



# 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: 11-30-2021

PROPOSED VARGAS SUBDIVISION PRECINCT No. 3.

ENGINEER: SOUTH TEXAS INFRASTRUCTURE GROUP DEVELOPER: CRISTO SALVADOR VARGAS

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: SOUTH OF MILE 5 ROAD APPROXIMATELY 350.00 FEET WEST OF MINNESOTA 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 9-18-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUN-OFF ONTO MILE 5 NORTH ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO MILE 5 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-10-2021 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 11-16-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-10-2021 : 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 ITEM: BLOCKS & LOTS

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.

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

CRISTO SALVADOR VARGAS & CHRISTOPHER JOSEPH VARGAS, AS OWNER OF THE 5.28 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VARGAS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED 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 THE STATE STANDARDS
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS
(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

CRISTO SALVADOR VARGAS CHRISTOPHER J. VARGAS DATE
PO BOX 2811 MISSION, TEXAS 78753

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CRISTO SALVADOR VARGAS & CHRISTOPHER JOSEPH VARGAS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF

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

THIS PLAT OF VARGAS 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

CITY OF MISSION CERTIFICATE OF APPROVAL

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

MAYOR CITY OF MISSION DATE

ATTEST: CITY SECRETARY DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR TREVINO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

VICTOR TREVINO, P.E. LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

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

JUAN E. GALVAN, R.P.L.S. REG. PROFESSIONAL LAND SURVEYOR # 4011

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS DAY OF 20

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

ATTEST: PRESIDENT

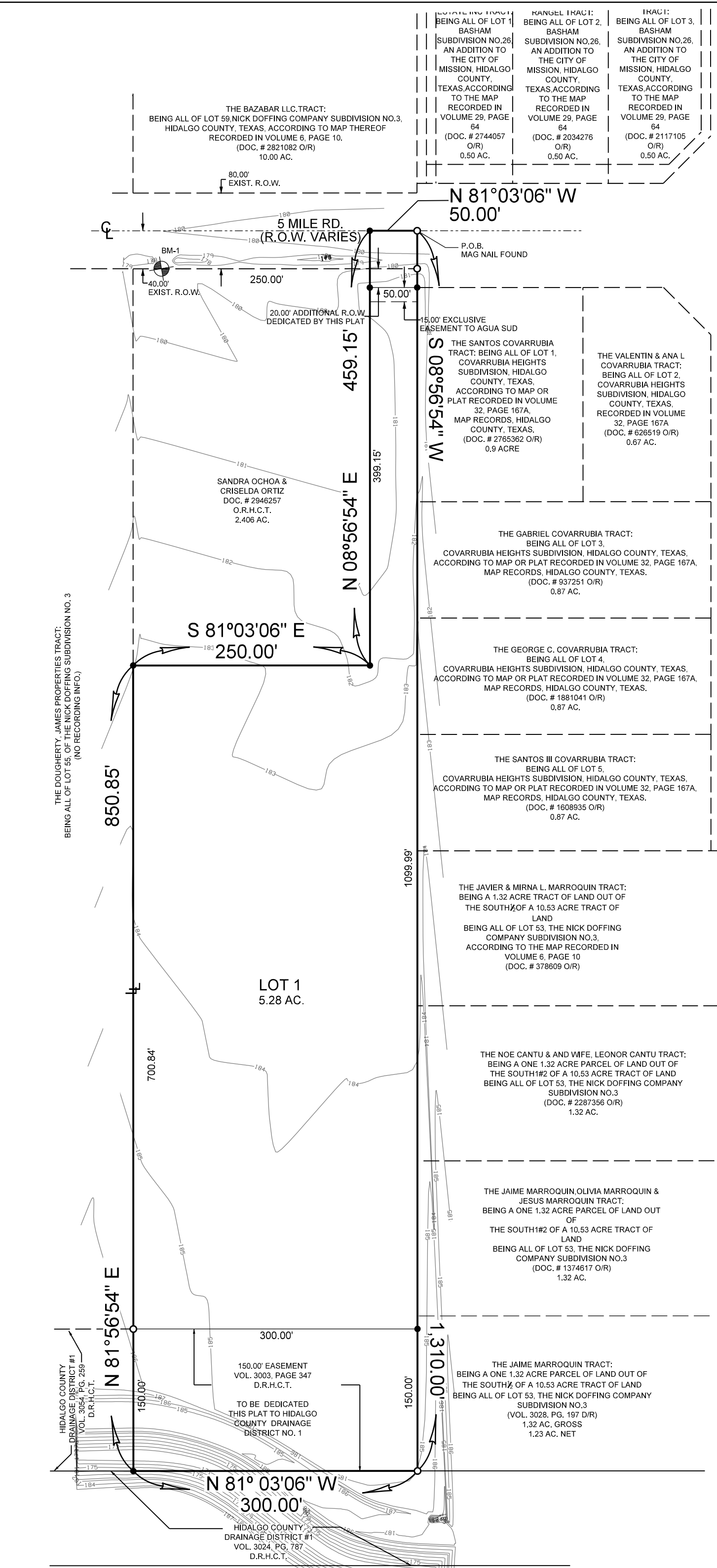
SECRETARY

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 TEXAS WATER CODE 49.211(0). 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. DATE



I, ROBERTO SALINAS, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE VARGAS SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF THE CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) ISSUED 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.

ROBERTO SALINAS, P.E. GENERAL MANAGER AGUA SPECIAL UTILITY DISTRICT

GENERAL NOTES:

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: "X" (UNSHADED) ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR-FLOOD-PLAIN COMMUNITY PANEL NO. 480334 0290 D, REVISED JUNE 6, 2000
2. MINIMUM BUILDING SETBACK LINES: FRONT SETBACK: 60 FEET OR EASEMENT WHICHEVER IS GREATER
50 FEET FOR LOTS FRONTING ABRAM ROAD
SIDE SETBACK: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
EXTERNAL LOT: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF ROAD 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 DEVELOPMENT PERMIT APPLICATION
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 A TOTAL OF 10,740 CUBIC FEET OR 0.247 ACRE-FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION.
7. 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, GRASS COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. 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.
9. 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.
10. 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 LOT.
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 DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
12. CRISTO SALVADOR VARGAS & CHRISTOPHER JOSEPH VARGAS, THE OWNER & SUBDIVIDER OF VARGAS 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.
13. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME IN THE LOT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
14. 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.
15. NO CONSTRUCTION ALLOW WITHIN THE FIRST 340 FEET OF THE LOT 1.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

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

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS COUNTY OF HIDALGO

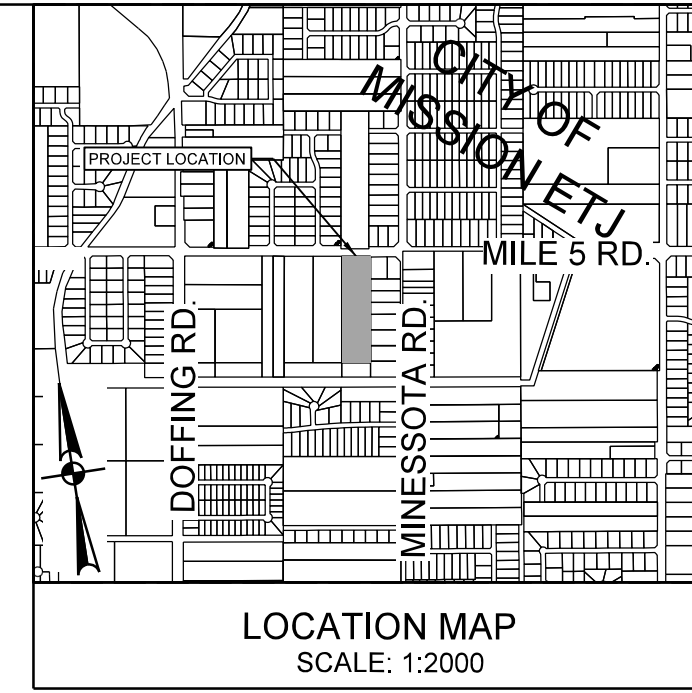
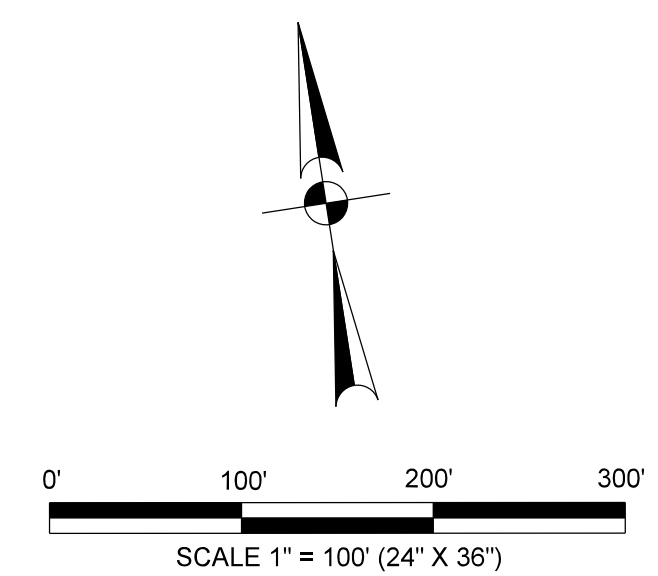
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VARGAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

Table with 5 columns: NAME, ADDRESS, CITY & ZIP, PHONE, FAX. Rows include OWNER (Cristo Salvador Vargas & Christopher Joseph Vargas), ENGINEER (Victor Trevino, P.E.), and SURVEYOR (Juan E. Galvan, R.P.L.S.).

LEGEND: SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED 'ROWSS PROP. COR.' FOUND IRON ROD WITH PLASTIC CAP STAMPED 'ROWSS PROP. COR.', UNLESS OTHERWISE NOTED OFFICIAL RECORDS HIDALGO COUNTY TEXAS MAP RECORDS HIDALGO COUNTY TEXAS DEED RECORDS HIDALGO COUNTY TEXAS RIGHT-OF-WAY HIDALGO COUNTY DRAINAGE DISTRICT



LOCATION DESCRIPTION:

VARGAS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 3 IN THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATE 350 FT WEST OF THE INTERSECTION OF MINNESOTA AND MILE 5 RD (F.M. 676). THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE CITY OFFICE OF PLANNING AND ZONING (POPULATION 63,394). VARGAS SUBDIVISION LIES APPROXIMATELY 3 1/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.

INDEX OF SHEETS

- SHEET 1 - HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING; ENVIRONMENTAL HEALTH DIVISION MANAGER, REVISION NOTES.
SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES; MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEERING CERTIFICATION; REVISION NOTES.

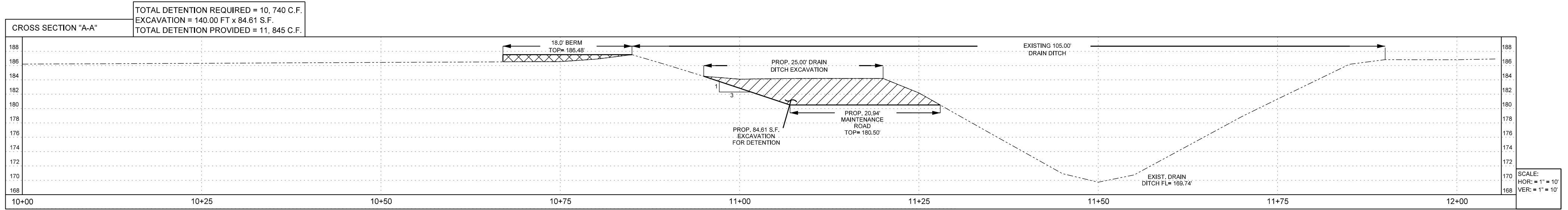
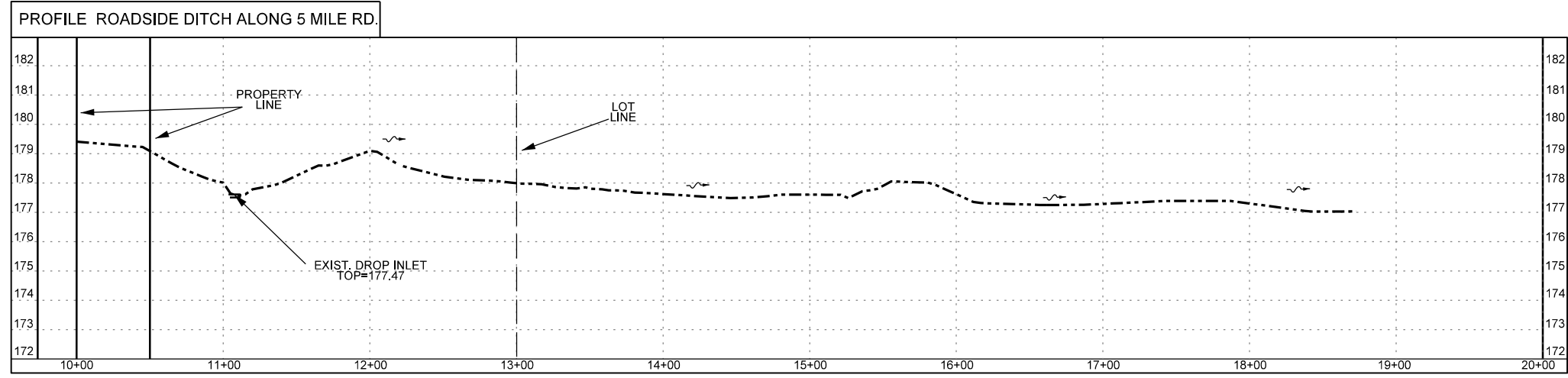
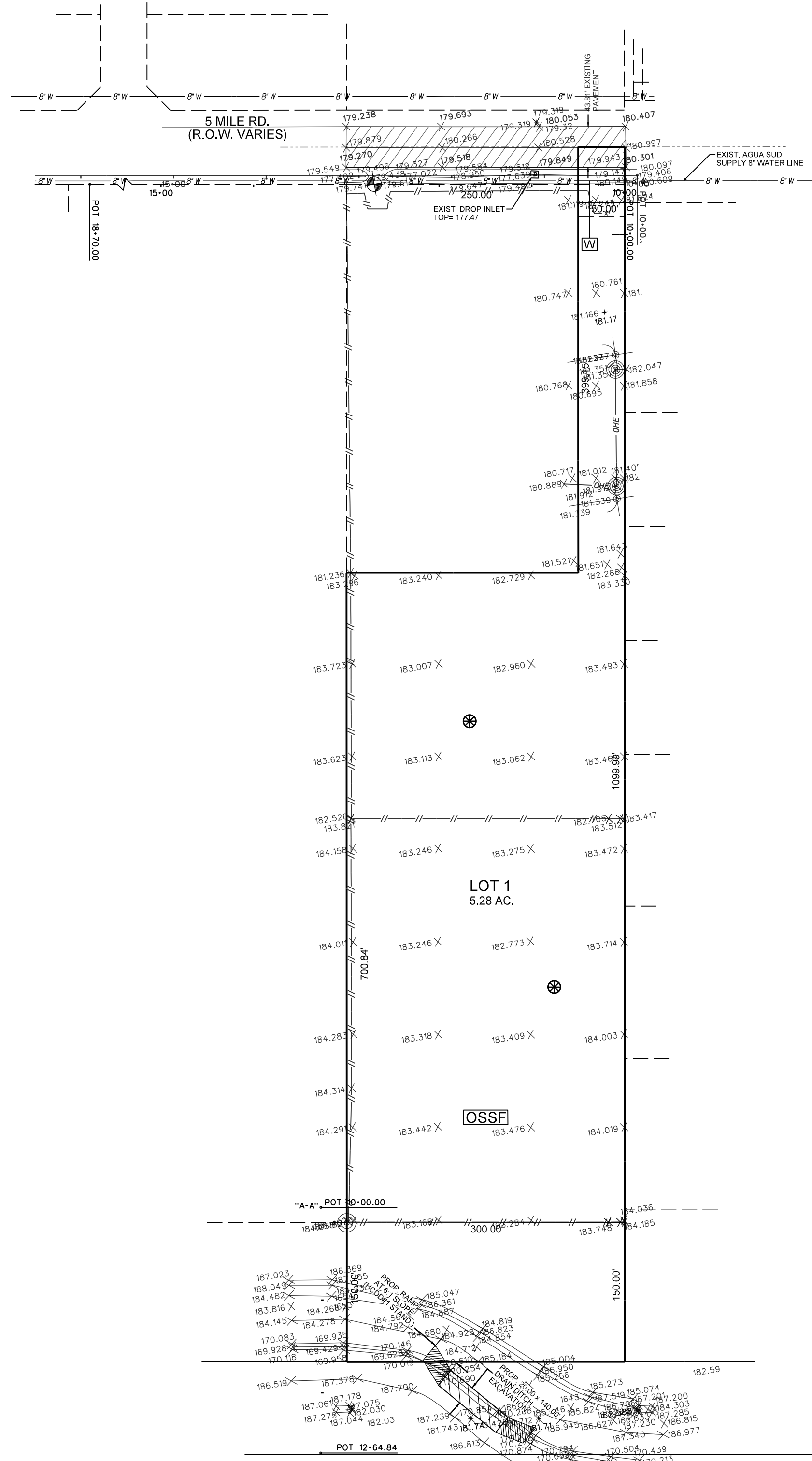
METES AND BOUNDS

BEING A 6.387 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, OUT OF THE NORTH 1,818 ACRES OF SHARE NUMBER 3, AND ALL OF SHARES 4, 5, 6, 7 & 8 OF THE AGREED PARTITION OF PORCION 49, TORIBIO ZAMORA GRANT, HIDALGO COUNTY, TEXAS, AND BEING OUT OF LOT 54, OF THE NICK DOFFING SUBDIVISION NO. 3, AS RECORDED IN VOLUME 6, PAGE 10, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID LOT 54 CONVEYED BY GENERAL WARRANTY DEED TO CRISTO SALVADOR VARGAS & CHRISTOPHER JOSEPH VARGAS, AS DESCRIBED IN DOCUMENT NUMBER 29462557, OF THE OFFICIAL RECORDS, HIDALGO COUNTY TEXAS, SAID 5.28 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A MAG NAIL FOUND ON THE CENTERLINE OF F.M. 676 (MILE 5 RD.) FOR THE NORTHEAST CORNER OF LOT 54 OF SAID NICK DOFFING SUBDIVISION NO. 3;
THENCE, SOUTH 08°56'54" WEST, WITH THE COMMON LINE OF SAID LOT 54 AND COVARRUBIA HEIGHTS SUBDIVISION AS RECORDED IN VOLUME 32, PAGE OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, PASSING AN IRON ROD FOUND AT 40.00 FEET FOR THE EXISTING RIGHT-OF-WAY OF 5 MILE RD, CONTINUING FOR A TOTAL DISTANCE OF 1,310.00 TO AN IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 54 AND ALSO BEING THE SOUTHEAST CORNER OF THIS TRACT;
THENCE, NORTH 81°03'06" WEST A DISTANCE OF 300.00 FEET, WITH THE COMMON LINE OF SAID LOT 54 AND A TRACT OF LAND OWNED BY HIDALGO COUNTY DRAINAGE DISTRICT AS RECORDED IN VOLUME 3024, PAGE 787, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, TO AN IRON ROD SET FOR A CORNER OF THIS TRACT OF LAND;
THENCE, NORTH 81°56'54" EAST A DISTANCE OF 850.85 FEET, WITH THE COMMON LINE OF SAID LOT 54 AND LOT 55, TO AN IRON ROD SET FOR A CORNER OF A 2,406 ACRE TRACT OF LAND CONVEYED TO SANDRA OCHOA & CRISLEDA ORTIZ BY DOCUMENT NUMBER 29462557, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING A CORNER OF THIS TRACT;
THENCE, SOUTH 81°03'06" EAST A DISTANCE OF 250.00 FEET, WITH THE SOUTH LINE OF SAID 2,406 ACRE TRACT OF LAND, TO AN IRON ROD SET FOR A CORNER OF THIS TRACT;
THENCE, NORTH 08°56'54" EAST A DISTANCE OF 459.15 FEET, ALONG THE EAST LINE OF SAID 2,406 ACRE TRACT OF LAND, TO A MAGNAIL SET ON THE CENTERLINE OF 5 MILE RD AND ALSO BEING A CORNER OF THIS TRACT;
THENCE, NORTH 81°03'06" WEST A DISTANCE OF 50.00 FEET, ALONG THE CENTERLINE OF 5 MILE RD, TO THE POINT OF BEGINNING OF THIS TRACT OF LAND;

THE COUNTY OF HIDALGO TEXAS 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

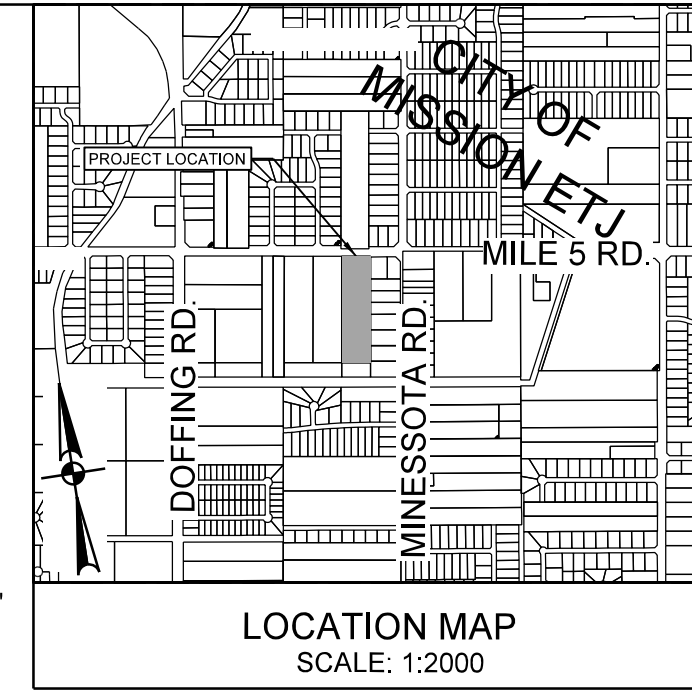
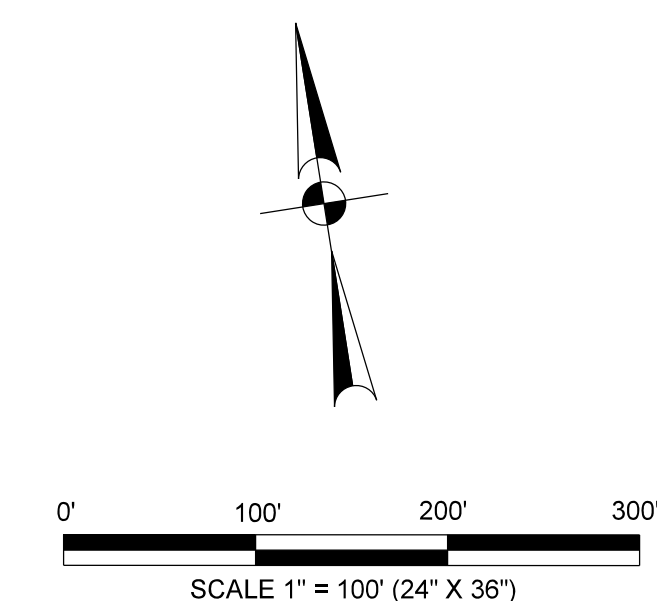
LOT LAYOUT VARGAS SUBDIVISION BEING A 6.387 AC. OF SHARE 3 AND ALL OF SHARES 4, 5, 6, 7 & 8 OF THE AGREED PARTITION OF PORCION 49, TORIBIO ZAMORA GRANT, HIDALGO COUNTY TEXAS, OUT OF LOT 54, OF THE NICK DOFFING SUBD. NO. 3, AS RECORDED IN VOL. 6, PAGE 10, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SOUTH TEXAS INFRASTRUCTURE GROUP 900 S. STEWART RD., SUITE 13 MISSION, TEXAS 78752 PH: (956) 424-3335 FAX: (956) 424-3132 TBPE REG # 1500



**LEGEND:**

- CHAIN LINK FENCE
- SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR."
- FOUND 1/2" IRON PIN
- WOOD FENCE
- PROPOSED WATER METER
- OVERHEAD ELECTRIC
- SING
- ON-SITE SEWAGE FACILITY
- WIRE FENCE
- SOIL BORING



**WATER AND SEWER ENGINEERING REPORT**

**WATER SUPPLY (DESCRIPTION, COST, AND OPERABILITY DATE:**

VARGAS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND AGUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SUD 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.

VARGAS SUBDIVISION WILL CONSIST OF ONLY ONE (1) LOT. AGUA SUD HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF MILE 5 RD (M. 676). THE WATER SYSTEM FOR VARGAS SUBDIVISION CONSISTS OF CONNECTING TO THE EXISTING 8" WATER LINE, A 3/4" DIAMETER SINGLE SERVICE LINE RUNS THROUGH THE LOT BEFORE GOING TO THE WATER METER BOX FOR THE LOT. THE 8" LINE, THE 3/4" SINGLE SERVICE LINE AND THE METER BOX HAVE ALREADY BEEN INSTALLED, AT A TOTAL OF \$\_\_\_\_\_. IN ADDITION THE SUBDIVIDER HAS PAID AGUA SUD THE SUM OF \$\_\_\_\_\_ WHICH COVERS THE COST OF THE LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SUD AND SAID DISTRIBUTION SYSTEM OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE**

SEWAGE FROM VARGAS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAIN FIELD ON LOT 1. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR REPLACEMENT DRAIN FIELD.

**SOIL EVALUATION REPORT:**  
THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

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

**ENGINEER CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS: WATER FACILITIES-THESE FACILITIES FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METER, WILL COST A GRAND TOTAL OF \$\_\_\_\_\_. SEWAGE FACILITIES-SEPTIC SYSTEM IS ESTIMATED TO COST \$\_\_\_\_\_.

VICTOR TREVINO, P.E.  
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

DATE \_\_\_\_\_



**REPORTE DE INGENIERIA DE AGUA Y DRENAJE**

**WATER SUPPLY (DESCRIPCION, GASTOS Y FECHAS DE INICIO):**

LA SUBDIVISION VARGAS RECIBIRÁ SU FECHAS DE AGUA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL DUEÑO DE LA SUBDIVISION Y AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU AGUA POR LOS PRÓXIMOS 30 AÑOS. AGUA SUD HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA SUBDIVISION VARGAS TIENE 1 LOTE. AGUA SUD TIENE UN CONDUCTO EXISTENTE DE AGUA DE 8" DE DIAMETRO CORRIENDO SOBRE EL LADO SUR DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA 5 MILE RD (M. 676). EL SISTEMA DE AGUA PARA LA SUBDIVISION BAZAN CONSISTIRA DE CONECTAR AL CONDUCTO EXISTENTE DE 8" DE DIAMETRO, UN SERVICIO SENCILLO DE 3/4" DE DIAMETRO. EL CONDUCTO DE 3/4" DE DIAMETRO Y EL MEDIDOR MECANICO DE AGUA TIENEN UN COSTO DE \$\_\_\_\_\_. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA AGUA SUD \$\_\_\_\_\_ EL CUAL CUBRE EL COSTO DEL LOTE COMO ESTA ESTIPULADO EN EL CONTRATO DE 30 AÑOS. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR AGUA SUD Y EL MENCIONADO SISTEMA DE DISTRIBUCION DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA CON EL CONDADO DE HIDALGO.

**DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION**

SE INSTALARÁ UNA FOSA SÉPTICA EN EL LOTE 1. ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

**REPORTE DE EVALUACION DE SUELO:**

SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGAR OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOS Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSA SÉPTICA ES DE \$\_\_\_\_\_. DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$\_\_\_\_\_. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACION DE LA FOSA SÉPTICA DESDE \_\_\_\_/\_\_\_\_/2019.

**CERTIFICACION:**

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO 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 DRENAJE SON: AGUA- EL SISTEMA/SERVICIO DE AGUA SERÁN INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTAR UN TOTAL DE \$\_\_\_\_\_. DRENAJE- SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ \$\_\_\_\_\_.

VICTOR TREVINO, P.E.  
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

DATE \_\_\_\_\_



VICTOR TREVINO, P.E.  
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

DATE \_\_\_\_\_



**SUBDIVIDER CERTIFICATION**

1-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 TO THE LOTS 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:**

1-WE, CRISTO SALVADOR VARGAS & CHRISTOPHER J. VARGAS SUBDIVIDER FOR VARGAS SUBDIVISION HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND 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

**STATE OF TEXAS COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CRISTO SALVADOR VARGAS & CHRISTOPHER J. VARGAS KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC

PENA CHAPA DEVELOPMENT  
MANUEL CHAPA (MEMBER)

DATE \_\_\_\_\_

**UTILITY LAYOUT VARGAS SUBDIVISION**

BEING 6.387 AC. OF SHARE 3; AND ALL OF SHARES 4, 5, 6, 7 & 8 OF THE AGREED PARTITION OF PORCION 49; TORIBIO ZAMORA, GRANT, HIDALGO COUNTY TEXAS. OUT OF LOT 54, OF THE NICK DOFFING SUBD. NO. 3, AS RECORDED IN VOL. 6, PAGE 10, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTACTS:					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	CRISTO SALVADOR VARGAS & CHRISTOPHER JOSEPH VARGAS	PO BOX 2811	MISSION, TEXAS, 78753	(956)-533-4516	
ENGINEER:	VICTOR TREVINO, P.E.	900 S. STEWART, STE. 13	MISSION, TEXAS 78752	(956) 424-3335	(956) 583-7116
SURVEYOR:	JUAN E. GALVAN, R.P.L.S.	900 S. STEWART, STE. 13	MISSION, TEXAS 78752	(956) 424-3335	(956) 583-7116

**SOUTH TEXAS INFRASTRUCTURE GROUP**  
900 S. STEWART RD., SUITE 13  
MISSION, TEXAS 78752  
PH: (956) 424-3335  
FAX: (956) 424-3132  
TBPE REG. # 1500

