



# 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: 12-28-2021

PROPOSED RSG SUBDIVISION PRECINCT No. 3.

ENGINEER: NAIN ENGINEERING DEVELOPER: JUAN ELOY SALINAS JR.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 14  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 2

LOCATION DESCRIPTION: NORTHEAST CORNER OF IOWA ROAD AND MILE 8 NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-21-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUN-OFF ONTO MILE 8 NORTH ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO MILE 8 NORTH ROAD AND 30.00 FEET ONTO IOWA ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-22-2021 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-26-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF'S

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-19-2021: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

**LARGE CONSTRUCTION**

The applicant has submitted the required NOI 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: \_\_\_\_\_, \_\_

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

**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.

# RSG SUBDIVISION

A 10.00 ACRE TRACT OF LAND BEING ALL OF LOT 1, BLOCK 22, TEXAN GARDENS SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEGINNING AT A COTTON PICKER SPINDLE FOUND AT THE INTERSECTION OF IOWA ROAD AND MILE 8 NORTH ROAD FOR THE SOUTHWEST CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED:

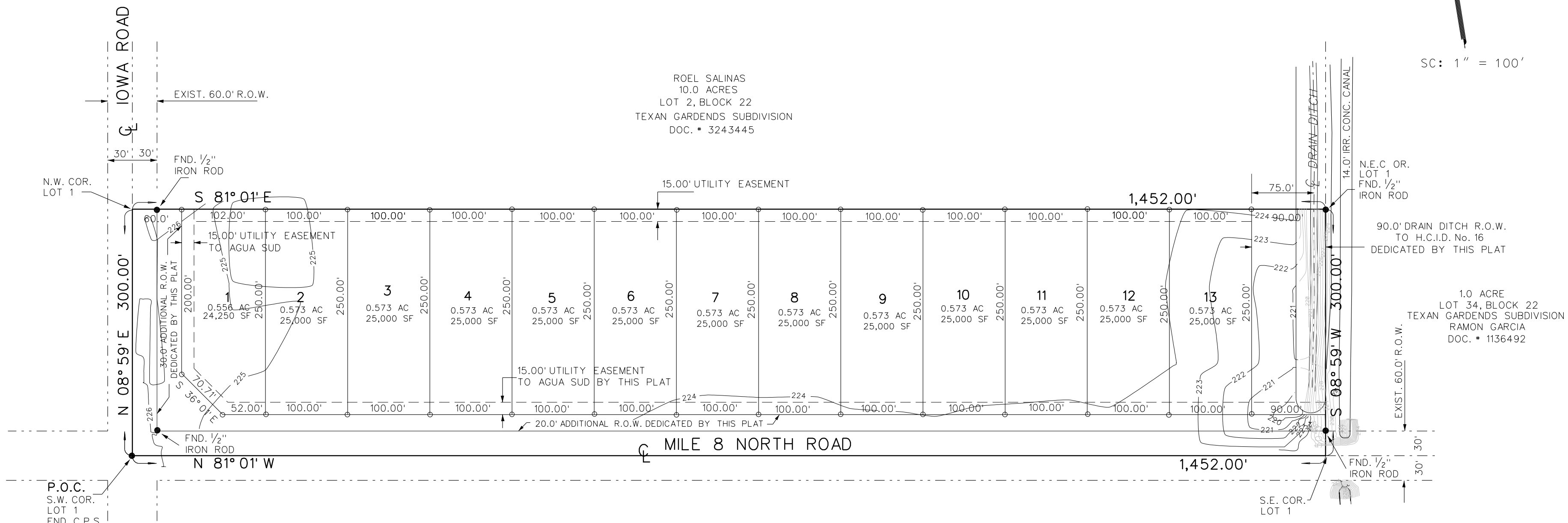
THENCE: N 08° 59' E, ALONG THE WEST LINE OF LOT 1 AND THE CENTERLINE OF IOWA ROAD, A DISTANCE OF 300.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF LOT 1 AND THE NORTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: S 81° 01' E, ALONG THE NORTH LINE OF LOT 1, PASSING A 1/2" IRON ROD FOUND AT 300.00 FEET FOR THE EAST R.O.W. LINE OF IOWA ROAD, A TOTAL DISTANCE OF 1,452.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 1 AND THE NORTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: S 08° 59' W, ALONG THE EAST LINE OF LOT 1, PASSING AT 270.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTH R.O.W. LINE OF MILE 8 NORTH ROAD, A TOTAL DISTANCE OF 300.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: N 81° 01' W, ALONG THE SOUTH LINE OF LOT 1 AND THE CENTERLINE OF MILE 8 NORTH ROAD, A TOTAL DISTANCE OF 1,452.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND MORE OR LESS.

SC: 1" = 100'



7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL) APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

9. 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 SEWAGE 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. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITH IN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:

1. ANCHORING OF SEPTIC TANK(S)
  2. BACK FLOW VALVES
  3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL
10. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION
11. WE MARIANO RESENDEZ JR., ARNOLDO GARZA AND JUAN ELOY SALINAS JR. THE OWNERS & SUBDIVIDERS OF RSG SUBDIVISION RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.

12. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

13. 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 OCCUPANCY AN EASEMENT.

14. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL 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.

15. FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.

16. IF THE PURCHASER(S) OF A LOT REQUIRES A COMMERCIAL LOT & SUBSEQUENTLY DETERMINE THAT A LARGER METER IS REQUIRED.

17. ALL LOTS SHALL HAVE A POST DEVELOPEMNT 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

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

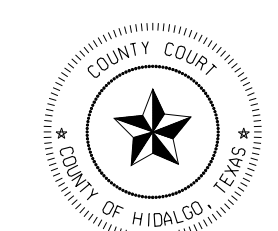
I, EDDIE SAENZ, P.E., HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR RSG SUBDIVISION. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THE 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.

EDDIE SAENZ P.E. - MANAGER  
 AGUA SPECIAL UTILITY DISTRICT

HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE § 232.028(A)  
 WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RSG SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 2021

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

ATTEST: \_\_\_\_\_  
 HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_



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

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

DATE OF PREPARATION: SEPTEMBER 25, 2021

**NAIN ENGINEERING, L.L.C.**  
 CONSULTING ENGINEER  
 526 N. 5TH STREET, DONNA, TEXAS. 78537  
 FIRM NO. F-9050  
 PH. (956) 784-0218  
 E-MAIL: NAINENGINEERING@YAHOO.COM

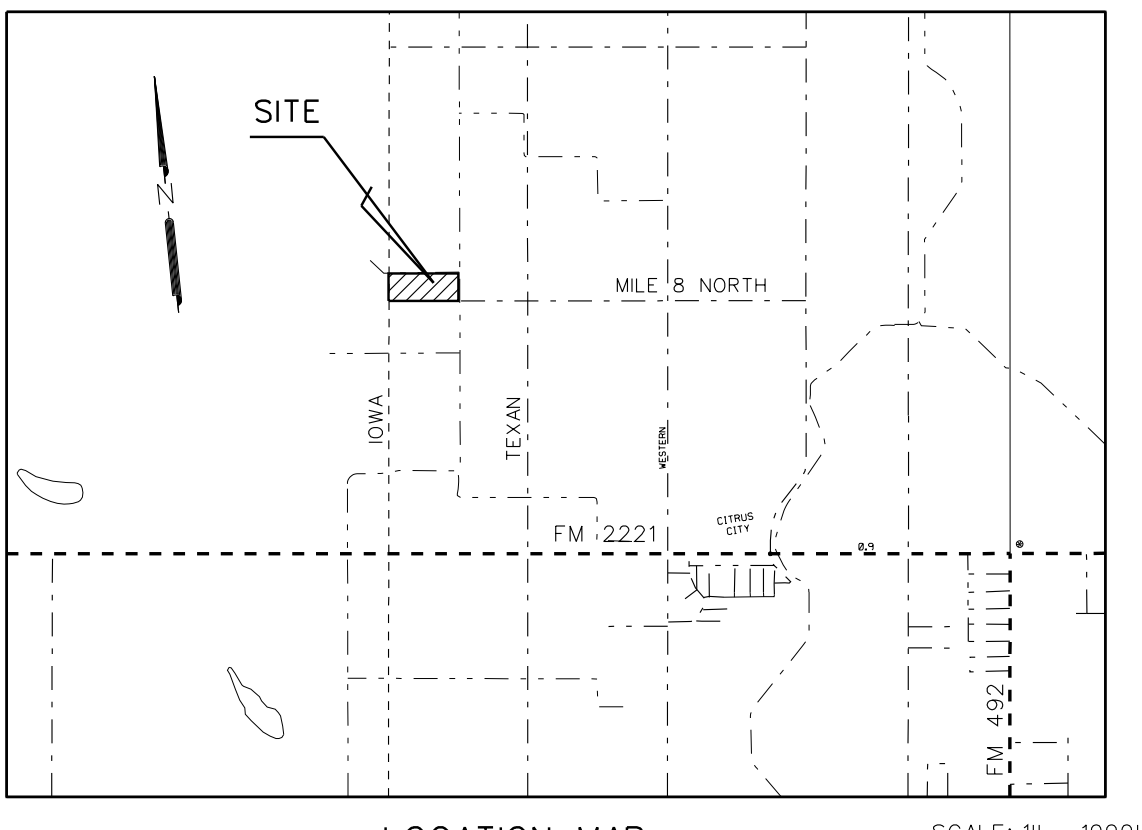
REVISION NOTES			
No.	SHEET	REVISION	DATE APPROVED

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JUAN ELOY SALINAS JR	5921 N. ABRAM ROAD	MISSION, TEXAS. 78574	(956) 222-4545
ENGINEER: GUILLERMO A. ARRATIA, P.E.	526 N. 5TH ST.	DONNA, TX 78537.	(956) 784-0218
SURVEYOR: HOMERO LUIS GUTIERREZ	2600 SAN DIEGO	MISSION, TEXAS 78572	956-369-0988

- GENERAL NOTES:**
1. MIN. BUILDING SETBACK LINES:  
 FRONT 50.0'  
 CORNER 10.0' OR EASEMENT WHICH EVER IS GREATER  
 SIDE 6.0' OR EASEMENT WHICH EVER IS GREATER  
 REAR 25.0' OR EASEMENT WHICH EVER IS GREATER
  2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION. (MIN. FIN. FLOOR ELEV. = 79.50)
  3. ● - DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.  
 ○ - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.  
 > - DENOTES NAIL FOUND UNLESS OTHERWISE NOTED.
  4. - BENCH MARK = 226.99 C.P.S. AT THE INTERSECTION OF MILE 8 NORTH OF THIS SUBDIVISION. NAVD 88
  5. FLOOD ZONE DESIGNATION: "X"  
 AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. C.P.N. 480334 0300 D MAP REVISED: JUNE 6, 2000  
 REVISED TO REFLECT LOMR EFFECTIVE: OCTOBER 5, 2018  
 CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

6. DRAINAGE:  
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 24,229 CUBIC FEET 0.56 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SELF-CONTAINED WITHIN THE SUBDIVISION THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
 RSG SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE NORTHWEST OF HIDALGO COUNTY AT THE NORTHEAST CORNER OF MILE 8 NORTH ROAD AND IOWA ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF PENITAS ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF PENITAS (POPULATION 4,759 /2015 CENSUS). RSG SUBDIVISION LIES APPROXIMATELY 3 MILES FROM THE 5 MILE ETJUS CITY LIMITS OF PENITAS.

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION  
 WE, JUAN ELOY SALINAS JR., ARNOLDO GARZA AND MARIANO PEREZ OWNERS OF THE 10.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "RSG SUBDIVISION" HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN.  
 WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT  
 (A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
 (B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;  
 (C) ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND  
 (D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.  
 WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

OWNER: JUAN ELOY SALINAS JR  
 ADDRESS: 5921 N. ABRAM ROAD  
 MISSION, TEXAS. 78574

OWNER: ARNOLDO GARZA  
 ADDRESS: 5921 N. ABRAM ROAD  
 MISSION, TEXAS. 78574

OWNER: MARIANO RESENDEZ JR  
 ADDRESS: 5921 N. ABRAM ROAD  
 MISSION, TEXAS. 78574

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JUAN ELOY SALINAS JR., ARNOLDO GARZA AND MARIANO RESENDEZ JR. PROVED TO BE THROUGH THEIR TEXAS SUBSCRIBED OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUALS 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 VIRTU OF THESE REQUIREMENTS IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH FACILITIES.

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

ATTEST: \_\_\_\_\_ SECRETARY \_\_\_\_\_ PRESIDENT \_\_\_\_\_

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 CODES 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. \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY OF HIDALGO  
 CERTIFICATE OF PLAT APPROVAL  
 I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RSG SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 2021  
 HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

HOMERO LUIS GUTIERREZ  
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791  
 2600 SAN DIEGO  
 MISSION, TEXAS 78572

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, THE UNDERSIGNED, GUILLERMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

*Guillermo Arratia, P.E.*  
 GUILLERMO A. ARRATIA  
 LICENSED PROFESSIONAL ENGINEER No. 94001  
 526 N. 5TH ST.  
 DONNA, TEXAS, 78537



INDEX TO SHEET OF RSG SUBDIVISION

SHEET	DESCRIPTION
SHEET 1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.C.D. CERTIFICATION; H.C.C.I.D. No. 16 CERTIFICATE OF APPROVAL; REVISION NOTES. H.C.H.D.
SHEET 2	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION); INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS

# MAP OF WATER DISTRIBUTION SYSTEM MAPA DE DISTRIBUCION DE AGUA

# RSG SUBDIVISION

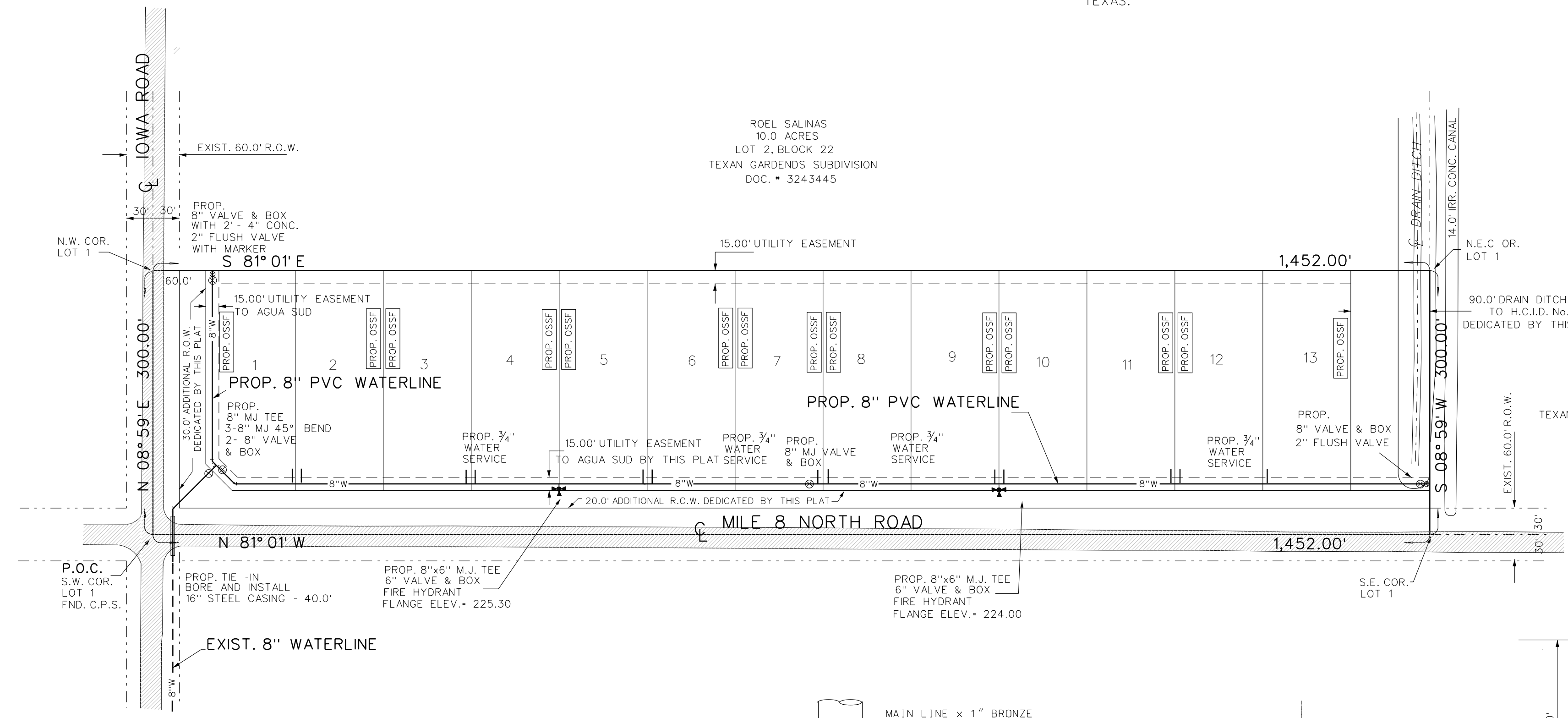
A 10.00 ACRE TRACT OF LAND BEING ALL OF LOT 1, BLOCK 22, TEXAN GARDENS SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS, HIDALGO COUNTY, TEXAS.

FINAL WATER AND SEWER ENGINEERING REPORT  
WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:  
RSG SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SUD, THE SUBDIVIDER AND AGUA SUD HAS 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.  
AGUA SUD HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE EAST RIGHT-OF-WAY OF IOWA ROAD ENDS ON THE SOUTH SIDE OF MILE 8 NORTH ROAD  
WATER DISTRIBUTION FOR RSG SUBDIVISION CONSIST OF EXTENDING A PROPOSED 8 INCH PVC WATERLINE ALONG THE EAST SIDE OF IOWA ROAD AND ALONG THE NORTH SIDE OF MILE 8 NORTH ROAD WITH 13 3/4" WATER SERVICES AND 2 FIRE HYDRANTS  
FOR THIS SUBDIVISION, SAID SERVICES TERMINATE AT THE WATER METER BOX, AND THE METER BOX HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$ 26,000.00, IN ADDITION THE SUBDIVIDER HAS PAID AGUA SUD THE SUM OF \$36,400.00, WHICH COVERS THE COST FOR ALL THE LOTS, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO AGUA SUD UPON REQUEST BY THE LOT OWNER, AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER.  
THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SUD, AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:  
SEWAGE FROM RSG SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THIS LOT. THE SITE EVALUATOR GUSTAVO CHAPA REG. # 9754, 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.  
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE SOIL IS A TEXTURE CLASS II SANDY LOAM BLOCKY 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 \$1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT AT TOTAL COST OF \$21,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON  
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 COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE 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 \$ 62,400.00  
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 19,500.00 FOR THE ENTIRE SUBDIVISION.

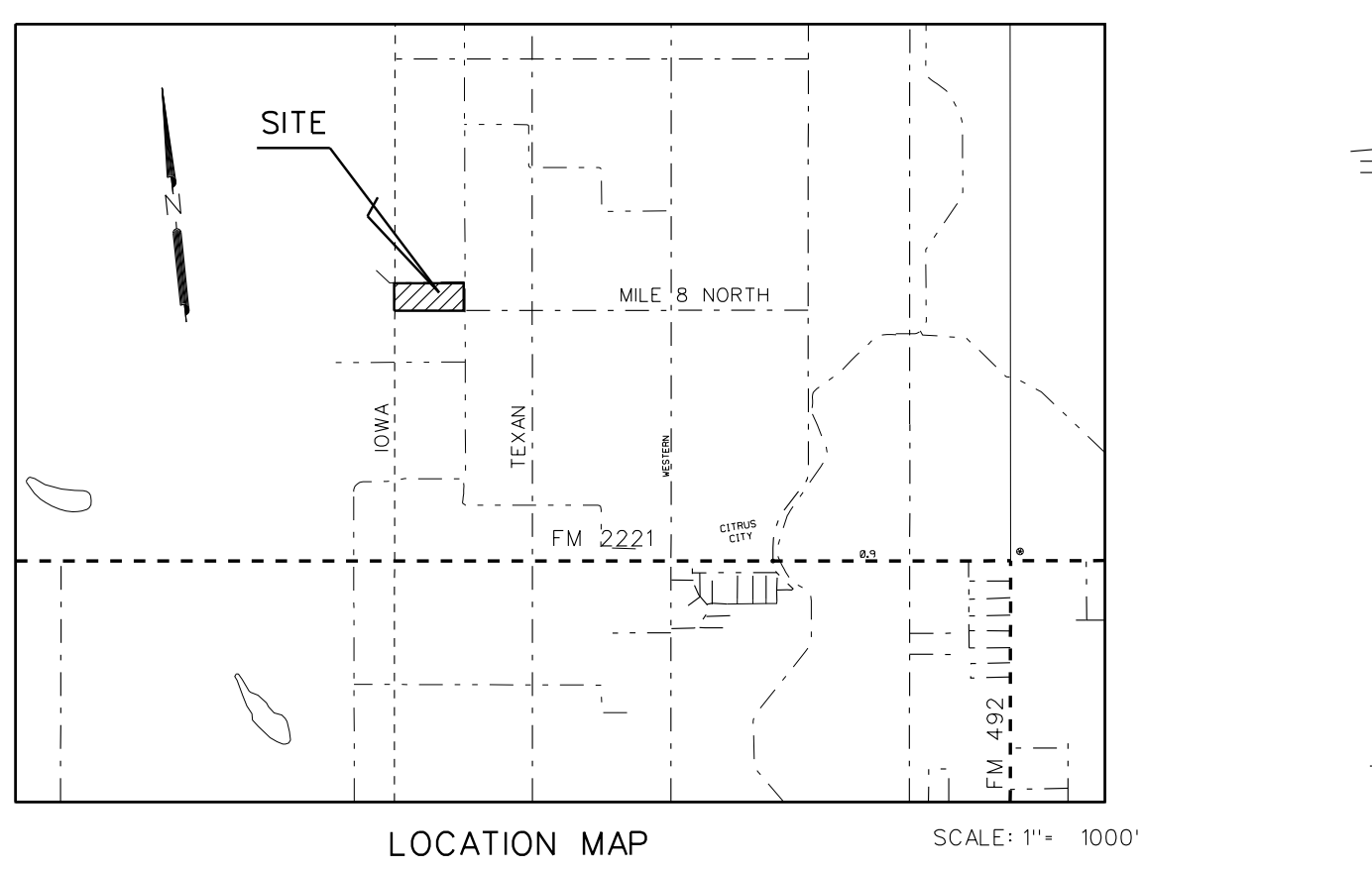
FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH  
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO  
LA SUBDIVISION DE LA RSG SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE AGUA SUD. EL DUENO DE LA SUBDIVISION Y LA COMPANIA AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. 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.  
EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DE RSG SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA IOWA ROAD Y SE INSTALARA UNA LINEA DE 8 PULGADAS DE AGUA, 13 SERVICIOS DE 3/4 DE PULGADA SENCILLOS Y 2 HYDRANTES DE AGUA  
PARA ESTA SUBDIVISION Y EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE \$ 26,000.00  
EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A AGUA SUD \$21,000.00 POR LA SUBDIVISION QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DEL MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUENO DEL LOTE SOLICITE EL MEDIDOR DE AGUA, LA COMPANIA DE AGUA SUD LO INSTALARA SIN COSTO ALGUNO AL DUENO DE LA SUBDIVISION, EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.  
DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION.  
SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. GUSTAVO CHAPA, AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE. CADA LOTE EN LA SUBDIVISION MEDIO ACRE, SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LOS LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME) EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 60 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 FOSAS SEPTICAS POR SOLAR SON \$1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROVACION FINAL. A UN COSTO TOTAL DE \$21,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE  
CERTIFICACION:  
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:  
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 62,400.00  
DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN \$ 19,500.00 PARA TODA LA SUBDIVISION



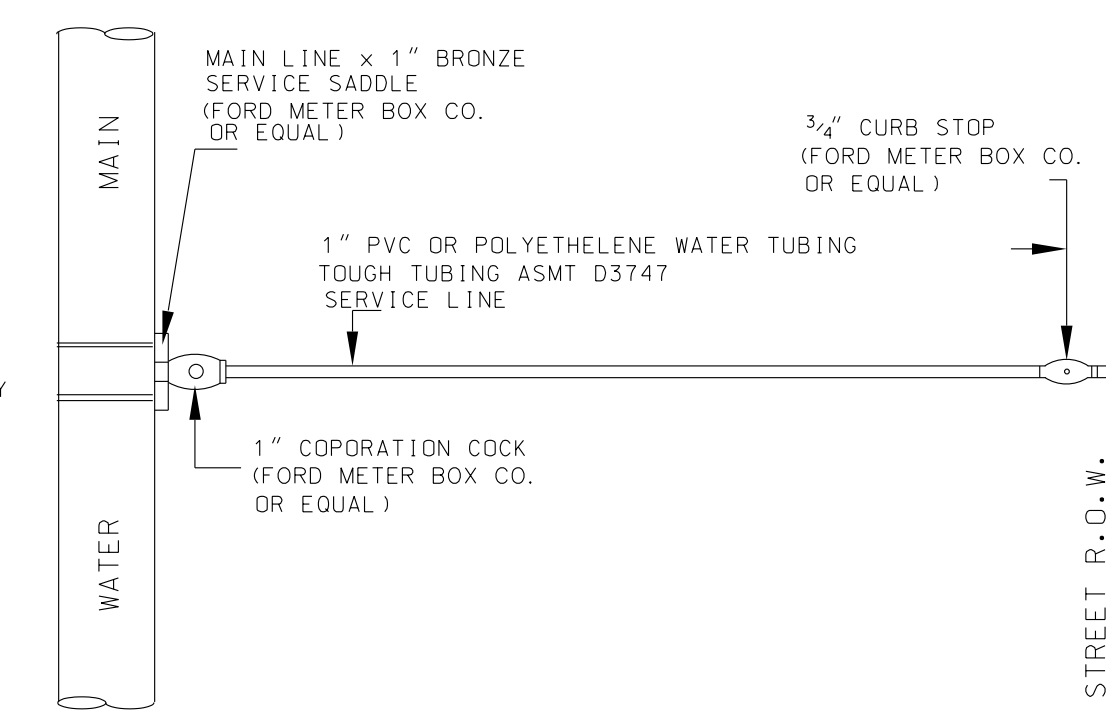
**SUBDIVIDER CERTIFICATION:**  
1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOT MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOT OR SEPTIC TANK MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.  
**SUBDIVIDER STATEMENT:**  
1.- WE JUAN ELOY SALINAS JR, ARNOLDO GARZA AND MARIANO RESENDEZ JR SUBDIVIDERS OF RSG SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND 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 TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER: JUAN ELOY SALINAS JR  
ADDRESS: 5921 N. ABRAM ROAD  
MISSION, TEXAS, 78574  
OWNER: ARNOLDO GARZA  
ADDRESS: 5921 N. ABRAM ROAD  
MISSION, TEXAS, 78574  
OWNER: MARIANO RESENDEZ JR  
ADDRESS: 5921 N. ABRAM ROAD  
MISSION, TEXAS, 78574  
STATE OF TEXAS  
COUNTY OF HIDALGO

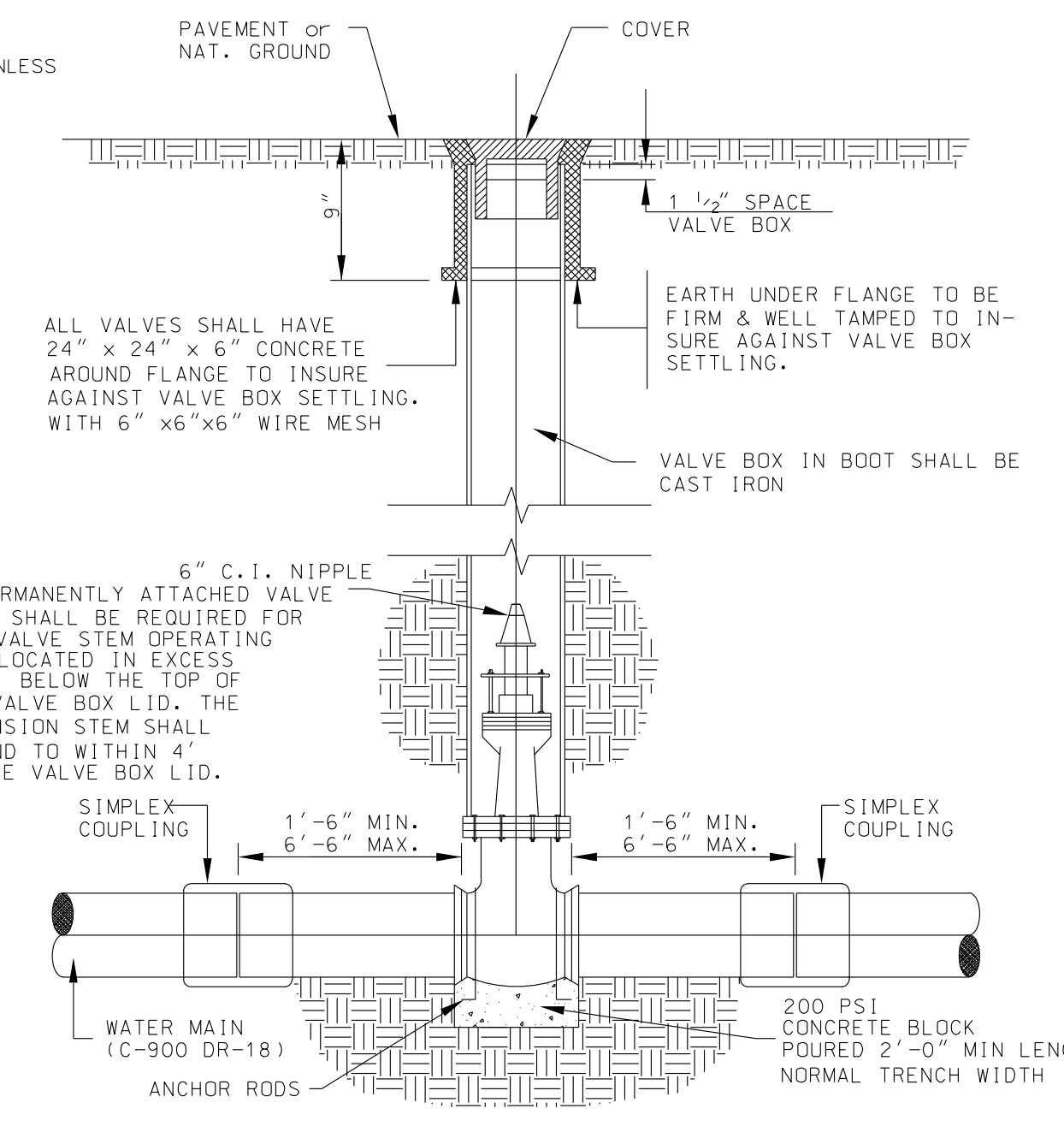
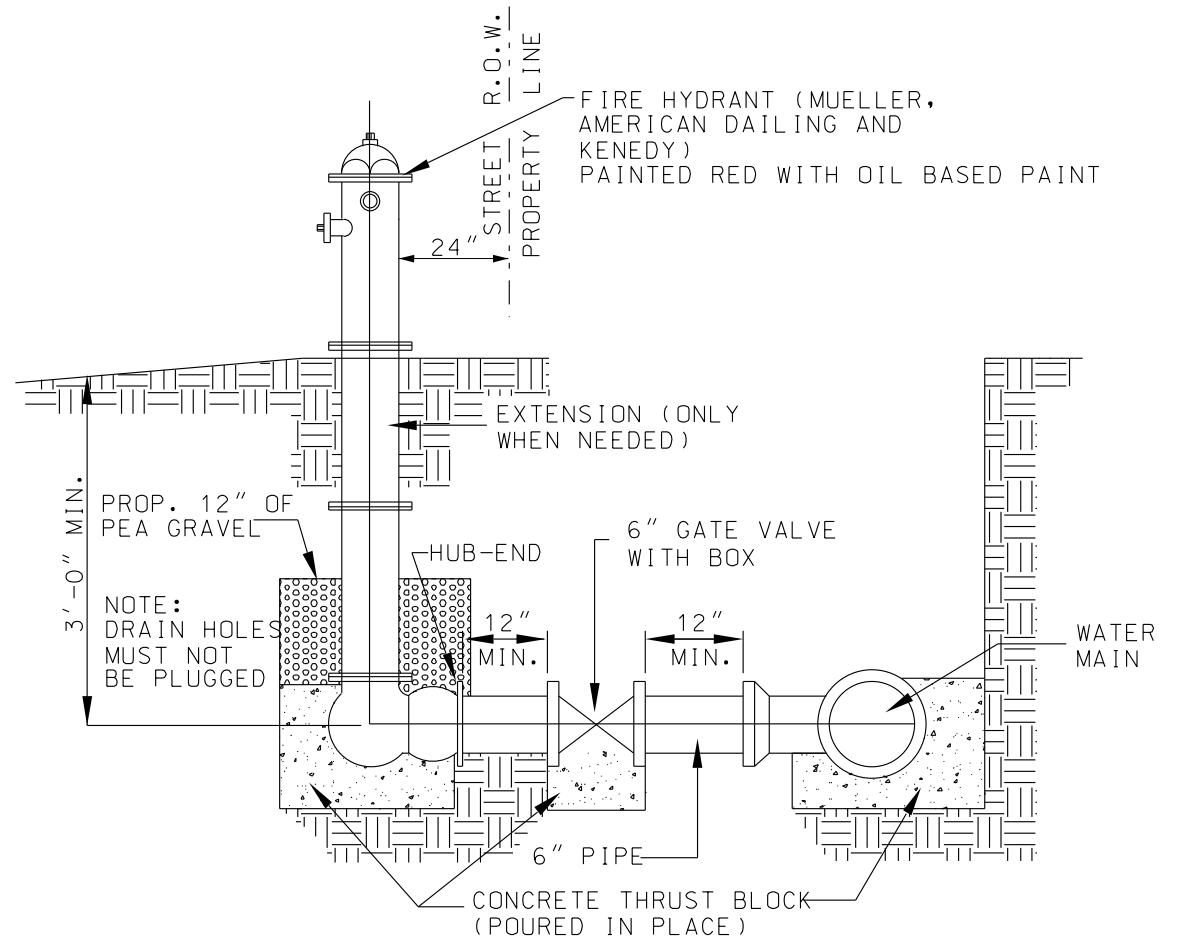
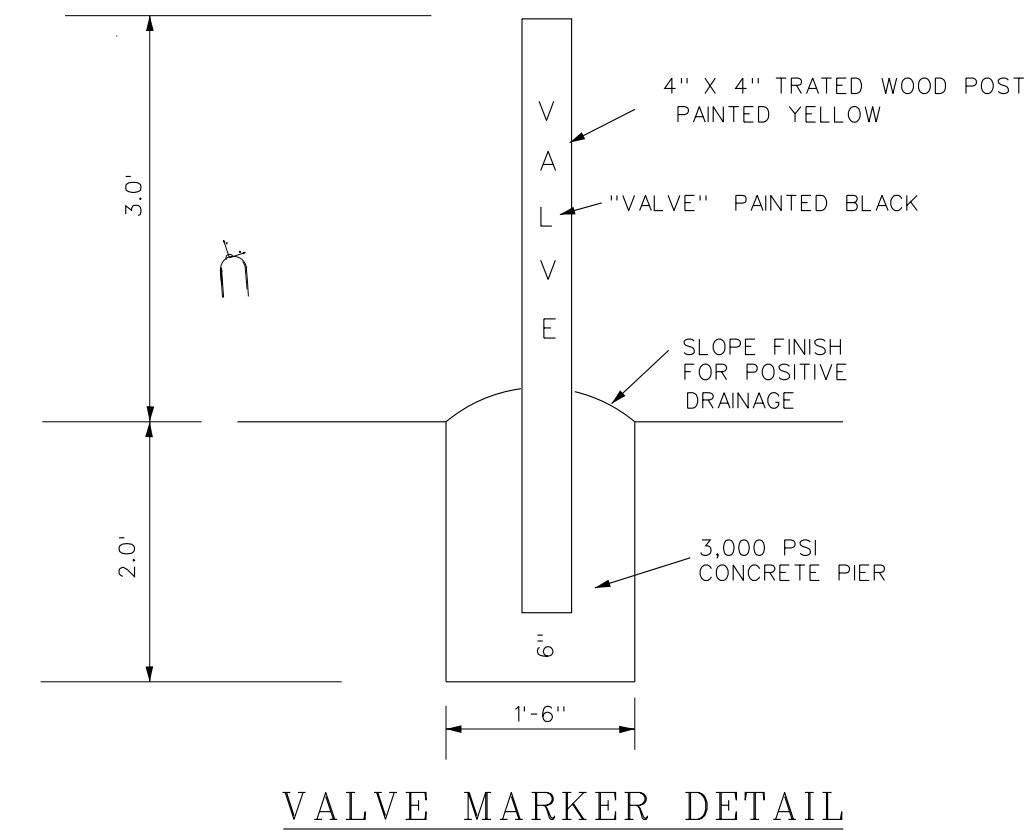
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JUAN ELOY SALINAS JR, ARNOLDO GARZA AND MARIANO RESENDEZ JR PROVED TO BE THROUGH THEIR TEXAS SUBSCRIBED OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
RSG SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 3 IN THE NORTHWEST OF HIDALGO COUNTY AT THE NORTHEAST CORNER OF MILE 8 NORTH ROAD AND IOWA ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF PENITAS ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF PENITAS (POPULATION 4,759 /2015 CENSUS). RSG SUBDIVISION LIES APPROXIMATELY 3 MILES FROM THE 5 MILE ETJS CITY LIMITS OF PENITAS.



**NOTE:**  
ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.



No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:  
NAME ADDRESS CITY & ZIP PHONE  
OWNER: JUAN ELOY SALINAS JR 5921 N. ABRAM ROAD MISSION, TEXAS, 78574 (956) 222-4545  
ENGINEER: GUILLERMO A. ARRATIA, P.E. 526 N. 5TH ST. DONNA, TX 78531 (956) 784-0218  
SURVEYOR: HOMERO LUIS GUTIERREZ 2600 SAN DIEGO MISSION, TEXAS 78572 956-369-0988

**NAIN ENGINEERING, L.L.C.**  
CONSULTING ENGINEER  
526 N. 5TH STREET DONNA, TEXAS, 78537 FIRM NO. F-9050 PH. (956) 784-0218 E-MAIL: NAINENGINEERING@YAHOO.COM

INDEX TO SHEET OF RSG SUBDIVISION	
SHEET 1	HEADING: INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATIONS; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; H.C.G.L.D. NO. 9 CERTIFICATE OF APPROVAL; REVISION NOTES; H.C.H.D.
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SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS

*Guillermo Arratia P.E.*  
11/9/2021  
GUILLERMO A. ARRATIA  
LICENSED PROFESSIONAL ENGINEER • 94001  
526 N. 5TH ST.  
DONNA, TEXAS, 78537

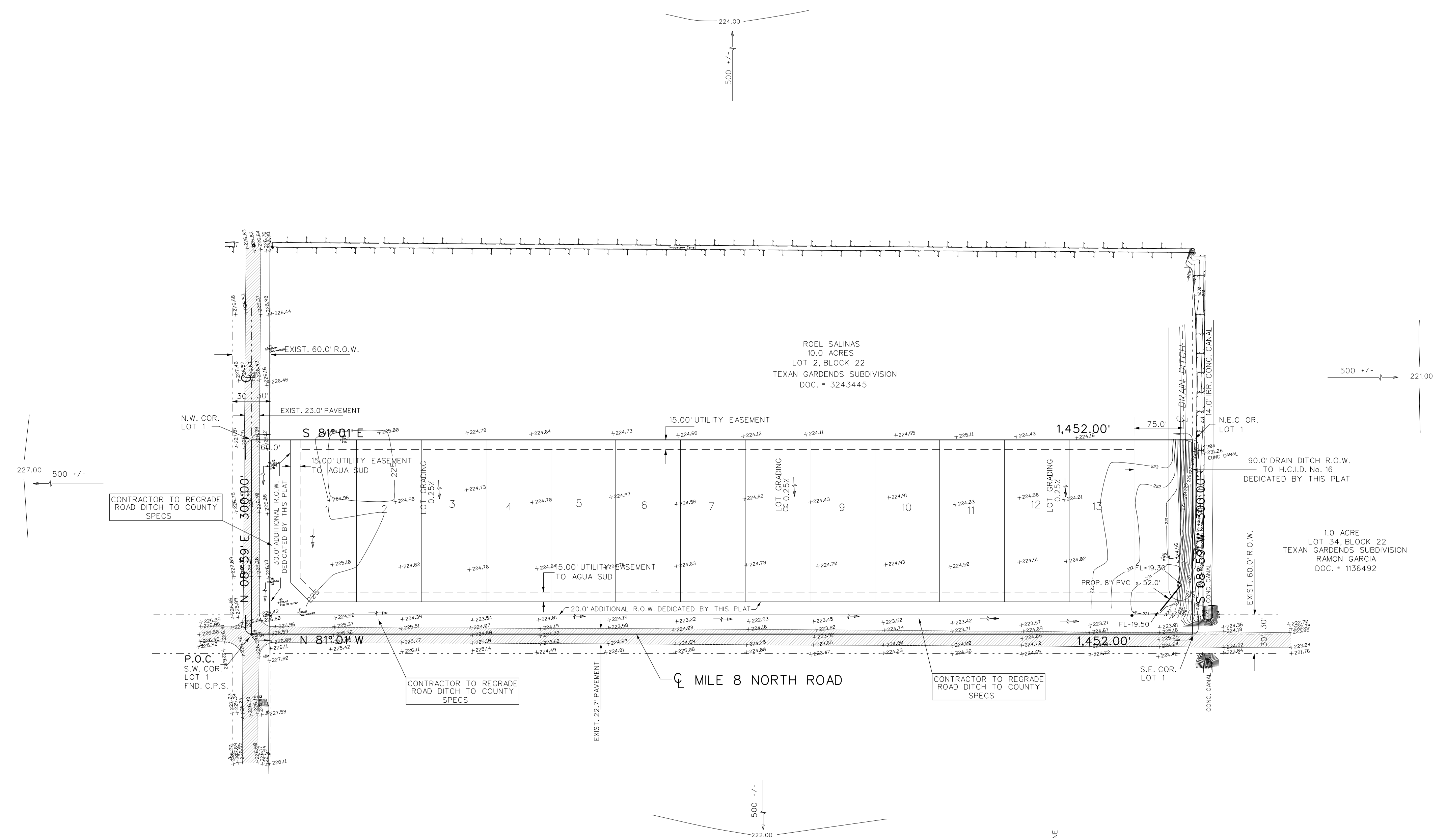


MAP OF TOPOGRAPHY AND DRAINAGE  
MAPA DE TOPOGRAFIA Y DRENAJE

RSG SUBDIVISION

A 10.00 ACRE TRACT OF LAND BEING ALL OF LOT 1, BLOCK 22, TEXAN GARDENS SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS, HIDALGO COUNTY, TEXAS.

- LEGEND
- Found 1/2" iron rod
  - Set 1/2" iron rod with a plastic cap stamped "R&A"
  - Power pole
  - Light pole
  - Stand pipe
  - Water meter
  - Irrigation valve
  - Chain link fence
  - Hogwire fence
  - Wood fence
  - Iron fence
  - Electrical box
- SC: 1" = 100'



DRAINAGE REPORT

OTOPER 2, 2021  
DRAINAGE REPORT:  
BY: GUILLERMO A. ARRATIA, P.E.

RSG SUBDIVISION  
HIDALGO COUNTY, TEXAS

PROJECT LOCATION:  
LOCATED AT THE NORTHEAST CORNER OF MILE 8 NORTH ROAD AND IOWA ROAD

FLOOD ZONE DESIGNATION: ZONE "X"  
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN.  
C.P.N. 480334 0300 D MAP REVISED: JUNE 6, 2000

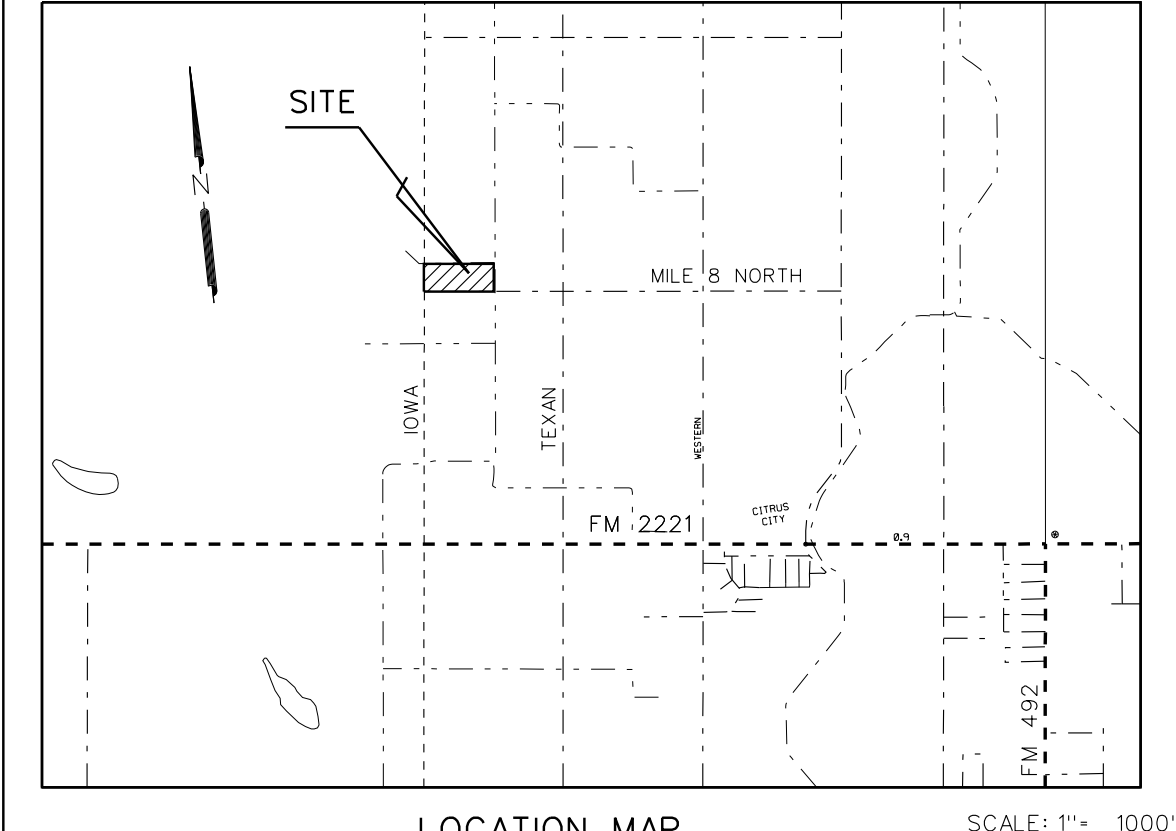
SOIL CONDITIONS:  
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY HIDALGO AND BERNAN (25) (3) SANDY CLAY LOAM SOIL THAT HAS A POOR LOW SHRINK-SWALE POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP B.

EXISTING CONDITIONS:  
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY 0.1% EXISTING RUNOFF (6.81 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE EAST SIDE OF THIS TRACT.

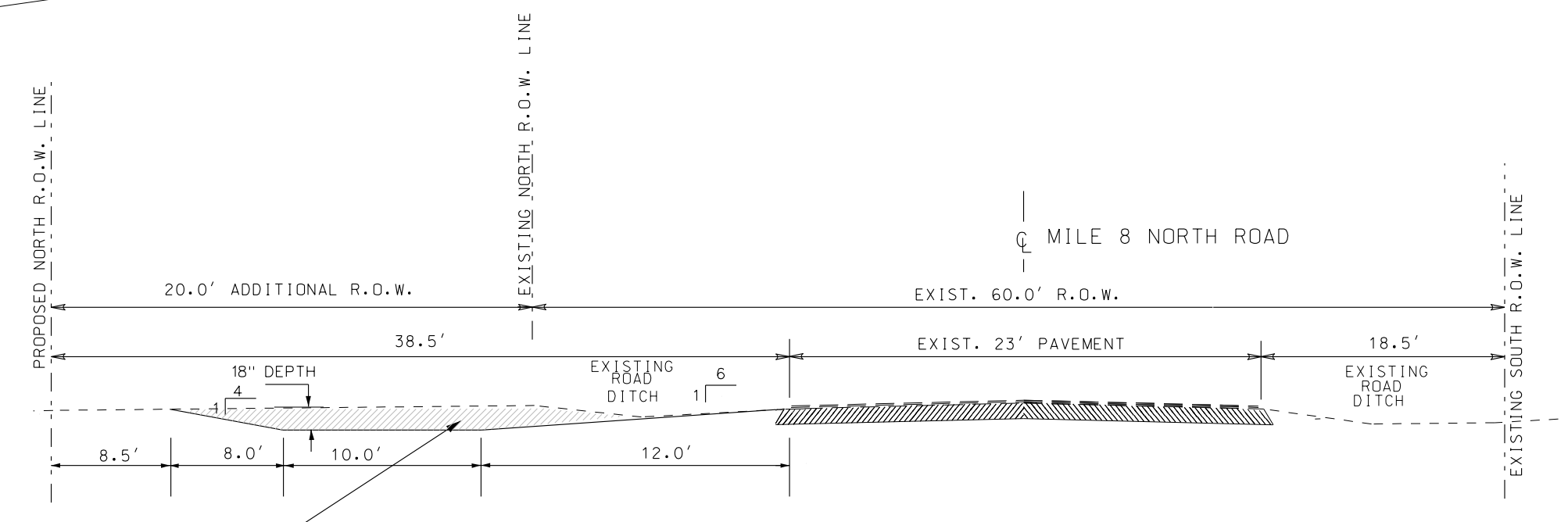
PROPOSED CONDITIONS:  
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT CONSIST OF 13 RESIDENTIAL LOTS. THE STORM SEWER RUNOFF AFTER DEVELOPMENT WILL INCREASED 8.59 CFS FOR A TOTAL 15.4 CFS HAVE CALCULATED THAT 24,229 CF OF STORM RUNOFF FOR A 50 YEAR DESIGN FREQUENT AND WILL DETAINED WITHIN THE PROPERTY BY EXISTING NATURAL LOW AREAS, AND WILL BE OUT FALLING INTO THE RE-GRADED ROAD SIDE DITCH OF MILE 8 NORTH ROAD, AND ULTIMATELY OUTFALLING INTO A DRAIN DITCH LOCATED ON THE EAST SIDE OF THIS SUBDIVISION AND OWNED BY H.C.I.D. No. 16, VIA AN 8 INCH PVC. AN 18 INCH PIPE WITH SAFETY END TREATMENTS WILL BE REQUIRED AT DRIVEWAYS

CERTIFICATION:  
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A THE SUBJECT TRACT LIES IN ZONE "X".  
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN.  
C.P.N. 480334 0300 D MAP REVISED: JUNE 6, 2000  
BASED ON GRAPHICAL REPRESENTATION ON DATE SIGN.

*Guillermo A. Arratia* P.E. 11/9/2021  
GUILLERMO A. ARRATIA  
LICENSED PROFESSIONAL ENGINEER NO. 94001  
526 N. 5TH ST.  
DONNA, TEXAS. 78537



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
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RECONSTRUCTION OF ROAD SIDE DITCH

DRAINAGE DETENTION REQUIRED: 24,229 CF  
DRAINAGE DETENTION PROVIDED: 27,300 CF  
AREA = 215F X 1300' = 27,300 CF

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

OWNER:	JUAN ELOY SALINAS JR	5921 N. ABRAM ROAD	MISSION, TEXAS, 78574	(956) 222-4545
ENGINEER:	GUILLERMO A. ARRATIA, P.E.	526 N. 5TH ST.	DONNA, TX 78537	(956) 784-0218
SURVEYOR:	HOMERO LUIS GUTIERREZ	2600 SAN DIEGO	MISSION, TEXAS 78572	956-369-0988

**NAIN ENGINEERING, L.L.C.**  
CONSULTING ENGINEER

526 N. 5TH STREET  
DONNA, TEXAS. 78537

FIRM NO. F-9050

PH. (956) 784-0218  
E-MAIL: NAINENGINEERING@YAHOO.COM

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DATE OF PREPARATION: SEPTEMBER 25, 2021