



# 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: 8-10-2021

PROPOSED BIG DAWG SUBDIVISION PRECINCT No. 3.

ENGINEER: SAMES, INC. DEVELOPER: ANDY SANTOS

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: WEST SIDE OF BENTSEN PALM DRIVE APPROXIMATELY ½ MILE NORTH OF MILE 3 NORTH 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 7-17-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO BENTSEN PALM DRIVE ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 17.5 FEET ONTO BENTSEN PALM DRIVE.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-21-2021 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-11-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF

WATER SERVICE PROVIDER: SWSC EXISTING LINE SIZE: 8" LOCATION: BENTSEN PALM DRIVE.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 5-11-2021: 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.

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: NOVEMBER 24, 2020

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

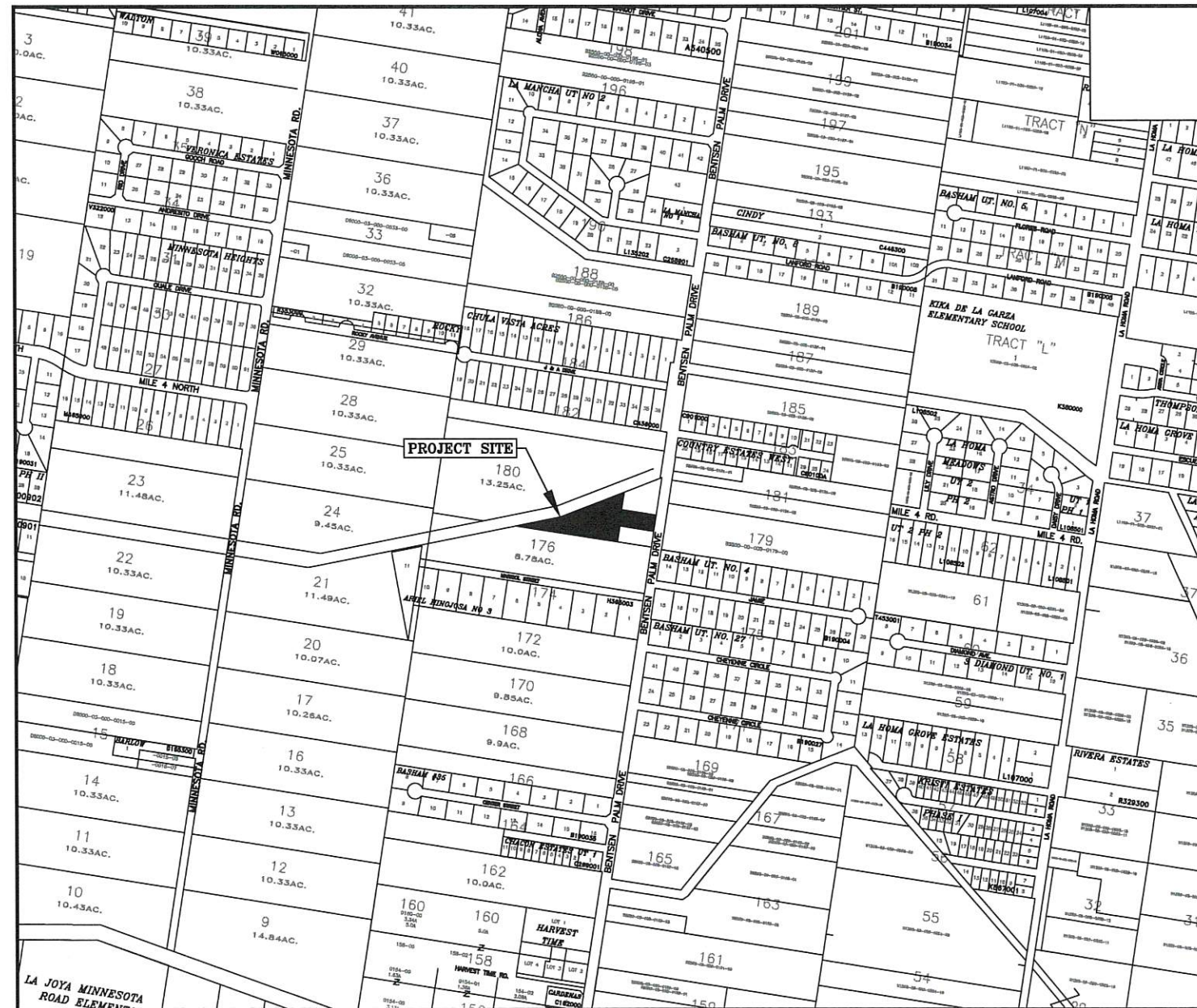
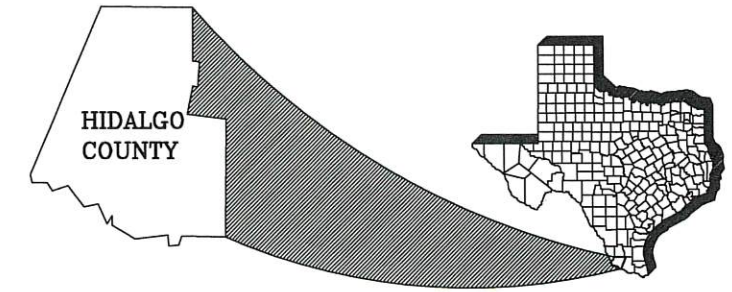
**Final Approval** *subject to recommendations other departments*

*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.*

# AS-BUILTS FOR BIG DAWG SUBDIVISION

HIDALGO COUNTY, TEXAS



VICINITY MAP  
1" = 1000'

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## COUNTY OF HIDALGO

## OFFICIALS

HIDALGO COUNTY JUDGE .....	RAMON GARCIA
COMMISSIONER PRECINCT 1 .....	DAVID L. FUENTES
COMMISSIONER PRECINCT 2 .....	EDUARDO "EDDIE" CANTU
COMMISSIONER PRECINCT 3 .....	EVERARDO "EVER" VILLARREAL
COMMISSIONER PRECINCT 4 .....	ELLIE TORRES



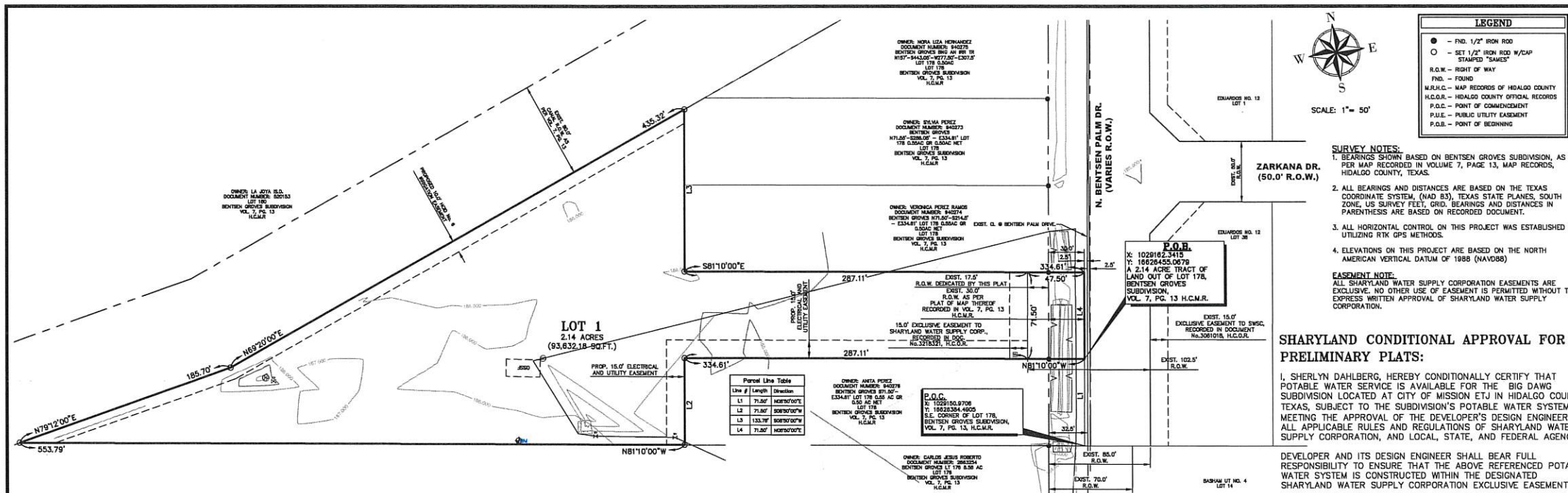
*J. Maldonado*  
06/24/2021

DATE OF PREPARATION: JUNE 2021



**SAM Engineering & Surveying**

200 S. 10TH ST., SUITE 1500 TEL (956) 702-8880  
McALLEN, TEXAS 78501 FAX: (956) 702-8883  
Registration # F-10802



**LEGEND**

- - FND. 1/2" IRON ROD
- - SET 1/2" IRON ROD W/ CAP STAMPED 'SAMES'
- R.O.W. - RIGHT OF WAY
- FND. - FOUND
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY OFFICIAL RECORDS
- P.C.C. - POINT OF COMMENCEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- P.O.B. - POINT OF BEGINNING

**SURVEY NOTES:**

- BEARINGS SHOWN BASED ON BENTSEN GROVES SUBDIVISION, AS PER MAP RECORDED IN VOLUME 7, PAGE 13, MAP RECORDS, HIDALGO COUNTY, TEXAS.
- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE. AS SURVEY FEET, GRID BEARINGS AND DISTANCES IN PARENTHESES ARE BASED ON RECORDED DOCUMENT.
- ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
- ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

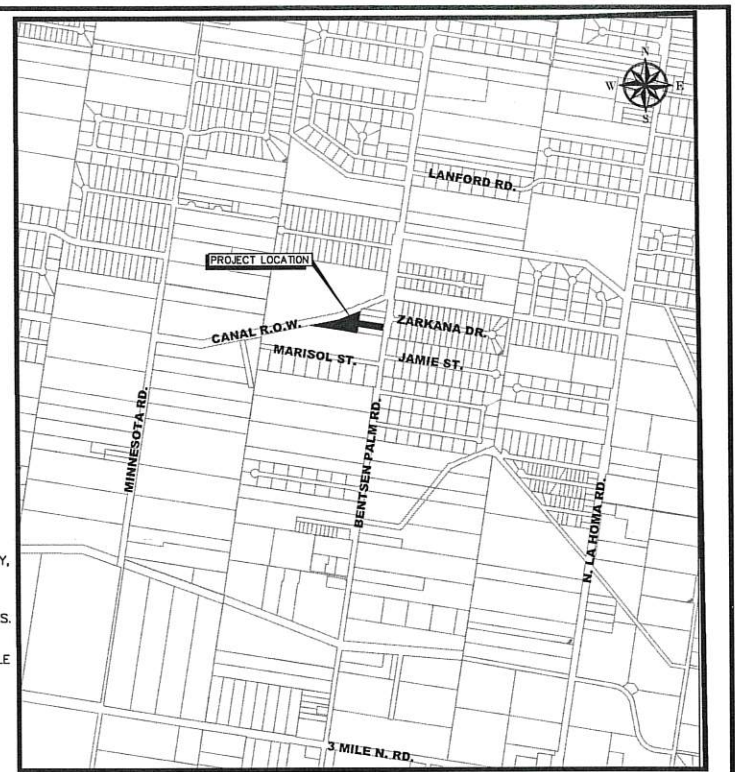
**EASEMENT NOTE:**  
ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

**SHARYLAND CONDITIONAL APPROVAL FOR PRELIMINARY PLATS:**

I, SHERLYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE BIG DAWG SUBDIVISION LOCATED AT CITY OF MISSION ETJ IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

SHERLYN DAHLBERG  
GENERAL MANAGER



**LOCATION MAP**  
SCALE: 1"=1000'  
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:

BIG DAWG SUBDIVISION IS LOCATED APPROXIMATELY 4,800 FEET NORTH OF 3 MILE N. RD. ON THE WEST SIDE OF BENTSEN PALM DR. THE NEAREST MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF MISSION AND HIDALGO COUNTY PLANNING AND ZONING DEPARTMENT. THIS SUBDIVISION LIES WITHIN 1 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF MISSION. LOCAL GOVERNMENT CODE 212.001 PRECINCT NO. 3.

**BIG DAWG SUBDIVISION**

BEING 2.14 ACRE (93,632.18 SQ. FT.) GROSS, 2.10 ACRE (91,487.18 SQ. FT.) NET, TRACT OF LAND OUT OF LOT 178, BENTSEN GROVES SUBDIVISION, AN ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 13, MAP RECORDS, HIDALGO COUNTY, TEXAS, AS PER DEED RECORDS THEREOF RECORDED IN DOCUMENT NUMBER 2923108 AND DOCUMENT NUMBER 940277, DEED RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**

BEING A 2.14 ACRE (93,632.18 SQ. FT.) GROSS, 2.10 ACRE (91,487.18 SQ. FT.) NET, TRACT OF LAND OUT OF LOT 178, BENTSEN GROVES SUBDIVISION, AN ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 13, MAP RECORDS, HIDALGO COUNTY, TEXAS, AS PER DEED RECORDS THEREOF RECORDED IN DOCUMENT NUMBER 2923108 AND DOCUMENT NUMBER 940277, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 178, BENTSEN GROVES SUBDIVISION, AN ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 13, MAP RECORDS, HIDALGO COUNTY, TEXAS, THENCE NORTH 08°50'00" EAST, ALONG THE EAST LINE OF LOT 178, A DISTANCE OF 71.50 FEET, TO A POINT, BEING THE POINT OF BEGINNING, HAVING A GRID COORDINATE OF X=1029162.3415, Y=1662645.0679, ALSO BEING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 80°10'00" WEST, ALONG THE NORTH LINE OF A 0.50 ACRE TRACT OF LAND CONVEYED TO ANITA PEREZ RECORDED IN DOCUMENT NUMBER 940276, DEED RECORDS, HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 30.0 FEET, PASS A FOUND 1/2" IRON ROD LYING ON THE EXISTING WEST RIGHT OF WAY LINE OF BENTSEN PALM DRIVE, A TOTAL DISTANCE OF 334.61 FEET, TO A SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 08°50'00" WEST, ALONG THE WEST LINE OF SAID 0.50 ACRE TRACT, A DISTANCE OF 71.50 FEET, TO A SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 81°10'00" WEST, ALONG THE NORTH LINE OF A 8.56 ACRE TRACT OF LAND CONVEYED TO CARLOS JESUS ROBERTO RECORDED IN DOCUMENT NUMBER 2663254, DEED RECORDS, HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 553.79 FEET, TO A SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 79°12'00" EAST, ALONG THE NORTH LINE OF LOT 178, ALSO BEING THE SOUTH LINE OF AN 80.00 FOOT RIGHT OF WAY CANAL, RECORDED IN VOLUME 7, PAGE 13, MAP RECORDS, HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 185.70 FEET, TO A SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 69°20'00" EAST, ALONG THE SOUTH LINE OF SAID 80.00 FOOT RIGHT OF WAY CANAL, A DISTANCE OF 435.32 FEET, TO A SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 08°50'00" WEST, ALONG THE WEST LINE OF A 0.50 ACRE TRACT OF LAND CONVEYED TO VERONICA PEREZ RAMOS RECORDED IN DOCUMENT NUMBER 940274, DEED RECORDS, HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 133.76 FEET, TO A SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 81°10'00" EAST, ALONG THE SOUTH LINE OF THE SAID 0.50 ACRE TRACT OF LAND CONVEYED TO VERONICA PEREZ RAMOS RECORDED IN DOCUMENT NUMBER 940274, DEED RECORDS, HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 304.61 FEET, PASS A FOUND 1/2" IRON ROD LYING ON THE EXISTING WEST RIGHT OF WAY LINE OF BENTSEN PALM DRIVE, A TOTAL DISTANCE OF 334.61 FEET, TO A POINT, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 08°50'00" WEST, ALONG THE EAST LINE OF LOT 178, A DISTANCE OF 71.50 FEET, TO THE POINT OF BEGINNING, CONTAINING 2.14 ACRE (93,632.18 SQ. FT.) GROSS, 2.10 ACRE (91,487.18 SQ. FT.) NET, TRACT OF LAND, MORE OR LESS.

DATE OF PREPARATION: JUNE 2021 REGISTRATION # F-10602

**SAMES SAM Engineering & Surveying**  
200 S. 10TH ST. SUITE 1500. TEL: (956) 702-8880  
McALLEN, TEXAS 78501 FAX: (956) 702-8883

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE BIG DAWG SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

HIDALGO COUNTY JUDGE DATE  
ATTEST: HIDALGO COUNTY CLERK DATE

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

I, ANDY SANTOS, OWNER OF THE 2.14 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BIG DAWG SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:

- (A) THE WATER QUALITY 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.
- I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ANDY SANTOS DATE  
5205 W. BENTSEN PALM DRIVE  
MISSION, TEXAS 78574  
HIDALGO COUNTY, TEXAS

**STATE OF TEXAS COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ANDY SANTOS, 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 HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREBY EXPRESSED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

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 TEX. WATER CODE § 49.21(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

BY: RAUL E. SESIN, P.E. DATE  
GENERAL MANAGER

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

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

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION DELIVERY FACILITIES. AS REQUIRED BY THE DISTRICT'S SUBDIVISION POLICIES. TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT AND BY VIRTUE OF THESE REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH FACILITIES.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BOARD OF DIRECTOR BOARD OF DIRECTOR

**STATE OF TEXAS COUNTY OF HIDALGO**

I, THE UNDERSIGNED MAYOR OF THE CITY OF MISSION HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MISSION DATE  
CITY CLERK DATE

**STATE OF TEXAS COUNTY OF HIDALGO**

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

JESSICA M. MALDONADO, PE NO. 111579 DATE

**STATE OF TEXAS COUNTY OF HIDALGO**

\*KNOW ALL MEN BY THESE PRESENTS:

THAT I, SAMUEL D. MALDONADO, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MISSION.

SAMUEL D. MALDONADO, RPLS NO. 6027 DATE

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ANDY SANTOS	5205 N. BENTSEN PALM DRIVE	MISSION, TX 78574	956-222-3036	NONE
ENGINEER: JESSICA MALDONADO, P.E.	200 S. 10TH ST., SUITE 1500	MCALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883
SURVEYOR: SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST., SUITE 1500	MCALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883

**STATE OF TEXAS COUNTY OF HIDALGO**

THIS PLAT OF BIG DAWG 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.

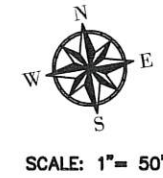
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

**GENERAL NOTES:**

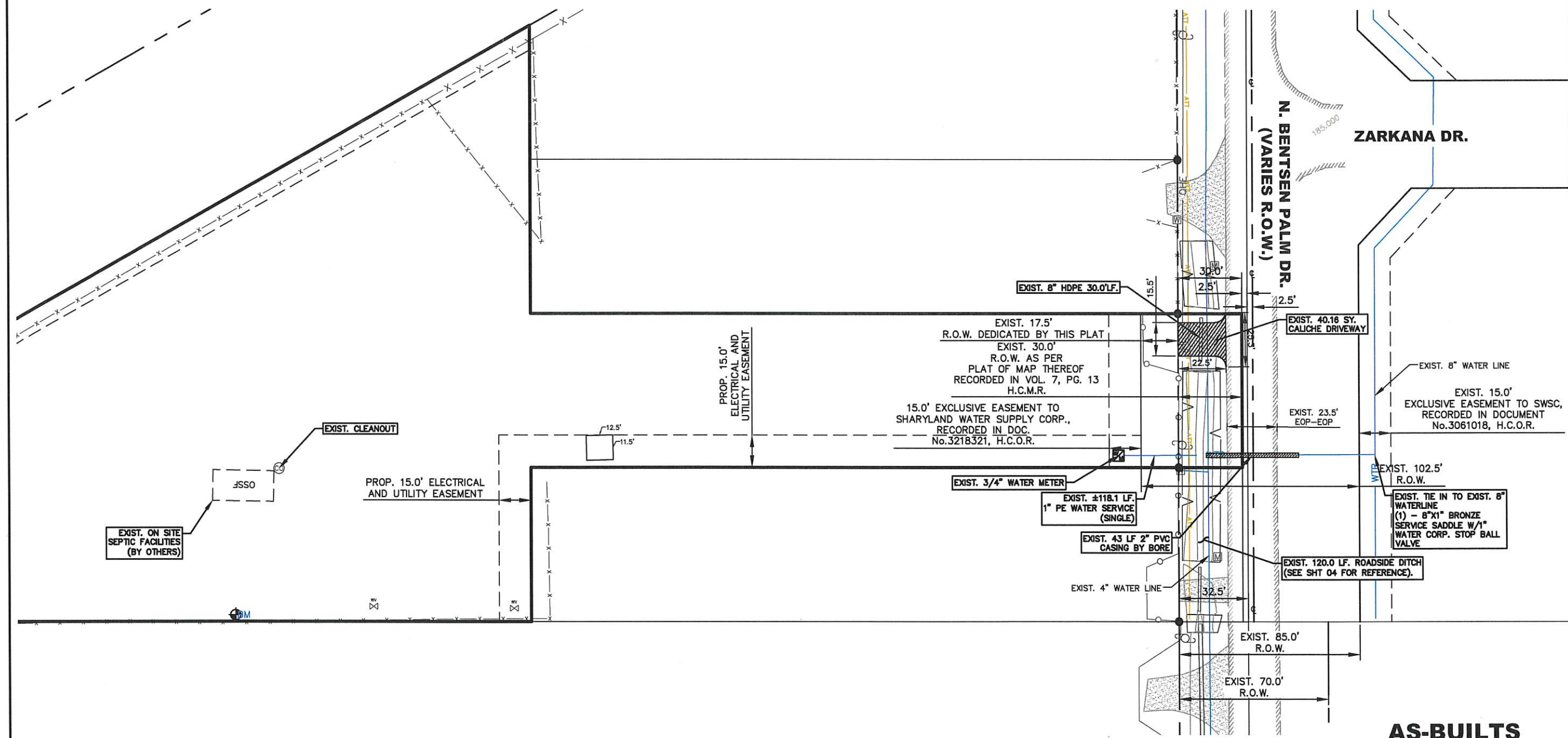
- FLOOD ZONE CLASSIFICATION: THIS PROPERTY LIES IN ZONE: "ZONE X" - AREAS BETWEEN LIMITS OF 100-YEAR AND 500-YEAR FLOOD; OR AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. INSURANCE RATE MAP COMMUNITY PANEL NUMBER 460334 0290 D REVISED: JUNE 6, 2000.
- TEMPORARY BENCHMARK: A 1/2" IRON ROD WITH PLASTIC CAP STAMPED SAMES WAS SET LOCATED APPROXIMATELY 143.5 FEET WEST FROM THE EAST BOUNDARY LINE OF THIS SUBDIVISION. N:1662642.6500, E:1028684.3220, ELEV.=186.232'
- BASIS OF BEARING AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD83.
- SETBACKS AS PER THIS PLAT. FRONT: HALF OF THE WIDTH OF THE R.O.W.; NOT TO EXCEED 50' REAR: 15.00' SIDE: 6.00' OR TO EASEMENT WHICH EVER IS GREATER
- ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED SAMES.
- THIS SUBDIVISION IS A ONE LOT SINGLE FAMILY SUBDIVISION DEVELOPMENT.
- THIS SUBDIVISION IS WITHIN ETJ LIMITS OF CITY OF MISSION.
- MINIMUM FINISH FLOOR ELEVATION: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE CENTERLINE 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 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 DEVELOPMENT PERMIT APPLICATION. (SEE SHEET NO. 3 FOR F.F. ELEVATION REQUIREMENTS FOR LOTS LOCATED WITHIN SAID DESIGNATED FLOOD ZONE "X")
- NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTING (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 3,042.00 CUBIC FEET 0.022 ACRE-FEET OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE VOLUME REQUIRED WILL BE DETAINED BY ROADSIDE DITCH IMPROVEMENTS FRONTING THE PROPERTY.
- 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 (IF AVAILABLE) WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
- 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 SYSTEMS IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.
  - B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - C. OSSF SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
  - D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
  - E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- ANDY SANTOS, THE OWNER & SUBDIVIDER OF BIG DAWG SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AND APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL & MULTIFAMILY 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 AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- THIS SUBDIVISION IS SERVED BY SHARYLAND WATER SUPPLY CORPORATION.
- APPLICATIONS FOR CONSTRUCTION APPROVED BY PLANNING, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.





**SAM Engineering & Surveying**  
 200 S. 10TH ST, SUITE 1500  
 McALLEN, TEXAS 78501  
 TEL: (956) 702-8860  
 FAX: (956) 702-8863  
 SURVEY FIRM REG. NO. 101416-00  
 REGISTRATION # P-10602

**BIG DAWG SUBDIVISION**  
**MISSION,**  
**HIDALGO COUNTY, TEXAS**  
**AS-BUILTS**



REV.	DESCRIPTION	DATE

This drawing and the details on it are the sole property of the Engineer and may be used for this specific project only. It shall not be loaned, copied or reproduced, in whole or in part, or for any other purpose or project without the written consent of the Engineer.

The Professional Engineer's seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this Engineer, and this Engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

PROJ. NO.	SUB 20.004
DATE:	MAY 2021
SCALE:	AS NOTED
SHEET NAME:	OVERALL LAYOUT
SHEET NUMBER:	03

SITE BENCHMARKS				
No.	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	SET 1/2 INCH IRON ROD	16626462.6500	1028684.3220	186.232'

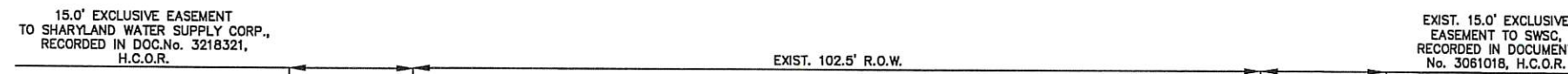
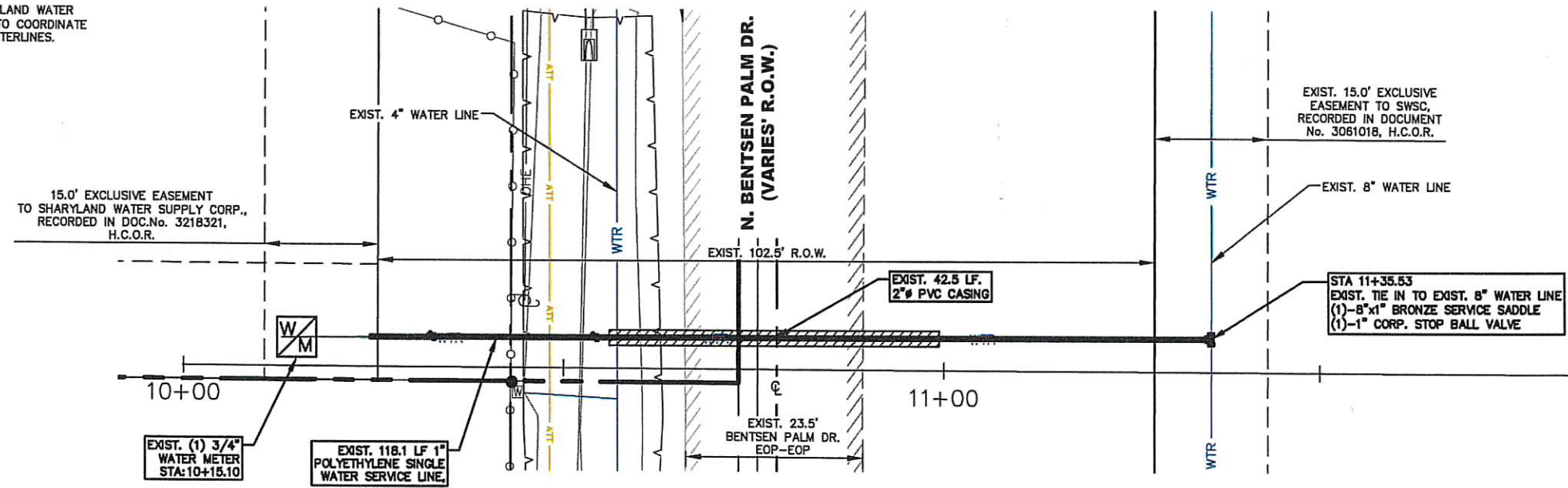
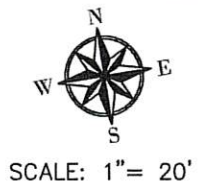
- UTILITIES COORDINATION NOTES:**
- ONLY UTILITIES FOR WHICH INFORMATION WAS AVAILABLE ARE SHOWN. LOCATIONS AND ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL CALL THE TEXAS 811 NUMBER (1-800-344-8377) FOR VERIFICATION OF ALL UTILITY LOCATIONS BEFORE ANY CONSTRUCTION.
  - PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY SHARYLAND WATER SUPPLY CORPORATION GENERAL MANAGER (956-585-6081) TO COORDINATE INSPECTION SERVICES AND TO FIELD VERIFY ALL EXISTING WATERLINES.
  - ALL WATER IMPROVEMENTS MUST BE INSTALLED BY A SWSC PRE-QUALIFIED CONTRACTOR.
  - ANGLE STOPS MUST BE BALL-VALVE TYPE.
  - ALL WATER SERVICE PIPING TO BE MUNICIPEX.
  - CONTRACTOR TO COORDINATE WITH SWSC AND PROVIDE ANY SERVICE INTERRUPTIONS AND/OR RECONNECTION SCHEDULES.



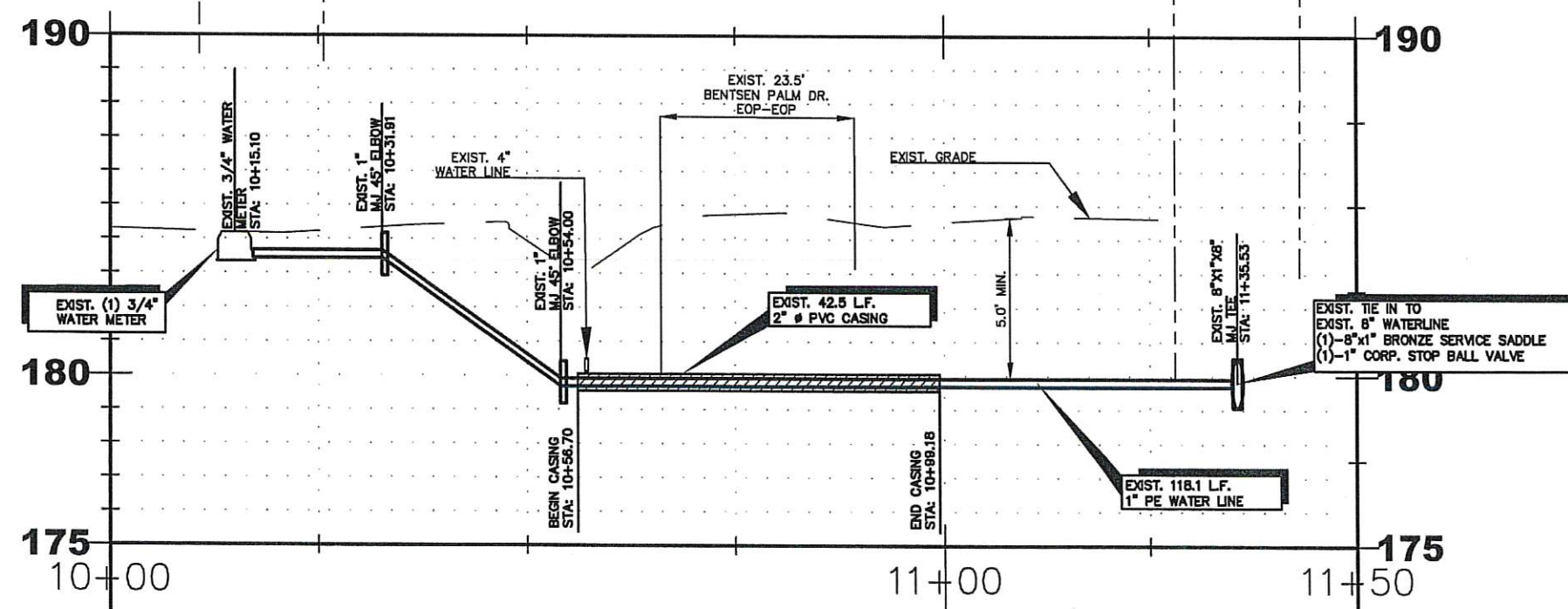


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- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY SHARYLAND WATER SUPPLY CORPORATION GENERAL MANAGER (956-383-1618) TO COORDINATE INSPECTION SERVICES AND TO FIELD VERIFY ALL EXISTING WATERLINES.



VERTICAL SCALE: 1" = 5'  
HORIZONTAL SCALE: 1" = 20'



**AS-BUILTS**

*Jmaldon*  
05/17/21

**SAMES**  
SAM Engineering & Surveying  
200 S. 10TH ST, SUITE 1500  
MCALLEN, TEXAS 78501  
REGISTRATION # P-10602  
TEL: (956) 702-8860  
FAX: (956) 702-8863  
SURVEY FIRM REG. NO. 101416-00

**BIG DAWG SUBDIVISION  
MISSION, TEXAS  
HIDALGO COUNTY, TEXAS  
AS-BUILTS**

REV.	DESCRIPTION	DATE

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PROJ. NO. SUB 20.004  
DATE: MAY 2021  
SCALE: AS NOTED

SHEET NAME:  
**WATER IMPROVEMENT PLAN AND PROFILE**

SHEET NUMBER:  
10