



# 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: 10-19-2021

PROPOSED AGADO SUBDIVISION PRECINCT No. 1.

ENGINEER: URBAN INFRASTRUCTURE GROUP DEVELOPER: ELOY AGADO

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 3  \*SINGLE FAMILY     \*MULTI-FAMILY    2  COMMERCIAL     INDUSTRIAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: SOUTH OF U.S. HWY 281 APPROXIMATELY 1 MILE WEST FROM F.M. 491.

SUBDIVISION LIES WITHIN THE:  THE RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-15-2020 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION WITHIN THE COMMERCIAL LOTS DISCHARGING ONTO U.S. HWY 281 ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 25.00 FEET ONTO U.S. HWY 281.

H.C.R.O.W. FINAL APPROVAL DATE: 6-10-2021 BY DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 5-27-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF'S HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: M.H.W.S.C. EXISTING LINE SIZE: 6" LOCATION: U.S. HWY 281 & 3" ON OLD MILITARY ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 9-21-2020; 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.

REQUEST FOR FINAL APPROVAL WITH:  **CASH DEPOSIT: Amount: \$ 4,500.00 For:  (3) OSSF'S \$ 2,727.78 For:  (SHARED DRIVEWAYS)**

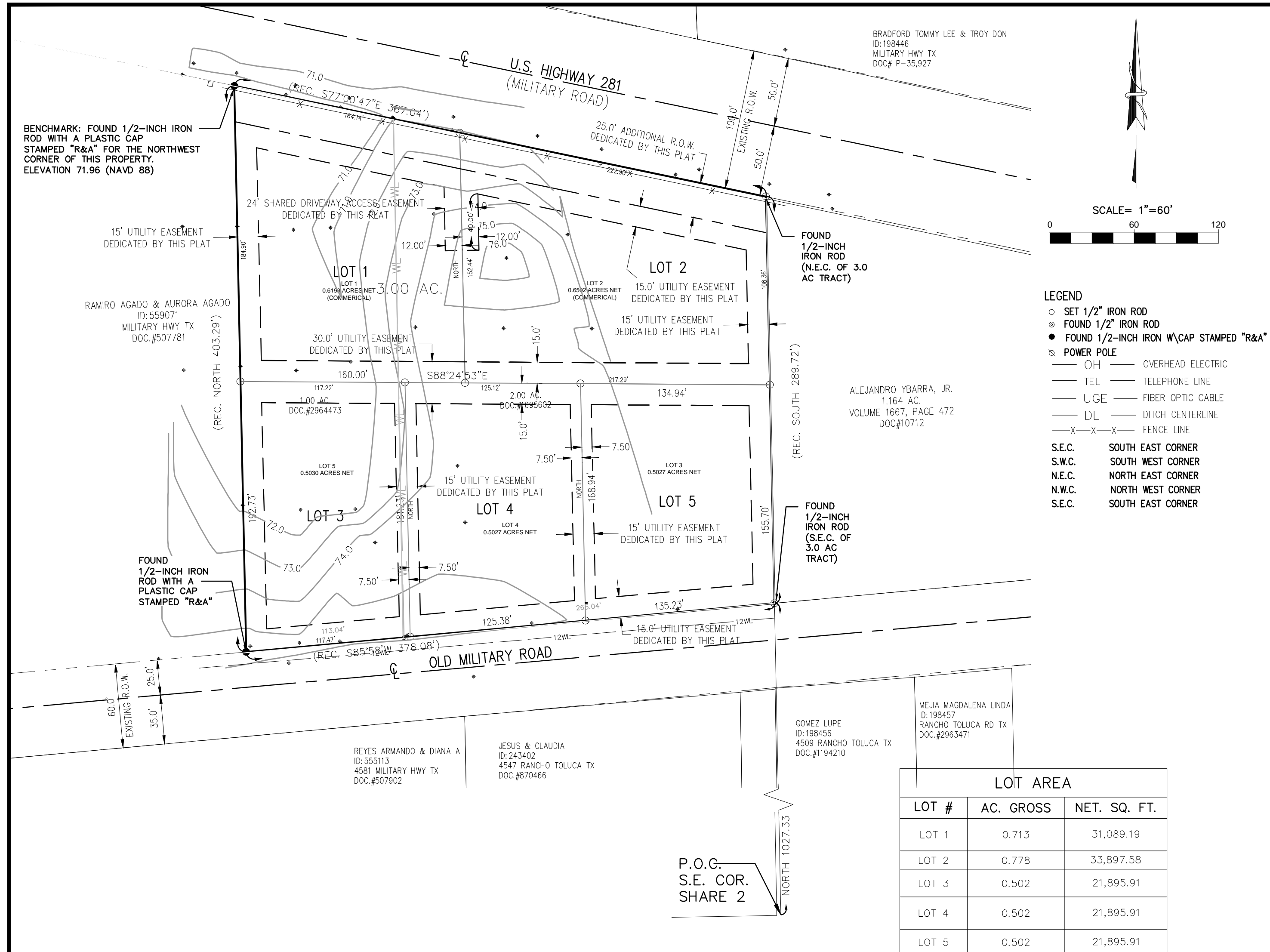
PRELIMINARY APPROVAL FROM THE HIDALGO COUNTY COMMISSIONERS COURT ON: AUGUST 25, 2020

STAFF RECOMMENDS:  **Preliminary Approval** *subject comments and future recommendations by planning and other departments.*

**Final Approval** *with financial guarantee.*

*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.*



STATE OF TEXAS  
COUNTY OF HIDALGO

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

I, ELOY & LETICIA AGADO, AS OWNERS OF THE 5.196 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED AGADO 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 WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT

(A) THE WATER QUALITY CONNECTIONS TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

(B) SANITARY SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR WILL MEET MINIMUM STATE STANDARDS.

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

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

BY: AGADO SUBDIVISION  
4551 RANCHO TOLUCA RD.  
MERCEDES, HIDALGO COUNTY, TEXAS 78570  
PHONE NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

BY: AGADO SUBDIVISION  
4551 RANCHO TOLUCA RD.  
MERCEDES, HIDALGO COUNTY, TEXAS 78570  
PHONE NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELOY & LETICIA AGADO KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

APPROVED BY DRAINAGE DISTRICT:

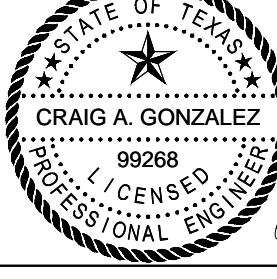
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211( C ). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE 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 \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

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

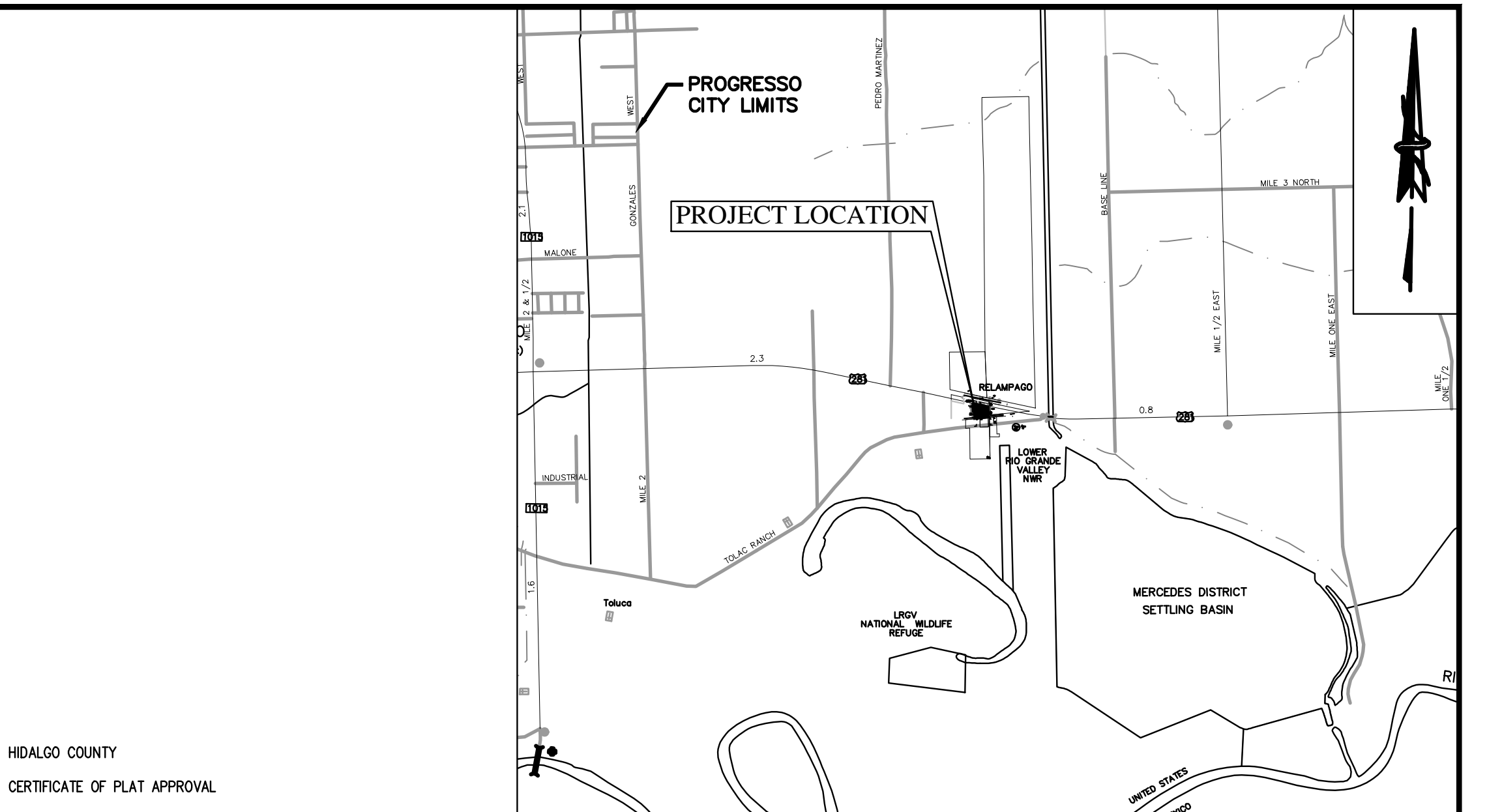
 6/18/2021

CRAIG A. GONZALEZ  
LICENSED PROFESSIONAL ENGINEER No. 99268  
FIRM NO. F-13094 \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, REYNALDO REYES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY.

REYNALDO REYES  
R.P.L.S. No. 4032  
FIRM No. \_\_\_\_\_ DATE \_\_\_\_\_



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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF AGADO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

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

MILITARY HIGHWAY WATER SUPPLY CORPORATION APPROVAL

THIS IS TO CERTIFY THAT ALL NECESSARY ARRANGEMENTS PRIOR TO FINAL PLAT APPROVAL HAVE BEEN MADE BETWEEN ELOY AGADO AND MILITARY HIGHWAY WATER SUPPLY CORPORATION TO THE AGADO SUBDIVISION TO BE APPROVED IN CONFORMANCE WITH ALL RULES AND REGULATIONS AND POLICIES OF THE MILITARY HIGHWAY WATER SUPPLY CORPORATION

RANON ROSALES JR.  
GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF AGADO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF AGADO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

ON \_\_\_\_\_ AT \_\_\_\_\_ A.M./P.M.  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY CLERK

INDEX TO SHEET OF AGADO SUBDIVISION

1	HEADING; INDEX; LOCATION MAP AND ET; PRINCIPAL CONTACTS; PLAT WITH LOTS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION & ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; HIDALGO COUNTY JUDGE, MHS; HIDALGO COUNTY HEALTH DIVISION, IRRIGATION DISTRICT SIGNATURE BLOCKS; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATION OF THE PRECINCT THE PROJECT IS SITUATED; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO COUNTY DRAINAGE DISTRICT No.1 APPROVAL LOT 1 & LOT 2 COMMERCIAL, LOT 3 - LOT 5 RESIDENTIAL.
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); TYPICAL WATER SERVICE CONNECTION SUBDIVIDER CERTIFICATE AND STATEMENT.
3	DRAINAGE STATEMENT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION REVISION NOTES.
3	DRAINAGE PLAN INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION REVISION NOTES.

AGADO SUBDIVISION  
FINAL PLAT

SURVEY PLAT OF 3.00 ACRES OF LAND OUT OF SHARE NO.2, SUBDIVISION OF THE MORA ESTATES, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 4, PAGE 50, H.C.M.R.

COMMERCIAL LOT:	RESIDENTIAL LOT:
LOT 1	LOT 3
LOT 2	LOT 4
	LOT 5

URBAN INFRASTRUCTURE GROUP, INC.

1704 E. ROBERTS AVE.  
PO BOX 729  
DONNA, TEXAS 78537

(936) 464-4710  
TBPB FIRM NO. F-13094  
WWW.UIGTEXAS.COM

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES:

1.FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "C" (NO SHADING)  
ZONE "C" (SHADED) COMMUNITY-PANEL NO. 480334 0525 B EFFECTIVE DATE: JANUARY 02, 1981.

2.SETBACKS:  
LOTS 1-2  
FRONT COMMERCIAL: 50.00 FEET  
FRONT RESIDENTIAL: 25.00 FEET  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

LOTS 3-5  
FRONT RESIDENTIAL: 30.00 FEET  
FRONT RESIDENTIAL: 25.00 FEET  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

3.NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 3 THROUGH 5. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4.GENERAL NOTE FOR COMMERCIAL LOTS:  
LOTS 1 AND LOT 2 SHALL BE FOR COMMERCIAL OR RESIDENTIAL USE ONLY. LOTS 3 THROUGH 5 IS FOR RESIDENTIAL USE ONLY. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

5.MINIMUM FINISHED 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.

6.THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
B.M. NO. 1-ELEV. 71.96 (NAVD 88) DESCRIPTIONS: 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "R&A" FOR THE NORTHWEST CORNER OF THIS PROPERTY.

7.IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAINE A TOTAL OF 21,138 CUBIC-FEET (0.48 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.)

8.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.

9.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.

10. 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.

11. NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 & 2. A 24 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 AND 2 TO PROVIDE INGRESS AND EGRESS TO LOTS 1 THROUGH 2 FROM U.S.HIGHWAY 281 (MILITARY ROAD). TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY AND THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMITS.

13.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 DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

F. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

G. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ANCHORING OF SEPTIC TANK(S) BACK FLOW VALVES SEPTIC TANK COVER SHALL BE ABLE TO SEAL.

14. (ELOY & LETICIA AGADO) , THE OWNER'S & SUBDIVIDERS OF AGADO SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

15. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM (US HIGHWAY 281 (MILITARY ROAD) ON TO LOTS 1 & 2 . A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 & 2 TO PROVIDE INGRESS AND EGRESS FROM (US HIGHWAY 281 (MILITARY ROAD).

16. LOTS 1 AND 2 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO (US HIGHWAY 281 (MILITARY ROAD) UNLESS UTILIZED FOR COMMERCIAL USE. IF THE AFOREMENTIONED LOTS ARE UTILIZED FOR COMMERCIAL USE, THEN THE LOT OWNER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 12, AND IS SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.

17. TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR ALL LOT(S) PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO US HIGHWAY 281 (MILITARY ROAD). TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT. SEE PLAT NOTE #4.

18. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPROVISED AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

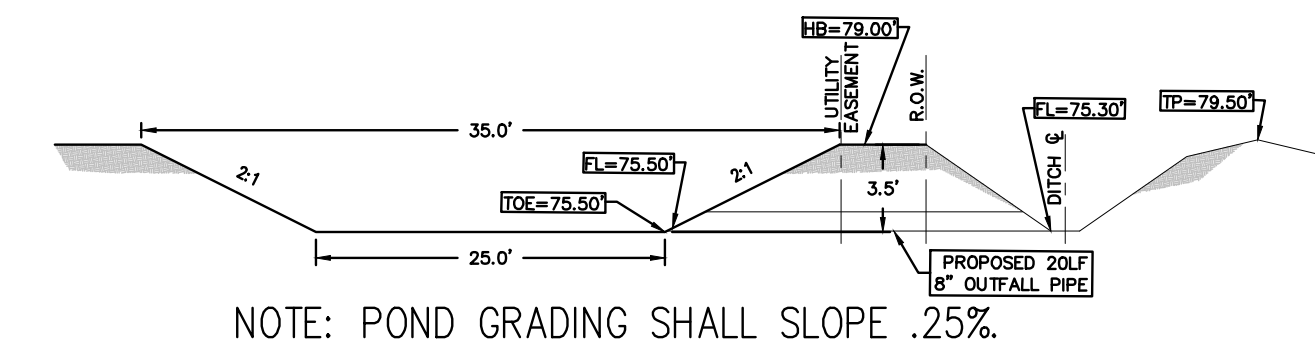
19. ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.

20. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

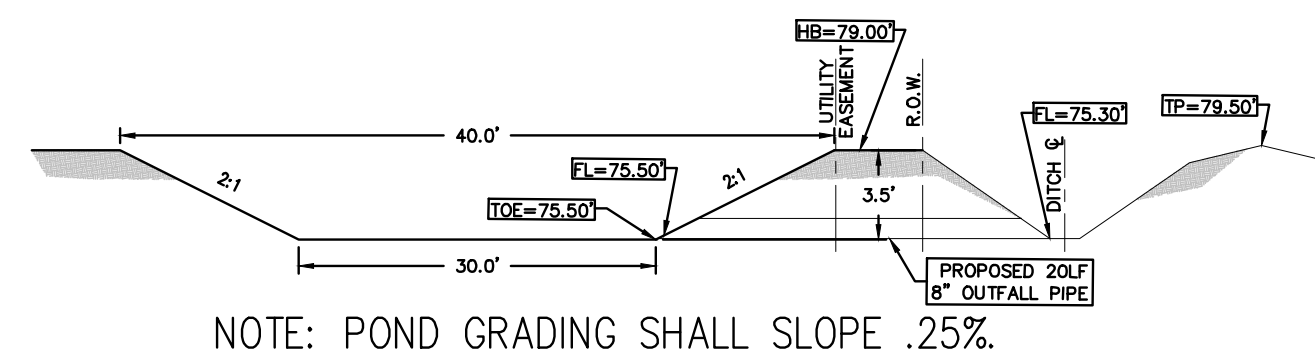
21. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

LOT AREA		
LOT #	AC. GROSS	NET. SQ. FT.
LOT 1	0.713	31,089.19
LOT 2	0.778	33,897.58
LOT 3	0.502	21,895.91
LOT 4	0.502	21,895.91
LOT 5	0.502	21,895.91

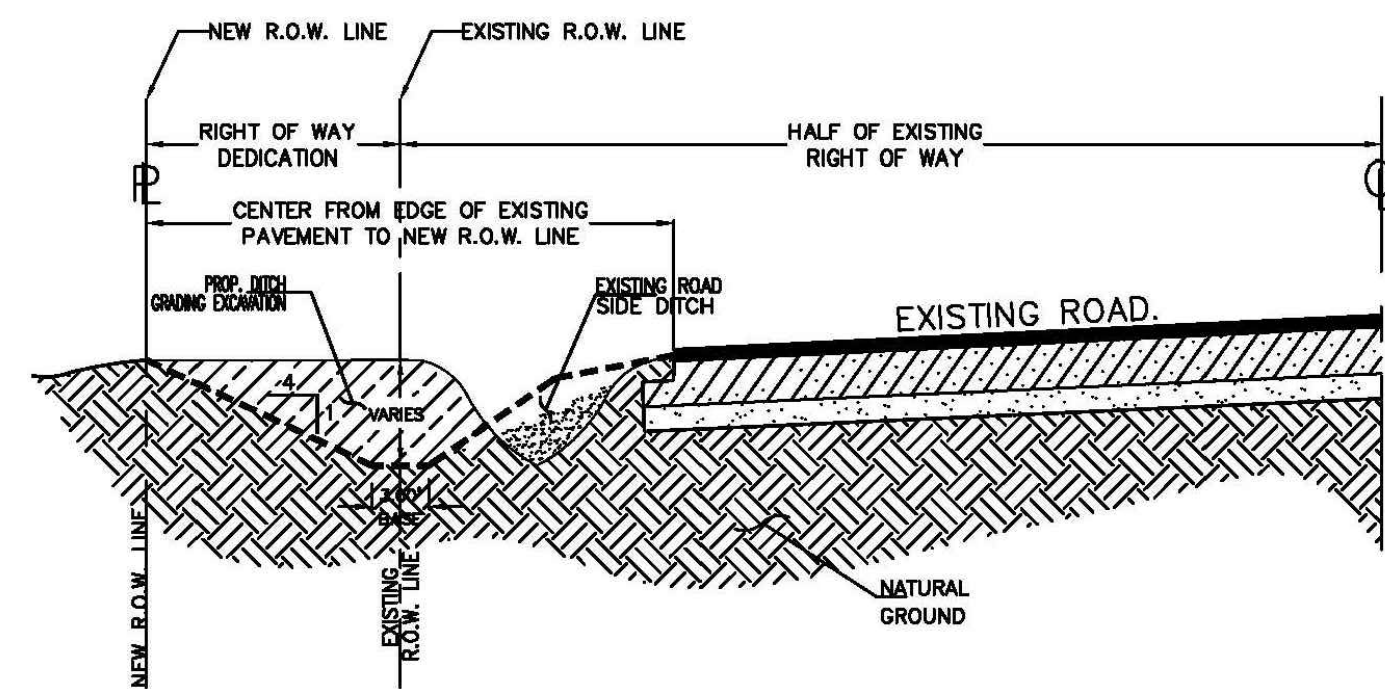




PROPOSED POND LOT 1



PROPOSED POND LOT 2



RECONSTRUCTION OF ROAD SIDE DITCH

**DRAINAGE STATEMENT**

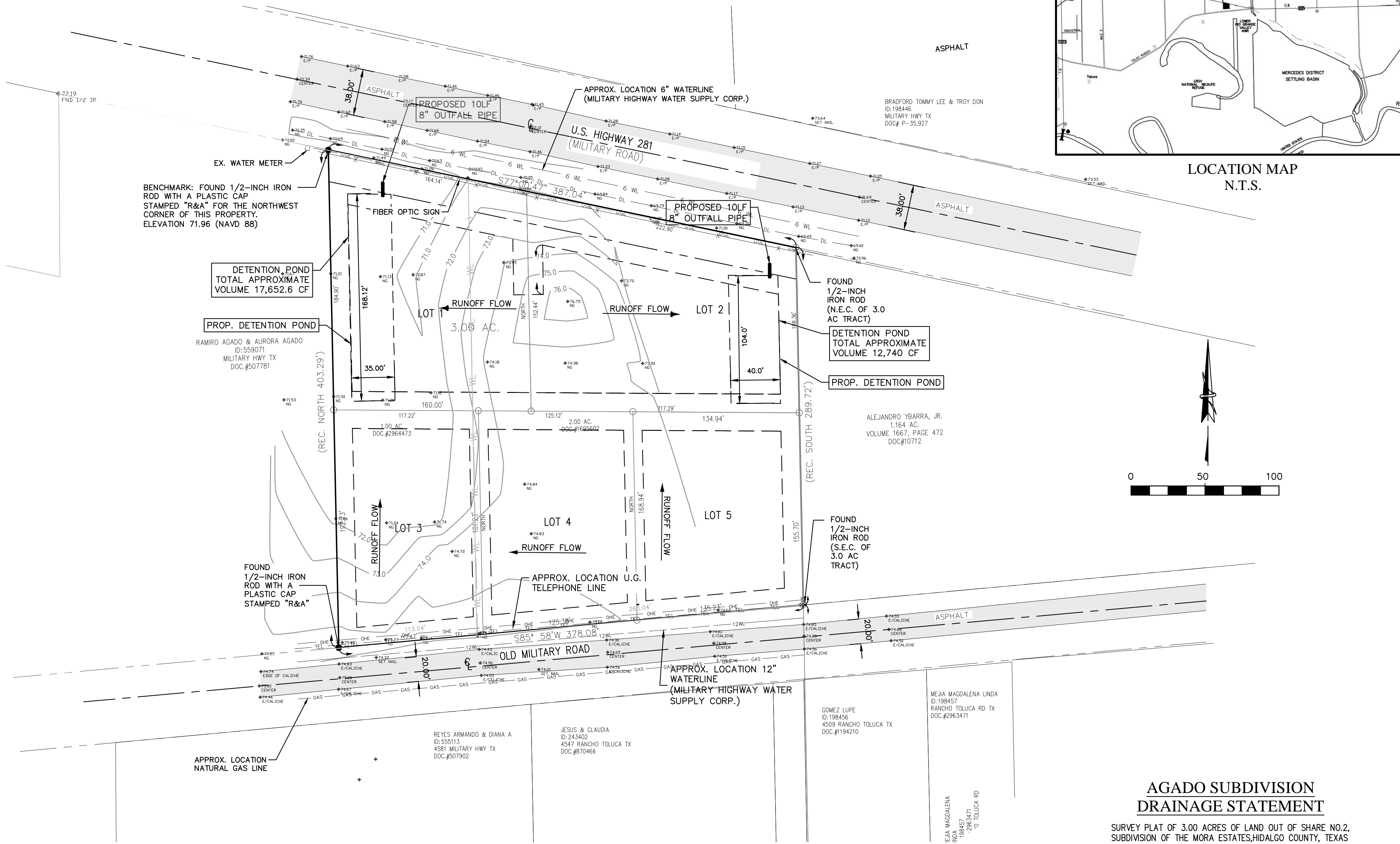
**INTRODUCTION**  
 THE AGADO SUBDIVISION IS A PROPOSED FIVE LOT SUBDIVISION. THE SUBDIVISION WILL HAVE 2 COMMERCIAL LOTS AND 3 RESIDENTIAL LOTS WITH A TOTAL AREA OF 3.00 ACRES (130,680 SF). THE PROPERTY IS DESCRIBED AS SURVEY PLAT OF 3.00 ACRES OF LAND OUT OF SHARE NO.2, SUBDIVISION OF THE MORA ESTATES, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 4, PAGE 50, H.C.M.R. THE PROPOSED SUBDIVISION IS OUTSIDE CITY LIMITS AND IS NOT WITHIN A KNOWN ETJ. THIS PROPERTY IS ALONG U.S. HIGHWAY 281 (MILITARY HIGHWAY) AT APPROXIMATELY 5,100 FEET WEST FROM THE INTERSECTION OF RIO RIO RD. (FM 491) AND U.S. HIGHWAY 281 (MILITARY HIGHWAY). A LOCATION MAP IS PROVIDED IN ATTACHMENT A.

**FLOODPLAIN INFORMATION**  
 THE PROPERTY DOES NOT CONTAIN FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SPECIAL FLOOD HAZARD AREAS (SFHA). THE AGADO SUBDIVISION IS LOCATED WITHIN FEMA COMMUNITY PANEL NO. 480334 0525 B, EFFECTIVE DATE JANUARY 2, 1981. A FEMA MAP SHOWING THE PROPERTY IS PROVIDED IN ATTACHMENT B. THE ATTACHED MAP FROM PANEL NO. 480334 0525 B SHOWS THAT THE PROPERTY IS LOCATED WITHIN A FEMA ZONE C (NO SHADING).

**SOIL SURVEY**  
 ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE PROJECT SITE IS 100.0% 33 LAREDO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES, RARELY FLOODED. THE SITE HYDROLOGIC SOIL GROUP IS IDENTIFIED AS GROUP B. 33 SOIL HAS A NATURAL DRAINAGE CLASS: WELL DRAINED. 33 SOIL HAS THE CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (KsAT): MODERATELY HIGH TO HIGH (0.20 TO 1.98 IN/HR) DEPTH TO WATER TABLE: MORE THAN 80 INCHES. THE FREQUENCY OF FLOODING IS RARE AND THE FREQUENCY OF PONDING IS NONE. 33 SOIL IS COMPRISED AS 95% LAREDO, RARELY FLOODED, AND SIMILAR SOILS AND 5% MINOR COMPONENTS. THE PRESENCE OF MINOR COMPONENTS IN A MAP UNIT IN NO WAY DIMINISHES THE USEFULNESS OR ACCURACY OF THE DATA (SEE ATTACHED SOIL SURVEY) IN ATTACHMENT C.

**HYDROLOGY**  
 STORM RUN-OFF GENERALLY FLOWS FROM THE SOUTH TO THE NORTH ON THE TRACT. THE EXISTING 3.00 ACRE TRACT IS UNDEVELOPED LAND. THE PROPOSED LAND USE FOR LOT 1 AND LOT 2 WILL BE DESIGNATED AS COMMERCIAL AND LOTS 3, 4, AND 5 WILL BE DESIGNATED AS RESIDENTIAL. THE PROPOSED IMPERVIOUS COVER FOR ALL LOTS HAS BEEN ASSUMED. HYDROLOGY CALCULATIONS ARE PRESENTED FOR ALL LOTS RESPECTIVELY. THE RATIONAL METHOD WAS USED TO CALCULATE THE EXISTING AND POST-DEVELOPMENT STORM RUN-OFF PEAK FLOWRATES FOR THE 10-YEAR AND 50-YEAR FREQUENCY STORM EVENTS. RUNOFF COEFFICIENTS, "C" VALUES, WERE DETERMINED BASED ON THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) HYDRAULIC DESIGN MANUAL, DATED JULY 2016. THE COMPOSITE "C" VALUE FOR THE EXISTING CONDITIONS FOR LOT 1 AND LOT 2 IS 0.16, AND THE COMPOSITE "C" VALUE FOR THE POST-DEVELOPMENT CONDITIONS FOR LOT 1 AND LOT 2 IS ASSUMED TO BE 0.83; THAT IS AN INCREASE OF 0.67. THE CALCULATED EXISTING PEAK 10-YEAR FLOW RATE FOR LOT 1 IS APPROXIMATELY 0.78 CFS, AND THE POST-DEVELOPMENT PEAK 50-YEAR FLOW RATE IS APPROXIMATELY 9.07 CFS. THE CALCULATED EXISTING PEAK 10-YEAR FLOW RATE FOR LOT 2 IS APPROXIMATELY 0.62 CFS, AND THE POST-DEVELOPMENT PEAK 50-YEAR FLOW RATE IS APPROXIMATELY 7.57 CFS. THE COMPOSITE "C" VALUE FOR THE EXISTING CONDITIONS FOR LOTS 3, 4 AND 5 IS 0.16, AND THE COMPOSITE "C" VALUE FOR THE POST-DEVELOPMENT CONDITIONS FOR LOTS 3, 4 AND 5 IS ASSUMED TO BE 0.50; THAT IS AN INCREASE OF 0.34. THE CALCULATED EXISTING PEAK 10-YEAR FLOW RATE FOR LOTS 3, 4 AND 5 IS APPROXIMATELY 0.93 CFS, AND THE POST-DEVELOPMENT PEAK 50-YEAR FLOW RATE IS APPROXIMATELY 7.49 CFS. THE CALCULATED "C" VALUES AND PEAK FLOW RATES ARE FOUND IN ATTACHMENT D.

**DETENTION**  
 THE REQUIRED DETENTION VOLUME TO CONTAIN THE 50-YEAR FREQUENCY STORM EVENT FOR LOT 1 WITH THE ASSUMED IMPROVEMENTS WHILE RELEASING AT THE EXISTING 10-YEAR FREQUENCY STORM EVENT IS APPROXIMATELY 6,998 CF OR 0.16 ACRE-FOOT. STORMWATER RUNOFF WILL BE DETAINED ONSITE BY MEANS OF A DETENTION POND. THE DETENTION POND WILL HAVE AN OUTLET STRUCTURE SIZED TO RELEASE THE EXISTING 10-YEAR FLOWRATE AND WILL DRAIN INTO ROADSIDE DITCH ALONG SOUTH SIDE OF U.S. HIGHWAY 281 (MILITARY HIGHWAY). THE REQUIRED DETENTION VOLUME TO CONTAIN THE 50-YEAR FREQUENCY STORM EVENT FOR LOT 2 WITH THE ASSUMED IMPROVEMENTS WHILE RELEASING AT THE EXISTING 10-YEAR FREQUENCY STORM EVENT IS APPROXIMATELY 5,587 CF OR 0.12 ACRE-FOOT. STORMWATER RUNOFF WILL BE DETAINED ONSITE BY MEANS OF A DETENTION POND. THE DETENTION POND WILL HAVE AN OUTLET STRUCTURE SIZED TO RELEASE THE EXISTING 10-YEAR FLOWRATE AND WILL DRAIN INTO ROADSIDE DITCH ALONG SOUTH SIDE OF U.S. HIGHWAY 281 (MILITARY HIGHWAY). THE REQUIRED DETENTION VOLUME TO CONTAIN THE 50-YEAR FREQUENCY STORM EVENT FOR LOTS 3, 4 AND 5 WITH THE ASSUMED IMPROVEMENTS WHILE RELEASING AT THE EXISTING 10-YEAR FREQUENCY STORM EVENT IS APPROXIMATELY 8,553 CF OR 0.19 ACRE-FOOT. ALL DETENTION REQUIRED FOR RESIDENTIAL LOTS 3, 4, AND 5 WILL BE ON THE COMMERCIAL LOTS, OWNED AND MAINTAINED BY THE OWNERS OF THE COMMERCIAL LOTS, IN AN EASEMENT. THE REQUIRED DETENTION FOR THE RESIDENTIAL LOTS WILL BE EQUALLY DIVIDED INTO THE PONDS ON THE COMMERCIAL LOTS. THE DETENTION POND WILL HAVE AN OUTLET STRUCTURE SIZED TO RELEASE THE EXISTING 10-YEAR FLOWRATE AND WILL DRAIN INTO ROADSIDE DITCH ALONG SOUTH SIDE OF U.S. HIGHWAY 281 (MILITARY HIGHWAY). STORMWATER RUNOFF FROM THE ENTIRE SUBDIVISION WILL FLOW EAST AND OUTFALL INTO H.C.D.D. #1 DRAINAGE SYSTEM DRAIN DITCH M.O.MAINTENANCE SYSTEM. 25A14 OWNED BY HIDALGO COUNTY IRRIGATION DISTRICT # 9 AND MAINTAINED BY H.C.O.D. #1.



EXISTING SITE & TOPOGRAPHICAL LAYOUT

**EXISTING LEGEND**

- WM WATER METER
- CP COTTON PICKER SPINDLE
- IR IRON ROD
- AL ALUMINUM CAP
- PP POWER POLE
- WF WIRE FENCE
- HW HOG WIRE FENCE
- TM TELEPHONE MARKER

**LEGEND**

- - SET No.4 REBAR
- ⊗ - FD. No.4 REBAR
- ⬢ - BENCH MARK
- ⊕ - SET COTTON PICKER SPINDLE
- ⊙ - ALUMINUM CAP

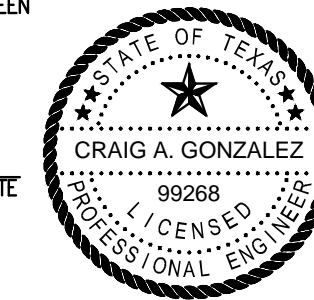
STATE OF TEXAS  
 COUNTY OF HIDALGO

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

CRAIG A. GONZALEZ  
 LICENSED PROFESSIONAL ENGINEER No. 99268  
 FIRM NO. F-13094

06-18-2021 DATE

DATE OF PREPARATION: 05-05-2021



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

ON \_\_\_\_\_ AT \_\_\_\_\_ A.M./P.M.  
 INSTRUMENT NUMBER \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY CLERK

**INDEX TO SHEET OF JOSEFINA SUBDIVISION**

1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION & ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATION OF THE PRECINCT THE PROJECT IS SITUATED; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO COUNTY DRAINAGE DISTRICT No.1 APPROVAL; LOT 1 & LOT 2 COMMERCIAL, LOT 3 - LOT 5 RESIDENTIAL.
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); TYPICAL WATER SERVICE CONNECTION SUBDIVIDER CERTIFICATE AND STATEMENT.
3	DRAINAGE STATEMENT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION REVISION NOTES.

PRINCIPAL CONTACTS	ADDRESS	PHONE
OWNER: AGADO SUBDIVISION	ELOY & LETICIA AGADO	4551 RANCHO TOLUCA RD., MERCEDES, TEXAS 78570 (956) 228-7351
ENGINEER: URBAN INFRASTRUCTURE GROUP, INC.	CRAIG A. GONZALEZ	260 S. TEXAS BLVD., STE. 403, WESLACO TX, 78596 (956) 405-3337
SURVEYOR: ROSALES & ASSOC., PLLC	REYNALDO REYES	P.O. BOX 476 107 W. HUISACHE ST. MCALLEN, TEXAS 78506 (956) 968-2422

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