANDARD DUTY PAVING
N.T.S.



0.50 S.F. x600LF. =3,000 C.F.
RECONSTRUCTION OF ROAD SIDE DITCH

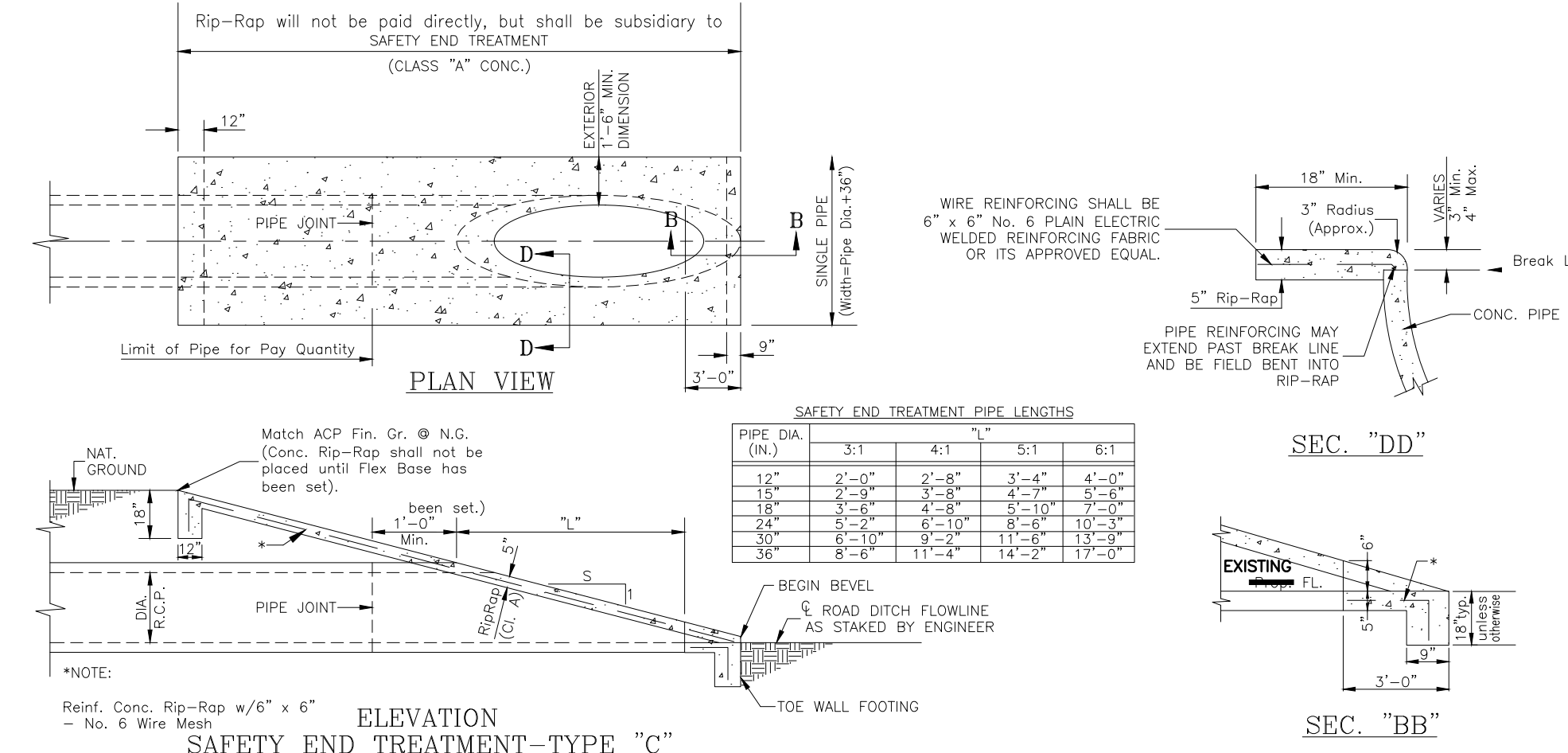


TYPICAL DRIVEWAY
N.T.S.

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



SAFETY END TREATMENT - (Type "C") DETAILS
N.T.S.

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