



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 12-28-2021

PROPOSED BUENA SUERTE ONE SUBDIVISION PRECINCT No. 3.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: CL3 PROPERTIES, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 21 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 5

FILLING STATIONS: 2

LOCATION DESCRIPTION: MILE 6 ROAD APPROXIMATELY ¼ MILE EAST OF WESTERN 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 10-01-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM DISCHARGING ONTO HCDD#1 REGIONAL FACILITY.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO MILE 6 ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-20-2021 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-27-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: AGUA SUD EXISTING LINE SIZE: 8" LOCATION: MILE 6 ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-26-2021: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

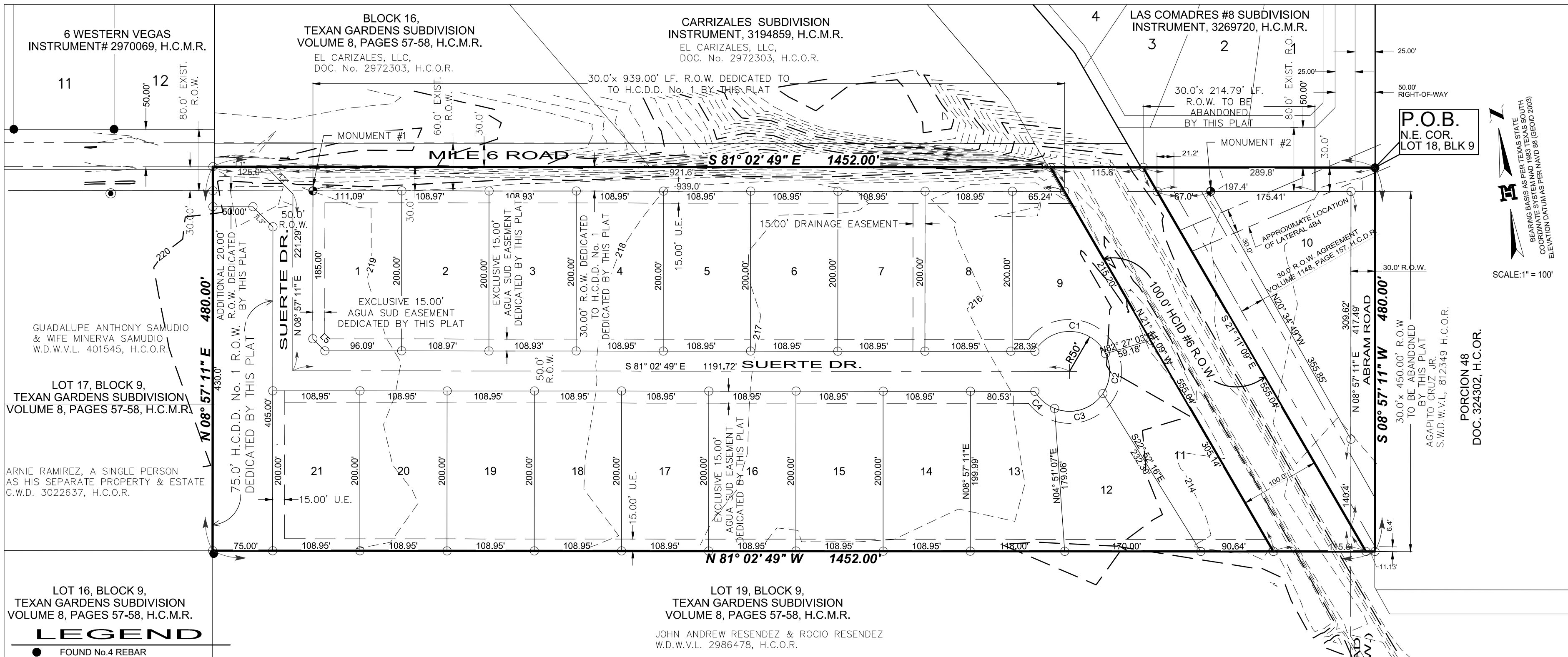
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed Project.

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

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

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LEGEND

- FOUND NO. 4 REBAR
- FOUND PIPE
- SET NO. 4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT BENCH MARK
- ↔ R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- S.U.D. - SPECIAL UTILITY DISTRICT
- ⊕ - CENTER LINE
- SQ. FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT
- 12" - IRRIGATION VENT PIPE
- 32" - IRRIGATION STAND PIPE
- ⊕ - IRRIGATION VALVE

Lot #	SQ. FT.	Area
1	22,104.90	0.507
2	21,794.22	0.500
3	21,785.78	0.500
4	21,790.00	0.500
5	21,790.00	0.500
6	21,790.00	0.500
7	21,790.00	0.500
8	21,790.00	0.500
9	22,760.47	0.523
10	27,155.16	0.623
11	23,107.41	0.530

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	108.62	50.00	123° 48' 42"	N79° 09' 01" W	88.20	93.80
C2	52.14	50.00	099° 44' 40"	N12° 38' 40" E	49.81	28.72
C3	68.37	50.00	078° 21' 06"	N81° 39' 33" E	63.17	40.74
C4	33.28	50.00	038° 07' 03"	S40° 09' 23" E	32.85	17.27

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 14.726 ACRES SITUATED IN THE COUNTY OF HIDALGO TEXAS, BEING ALL OF LOT 18, BLOCK 9, TEXAN GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 57-58, HIDALGO COUNTY MAP RECORDS, WHICH SAID 14.726 ACRES BEING ALL OF A CERTAIN TRACT CONVEYED TO JAMES W. HOOSE, BY VIRTUE OF AN EXECUTOR'S DEED RECORDED UNDER DOCUMENT NUMBER 865090, HIDALGO COUNTY OFFICIAL RECORDS, SAID 14.726 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND ON THE NORTHEAST CORNER OF SAID LOT 18, AND INTERSECTION OF MILE 6 ROAD AND ABRAM ROAD FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

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

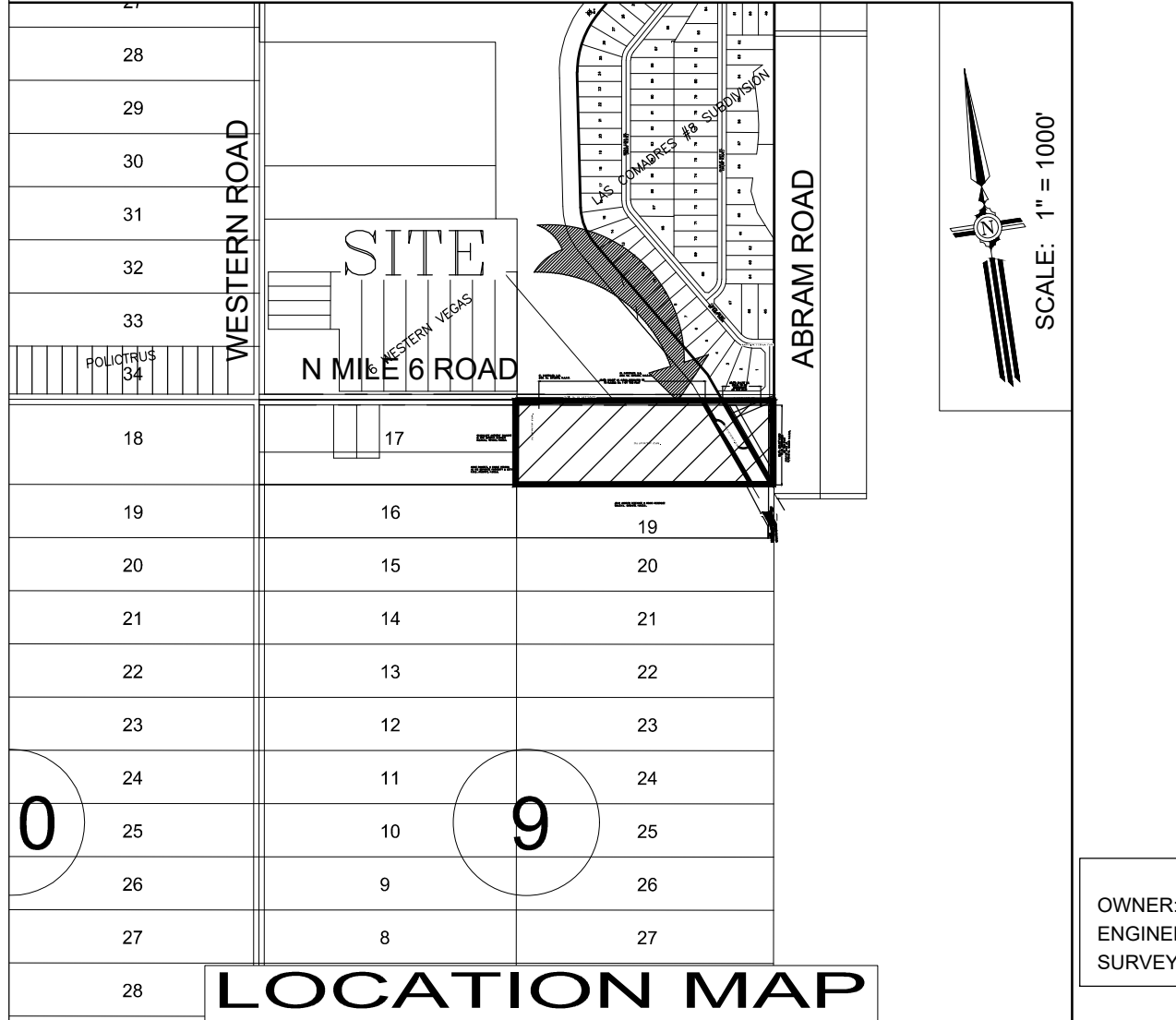
BUENA SUERTE ONE SUBDIVISION IS LOCATED IN THE CENTRAL WEST PART OF HIDALGO COUNTY ALONG THE SOUTH RIGHT-OF-WAY OF MILE 6 ROAD AND ITS INTERSECTION WITH ABRAM ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION WITH A POPULATION OF 83,394 ACCORDING TO THE 2015 CENSUS. BUENA SUERTE ONE SUBDIVISION FALLS IN THE MISSION EXTRATERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 3.

SHEET INDEX TO BUENA SUERTE ONE SUBDIVISION

SHEET 1: HEADING, INDEX, LOCATION MAP AND E.T.J. PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; PLAT NOTES AND RESTRICTIONS; ATTESTATION; ENGINEERING CERTIFICATION CITY; HIDALGO COUNTY HEALTH DEPARTMENT; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.I.D. NO. 16, H.C.D.D. NO. 1.

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

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



SAVE AND EXCEPT

COMMENCING AT A NO. 4 REBAR FOUND ON THE NORTHEAST CORNER OF SAID LOT 18;

THENCE, N 81° 02' 49" W A DISTANCE OF 289.81 FEET TO A NO. 4 REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF SAID 100.00 FOOT CANAL FOR THE NORTHEAST CORNER OF THIS TRACT AND POINT OF BEGINNING;

1. THENCE, S 21° 11' 09" E AT A DISTANCE OF 34.69 FEET PASS A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 6 ROAD, CONTINUING A TOTAL DISTANCE OF 555.03 FEET ALONG THE EAST LINE OF SAID 100.00 FOOT CANAL, TO A NO. 4 REBAR SET ON THE SOUTH LINE OF SAID LOT 18 FOR THE SOUTHEAST CORNER OF THIS TRACT;

2. THENCE, N 81° 02' 49" W A DISTANCE OF 115.63 FEET ALONG THE SOUTH LINE OF SAID LOT 18 AND NORTH LINE OF SAID LOT 19 TO A NO. 4 REBAR SET IN THE WEST RIGHT-OF-WAY LINE OF SAID 100.00 FOOT CANAL, RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER OF THIS TRACT;

3. THENCE, N 21° 11' 09" W AT A DISTANCE OF 503.69 FEET PASS A NO. 4 REBAR SET IN THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 6 ROAD, CONTINUING A TOTAL DISTANCE OF 555.03 FEET ALONG SAID 100.00 FOOT CANAL, RIGHT-OF-WAY, FOR THE NORTHWEST CORNER OF THIS TRACT;

4. THENCE, S 81° 02' 49" E A DISTANCE OF 115.63 FEET ALONG THE NORTH LINE OF SAID LOT 18 AND CENTERLINE OF SAID MILE 6 ROAD TO THE POINT OF BEGINNING AND CONTAINING 1.274 ACRES, MORE OR LESS.

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: CARLOS G. LEAL III	2314 SILVERADO SOUTH	MISSION, TX 78573	C/(956) 381-0981	C/(956) 381-1839
ENGINEER: MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78841	(956) 381-0981	(956) 381-1839
SURVEYOR: ROBERT N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78841	(956) 381-0981	(956) 381-1839

- GENERAL PLAT NOTES AND RESTRICTIONS:**
- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" UNSHADED. ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS PER FLOOD PLAIN COMMUNITY-PANEL NO. 489334 0290 D, REVISED DATE: JUNE 6, 2000.
 - MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18" TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - MINIMUM SETBACKS SHALL BE AS FOLLOWS: FRONT: 25.00 FEET REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER CORNER SIDE: 10.00 FEET CORNER CORNER GARAGE FRONT: 18.00 FEET
 - NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED TO OCCUPYING THE LOT.
 - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: --MONUMENT NO. 1-ELEV. 219.00 N.G.V.D. 29 DESCRIPTIONS: ALUMINUM DISK SET IN CONCRETE SLAB SET AT THE NORTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION. (N:16638936.060, E:1020422.340) --MONUMENT NO. 2-ELEV. 214.25 N.G.V.D. 29 DESCRIPTIONS: ALUMINUM DISK SET IN CONCRETE SLAB SET AT THE NORTHWEST CORNER OF LOT 10 OF THIS SUBDIVISION. (N:16638761.510, E:1021530.260)
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 48,242 CUBIC FEET (1,062 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). THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - 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.
 - 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 OCCUPYING AN EASEMENT.
 - 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.
 - 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 HEALTH DEPARTMENT
 - D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
 - E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
 - THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
 - CL3 PROPERTIES, LLC, THE OWNER & SUBDIVIDER OF BUENA SUERTE ONE SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
 - LOTS 1-9 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO NORTH MILE 6 ROAD.
 - BUFFER FENCE WILL BE REQUIRED BY DEVELOPER FOR THE REAR OF LOTS 1-9 ABUTTING MILE 6 ROAD.
 - NO FENCE SHALL BE PERMITTED WITHIN THE EXCLUSIVE 15 FOOT HIDALGO COUNTY IRRIGATION NO. 16 EASEMENT.

HIDALGO COUNTY IRRIGATION DISTRICT No.16

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

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

ATTEST:

PRESIDENT

SECRETARY

1. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT #16, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

2. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 16.

3. NO PERMANENT STRUCTURE, UTILITY POE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

4. NO UTILITY COMPANY OR PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

I, ROBERTO SALINAS P.E., HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR BUENA SUERTE ONE SUBDIVISION HIDALGO COUNTY, TEXAS. 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 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 THIS 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. _____ DATE _____
GENERAL 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 BUENA SUERTE ONE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT

ON _____ DAY OF _____, 20____.

ATTEST: _____
HIDALGO COUNTY JUDGE

_____ HIDALGO COUNTY CLERK

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BUENA SUERTE ONE 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 DRAINAGE DISTRICT NO. 1

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

DATED ON THIS _____ DAY OF _____, 20____.

CHAIRMAN _____

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF BUENA SUERTE ONE SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION

ON _____ DAY OF _____, 20____.

MAYOR OF THE CITY OF MISSION

ATTEST: _____
SECRETARY OF THE CITY OF MISSION

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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 THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL E. SESIN, P.E., C.F.M. _____ DATE _____
GENERAL MANAGER

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

SHEET 3 OF 11 SHEETS

STATE OF TEXAS §
COUNTY OF HIDALGO §

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, CL3 PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS OWNER OF THE 14.726 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BUENA SUERTE ONE SUBDIVISION, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), 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 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.

CL3 PROPERTIES, LLC.

BY: CARLOS G. LEAL III, MEMBER _____ DATE: _____
P.O. BOX 631
MISSION, TEXAS 78573

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

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

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

DATED THIS THE _____ DAY OF _____, 20____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE SURVEYED: 06/24/21
ENGINEERING JOB # 21119.00

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

DATED THIS THE _____ DAY OF _____, 20____.

STATE OF TEXAS §
COUNTY OF HIDALGO §

ROBERT N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS
DATE SURVEYED: 08/17/18
T-1065, PG. 51-52
SURVEY JOB # 21521.08

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

APPROVED BY DRAINAGE DISTRICT:

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF BUENA SUERTE ONE SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION

ON _____ DAY OF _____, 20____.

MAYOR OF THE CITY OF MISSION

ATTEST: _____
SECRETARY OF THE CITY OF MISSION

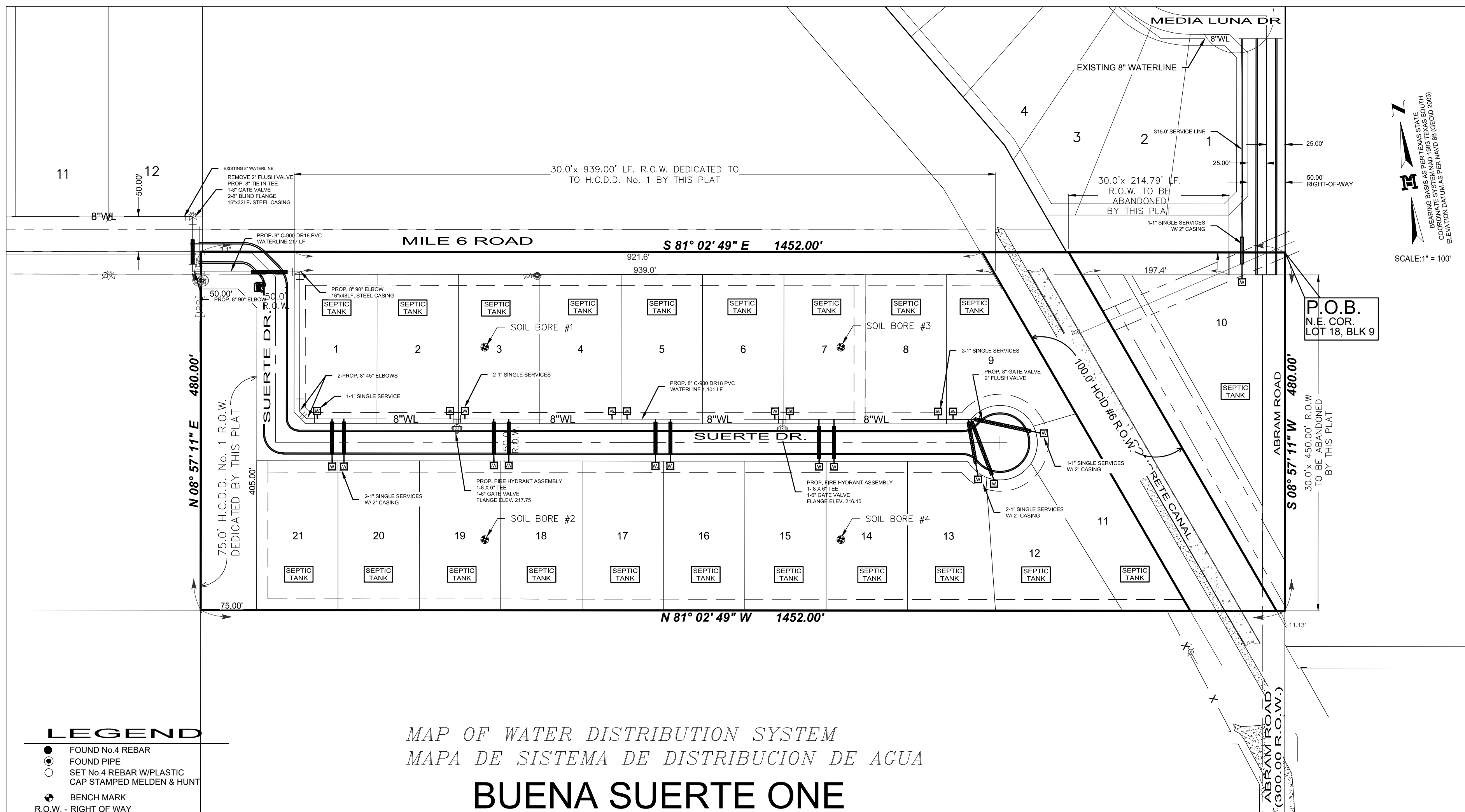
FILED FOR RECORD IN _____
HIDALGO COUNTY
ARTURO GUJARDO, JR.,
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

By: _____ DEPUTY

SHEET 3 OF 11 SHEETS



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

BUENA SUERTE ONE 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.

AGUA SUD HAS EXISTING 8" WATER LINE STUBOUTS AT THE NORTH RIGHT-OF-WAY OF N. MILE 6 ROAD APPROXIMATELY 660.00 FEET EAST OF WESTERN ROAD. ANOTHER 8" WATER LINE IS EXISTING ON THE SOUTHWEST INTERSECTION OF ABRAM ROAD & MEDIA LUNA DR. THE WATER SYSTEM FOR BUENA SUERTE ONE SUBDIVISION CONSISTS OF AN 8" WATER LINE THAT CONNECTS TO THE END OF THE EXISTING 8" WATER LINE AT THE NORTH RIGHT-OF-WAY OF NORTH MILE 6 ROAD. THIS 8" WATER LINE RUNS SOUTH CROSSING N. MILE 6 ROAD THEN RUNS EAST 144 FEET THEN RUNS SOUTH WITHIN A 15.0' EXCLUSIVE AGUA SUD EASEMENT ALONG THE EAST RIGHT-OF-WAY OF SUERTE DR. THEN RUNS EAST WITHIN A 15.0' EXCLUSIVE AGUA SUD EASEMENT ALONG THE NORTH RIGHT-OF-WAY OF SUERTE DR. ENDING AT THE SOUTHWEST CORNER OF LOT 9 TO SERVE THIS SUBDIVISION. A 1" SERVICE LINE WILL CONNECT TO THE WATER LINE AT THE SOUTHWEST INTERSECTION OF ABRAM ROAD & MEDIA LUNA DRIVE THEN RUN SOUTH WITHIN A 15.0' EXCLUSIVE AGUA SUD EASEMENT THEN CROSSING MILE 6 NORTH ROAD TO SERVICE LOT 10 OF THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE BUENA SUERTE ONE SUBDIVISION CONSISTS OF TWENTY-ONE (21) 1" SINGLE SERVICE LINES SERVING TWENTY-ONE (21) SINGLE LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" WATER LINES AND 1" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ 81,542.03, OR \$ 3,882.95 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID A.S.U.D. THE SUM OF \$ 53,445.00, WHICH COVERS THE \$ 2,545.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO A.S.U.D. UPON REQUEST BY THE LOT OWNER, A.S.U.D. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 2 FIRE HYDRANTS AT A UNIT COST OF \$ 3,550.00 FOR A TOTAL COST OF \$7,100.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY A.S.U.D. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST, AND OPERABILITY DATES:

SEWAGE FROM BUENA SUERTE ONE SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE PROFESSIONAL ENGINEER NO. 117368, HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK IDENTIFIED A HIDALGO FINE SANDY LOAM SOIL FOR THE AREA. THE SOIL IS A UNIFORM HIDALGO FINE SANDY LOAM EXTENDING UP TO 17" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 80" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,500.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$31,500.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 2-13-2022.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

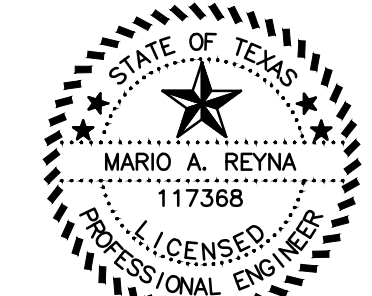
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 135,287.03 WHICH EQUALS TO \$ 6,442.24 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$31,500.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE

DATE

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



INFORME FINAL DE AGUA Y DRENAJE DEL INGENIERO
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION BUENA SUERTE ONE RECIBIRA SU PROVISION DE AGUA POTABLE POR LA COMPAÑIA AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL DUEÑO DE LA SUBDIVISION Y AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. AGUA SUD HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL DESARROLLO FUTURO DE LA SUBDIVISION.

AGUA SUD TIENE DOS CONDUCTOS DE AGUA. UN CONDUCTO DE 8" EN EL LADO NORTE DE NORTH MILE 6 ROAD APROXIMADAMENTE 660.00 PIES ESTE DE WESTERN ROAD Y UN CONDUCTO LINEA DE 8" EN EL LADO SUROESTE DE ABRAM ROAD Y MEDIA LUNA DR. EL SISTEMA DE AGUA PARA LA SUBDIVISION BUENA SUERTE ONE CONSISTE DE UN CONDUCTO DE AGUA DE 8" QUE SE CONECTA A LA LINEA EXISTENTE PREVIAMENTE MENCIONADA EN EL LADO NORTE DE N. MILE 6 ROAD Y CRUSA A N. MILE 6 ROAD AL SUR LUEGO SIGUE AL ESTE APROXIMADAMENTE 144.0' LUEGO SIGUE AL SUR DENTRO DE UN CONCESION EXCLUSIVA DE 15.0 PIES DE AGUA SUD EN EL LADO ESTE DE SUERTE DR. LUEGO SIGUE AL ESTE DENTRO DEL CONCESION EXCLUSIVA DE 15.0 PIES DE AGUA SUD EN EL LADO NORTE DE SUERTE DR. TERMINANDO EN EL LADO SUROESTE DE LOT 9 PARA SERVIR ESTA SUBDIVISION. UN CONDUCTO DE 1" SE CONECTA AL CONDUCTOR DE 8" EN EL LADO SUROESTE DE ABRAM ROAD Y MEDIA DR LUEGO SIGUE AL SUR DENTRO DE UN CONCESION EXCLUSIVA DE 15.0 PIES DE AGUA SUD EN EL LADO OESTE DE ABRAM ROAD CRUSANDO MILE 6 NORTH ROAD PARA SERVIR A LOTE 10 DE ESTA SUBDIVISION.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION BUENA SUERTE ONE CONSISTE DE VEINTIUNO (21) CONDUCTOS INDIVIDUALES DE AGUA DE 1" PARA 21 LOTES. LOS CONDUCTOS DE 8" SE HAN INSTALADO. LOS CONDUCTOS DE UNA PULGADA, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$81,542.03 O \$ 3,882.95 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA A.S.U.D. \$ 53,445.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 2,545.00. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA A.S.U.D. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 7 BOCAS DE INCENDIO A UN COSTO DE \$ 3,550.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$7,100.00. 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 EN 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. EL INGENIERO AUTOR SE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO SEGUN EL REPORTE.

REPORTE DE EVALUACION DE TIERRA

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL TERRENO ES TERRENO ARCILLOSO FINO HIDALGO Y SE EXTIENDE A 17 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 80 PULGADAS MAS ARRIBA DE LO MAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. EL AGUA FLUYE BIEN EN ESTA AREA.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR ES \$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 APROBACION FINAL A UN COSTO TOTAL DE \$31,500.00 DOLARES. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE 2-13-2022.

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES ADOPTADAS EN LA SECCION 16.343 DEL CODIGO DE AGUA DE TEXAS. CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

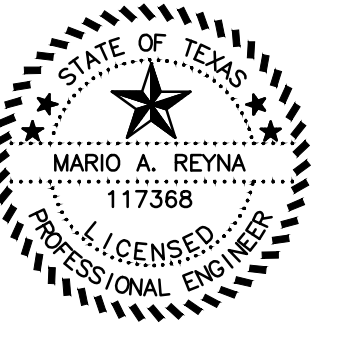
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 135,287.02 O \$ 6,442.24 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 DOLARES POR LOTE A UN COSTO TOTAL DE \$31,500.00 PARA TODA LA SUBDIVISION.

FIRMA DEL INGENIERO

FECHA

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



- LEGEND**
- FOUND No 4 REBAR
 - FOUND PIPE
 - SET No 4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
 - BENCHMARK
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - N.E.COR. - NORTHEAST CORNER
 - P.O.B. - POINT OF BEGINNING
 - S.U.D. - SPECIAL UTILITY DISTRICT
 - - CENTER LINE
 - - SQUARE FEET
 - U.E. - UTILITY EASEMENT

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

BUENA SUERTE ONE SUBDIVISION

A RESUBDIVISION OF A 14.726-ACRE TRACT
BEING ALL OF LOT 18, BLOCK 9,
TEXAN GARDENS SUBDIVISION AS PER THE PLAT
RECORDED IN VOLUME 8, PAGES 57-58, H.C.M.R.
HIDALGO COUNTY, TEXAS

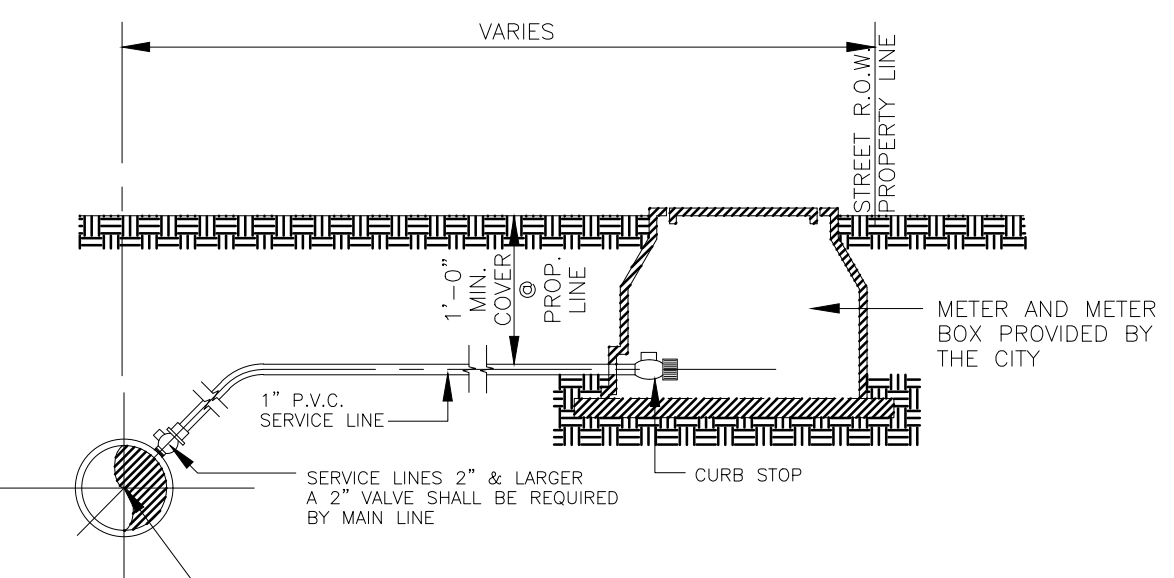
COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 164,772.70
DRAINAGE IMPROVEMENTS:	\$ 65,674.00
WATER DISTRIBUTION:	\$ 81,542.03
SEPTIC TANK SEWER IMPROVEMENTS / OSSF:	\$ 31,500.00

ESTIMACION DE COSTOS:

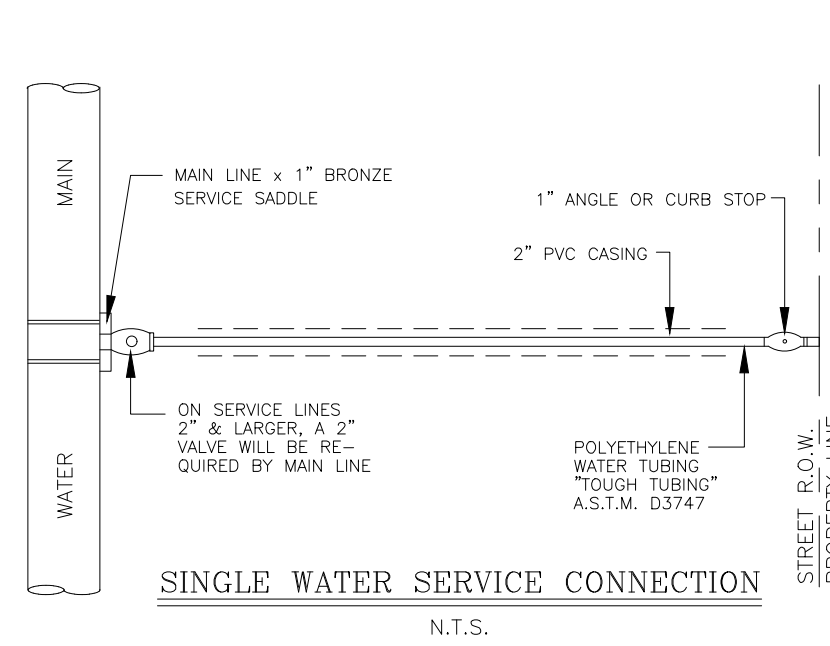
PAVIMENTACION DE CALLES:	\$ 164,772.70
DRENAJE PLUVIAL:	\$ 65,674.00
SERVICIO DE AGUA POTABLE:	\$ 81,542.03
SERVICIO DE DRENAJE SANITARIO:	\$ 31,500.00

- LEGEND:**
- SET REBAR
 - FOUND No 4 REBAR
 - PROPOSED SINGLE WATER SERVICE WITH 2" CASING
 - PROPOSED SEPTIC TANK
 - CHAIN LINK FENCE
- LEYENDA:**
- VARILLA ASENTADA
 - ENCONTRADO VARILLA DE REFUERZO NUMERO 4
 - SERVICIO INDIVIDUAL DE AGUA PROPUUESTO
 - TANQUE SEPTICO
 - CERCA DE ALAMBRE

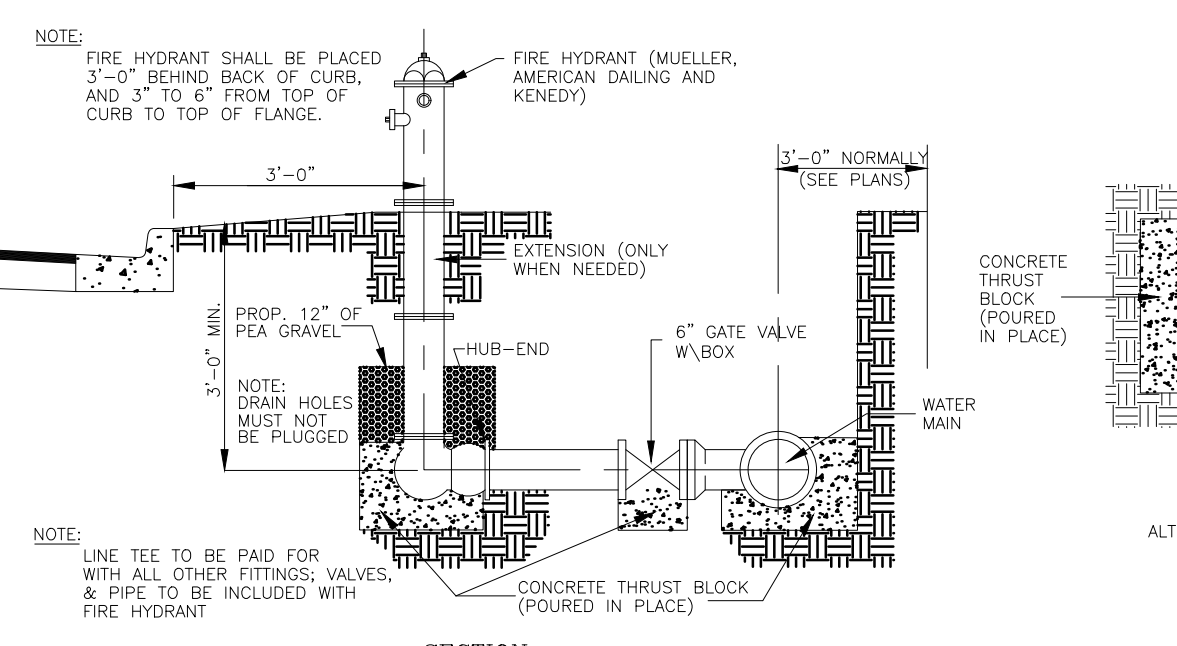


- GENERAL NOTES:**
- ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
 - WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" (FOR SINGLE SERVICE) AND 3" (FOR A DUAL SERVICE) SCH40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

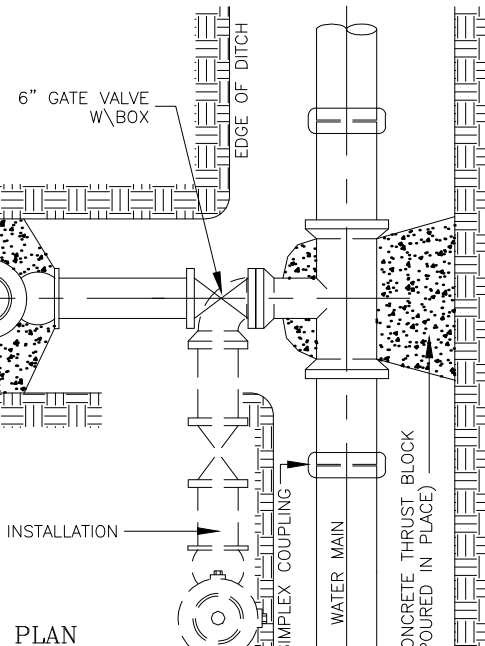
TYPICAL WATER SERVICE CONNECTION
N.T.S.



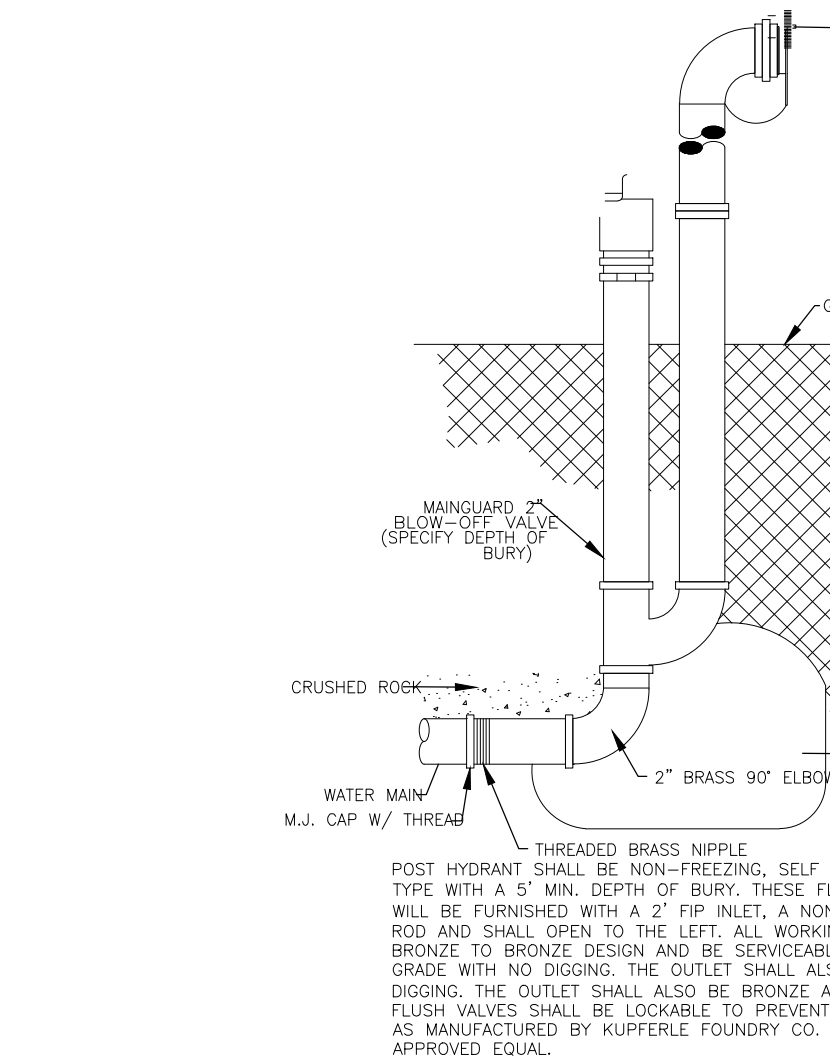
SINGLE WATER SERVICE CONNECTION
N.T.S.



TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.



ALTERNATE INSTALLATION
PLAN



POST HYDRANT INSTALLATION
N.T.S.

SUBDIVIDER CERTIFICATION:

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

SUBDIVIDER STATEMENT:

I, CL3 PROPERTIES, LLC SUBDIVIDER OF BUENA SUERTE ONE SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

CARLOS G. LEAL III, MEMBER
P.O. BOX 631
MISSION, TEXAS 78573

DATE:

STATE OF TEXAS \$
COUNTY OF HIDALGO \$

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CARLOS G. LEAL III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN

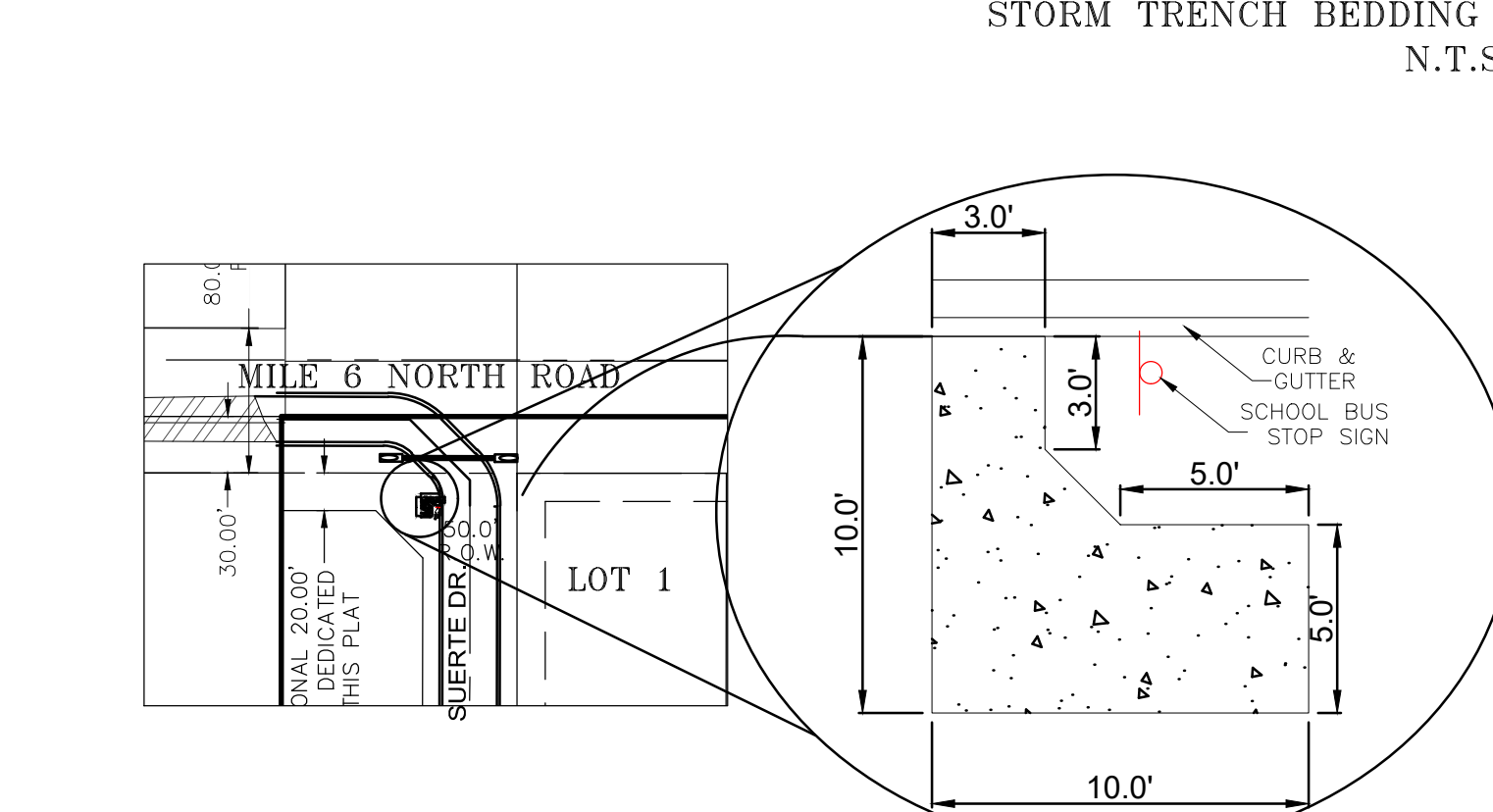
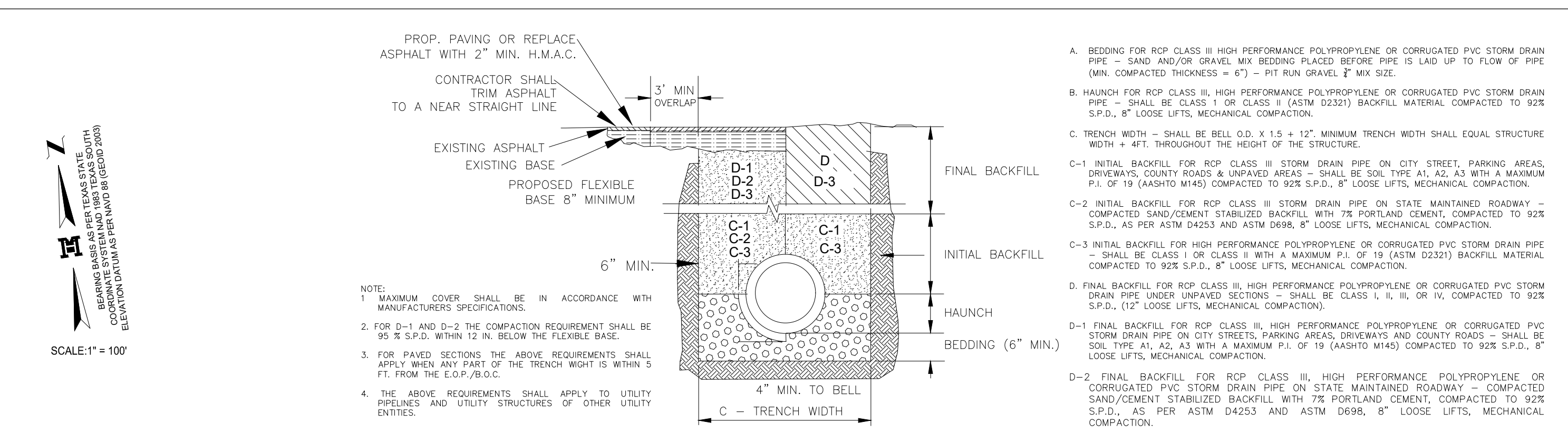
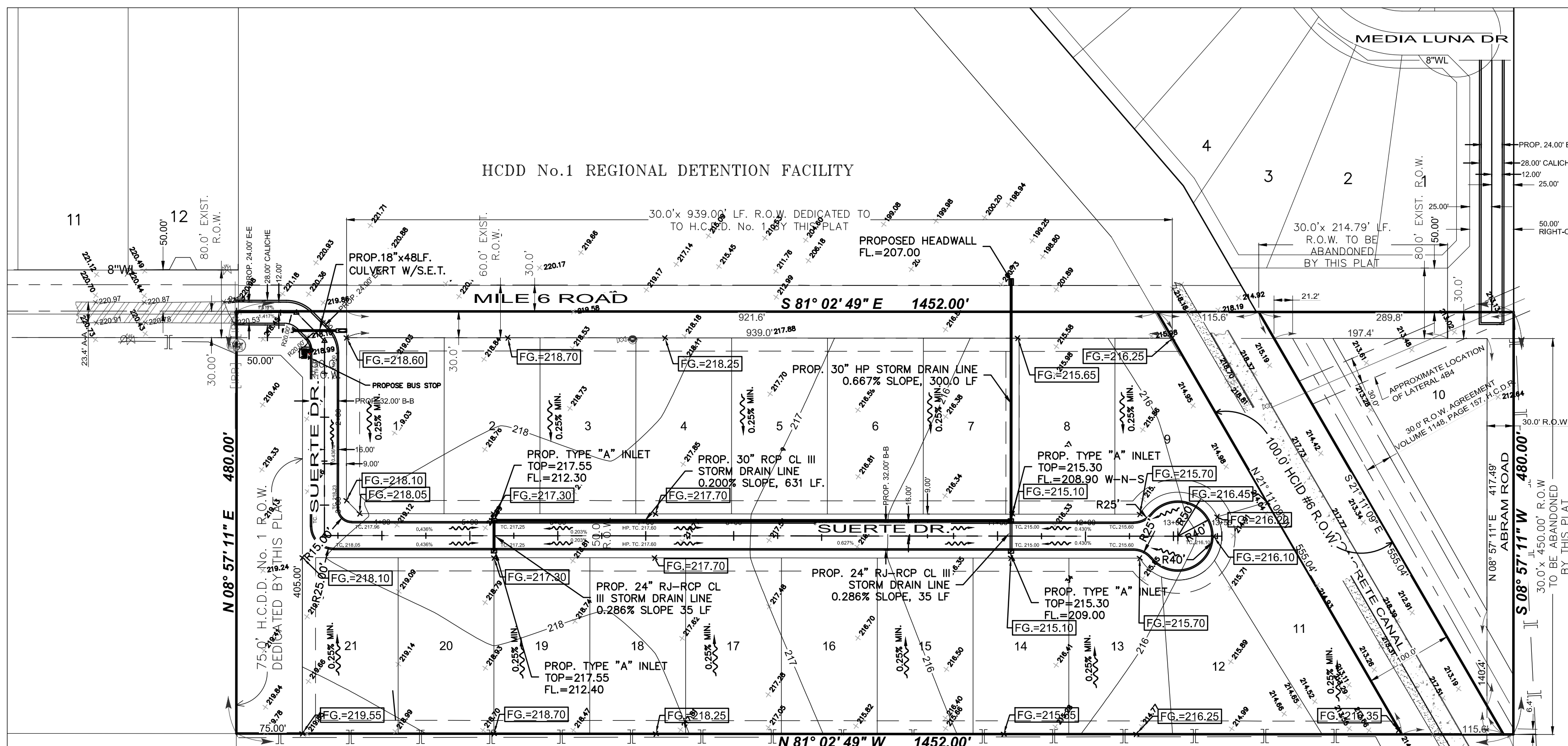
STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 20 ___

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

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

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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



STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.

DRAINAGE STATEMENT

BUENA SUERTE ONE SUBDIVISION IS A RE-SUBDIVISION OF A 14.700-ACRE TRACT OF LAND BEING ALL OF LOT 18, BLOCK 9, TEXAN GARDENS SUBDIVISION AS PER THE PLAN RECORDED IN VOLUME 8, PAGES 57-58, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS A PROPOSED 21 RESIDENTIAL LOT DEVELOPMENT AND IS LOCATED IN THE COUNTY OF HIDALGO WITHIN THE CITY OF MISSION'S 3 MILE ETJ (EXTRA-TERRITORIAL JURISDICTION). THIS PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF MILE 6 NORTH ROAD AND ABRAM ROAD. THIS SUBDIVISION IS IN ZONE "X" UNSHADED IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0200 D, MAP REVISED JUNE 6, 2000. ZONE "X" UNSHADED AREAS DETERMINED TO BE OUTSIDE 50-YEAR FLOOD PLAIN:

THE SOILS ARE (25) HIDALGO FINE SANDY LOAM AND (50) RAMADERO SANDY CLAY LOAM & (51) CUEVITAS-RANDADO SOIL GROUP "B" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. SOIL GROUP "B" IS NOT VEGETATION AND HAS A HIGH PLASTICITY INDEX. (SEE EXCERPTS FROM SOIL SURVEY OF HIDALGO COUNTY, TEXAS) FOR THE PURPOSE OF THIS REPORT, WE WILL USE SOIL TYPE "B", THE MOST COMMON SOIL ON THE SITE.

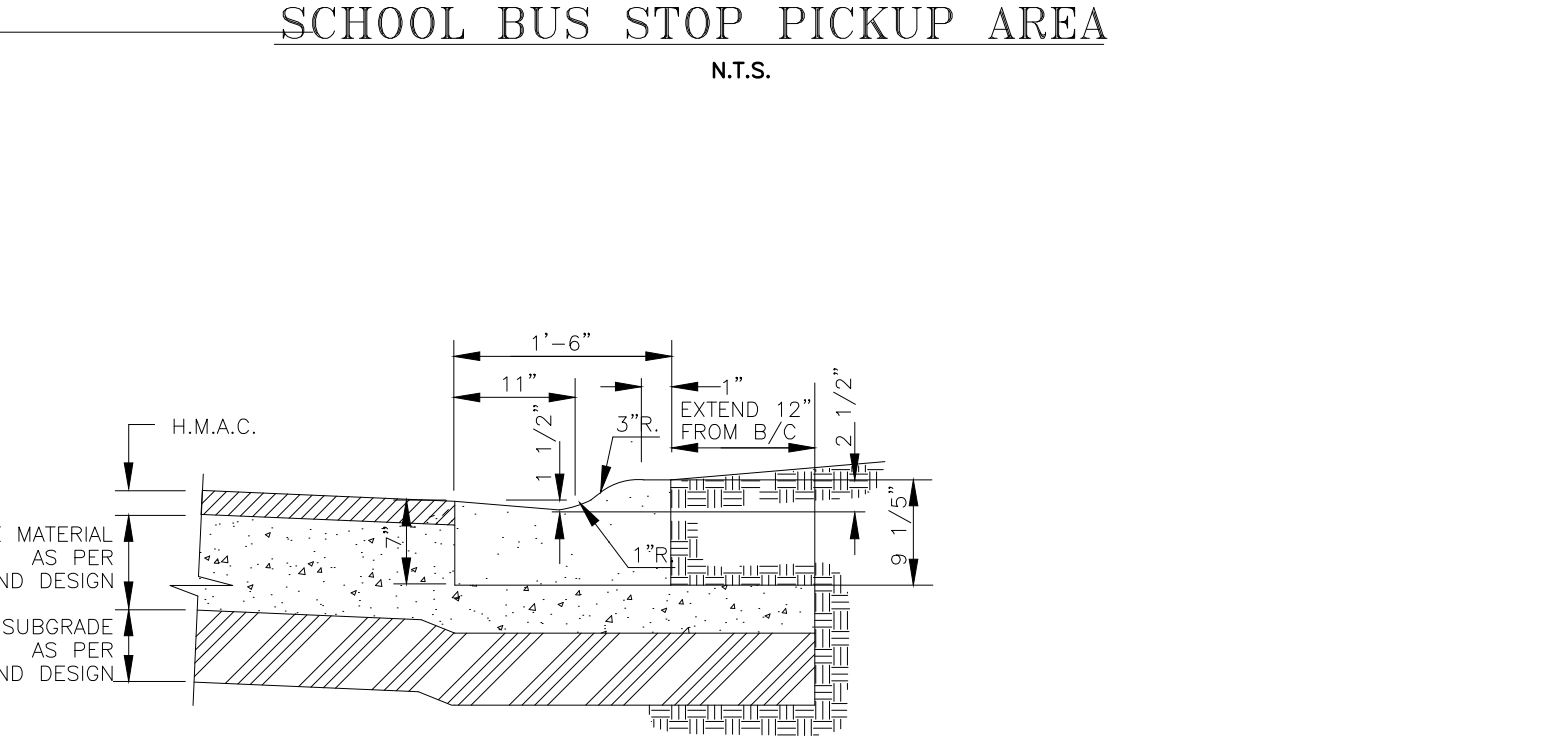
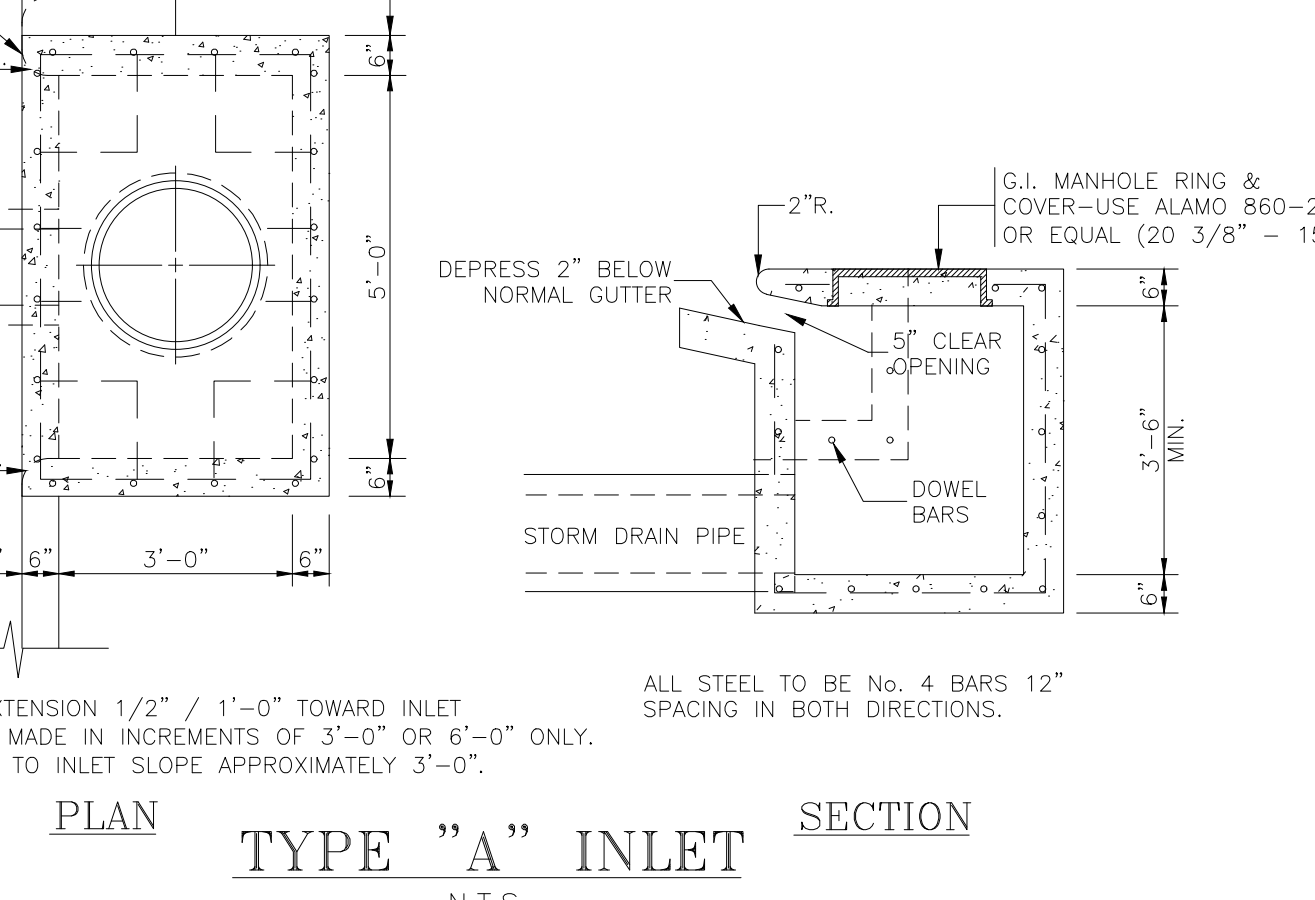
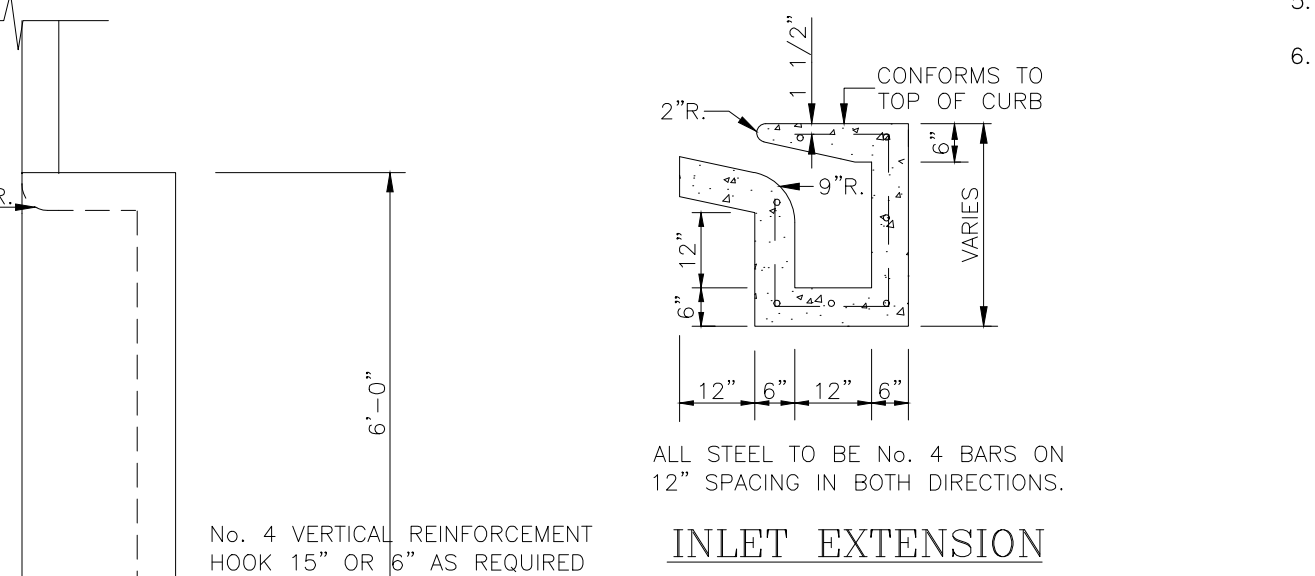
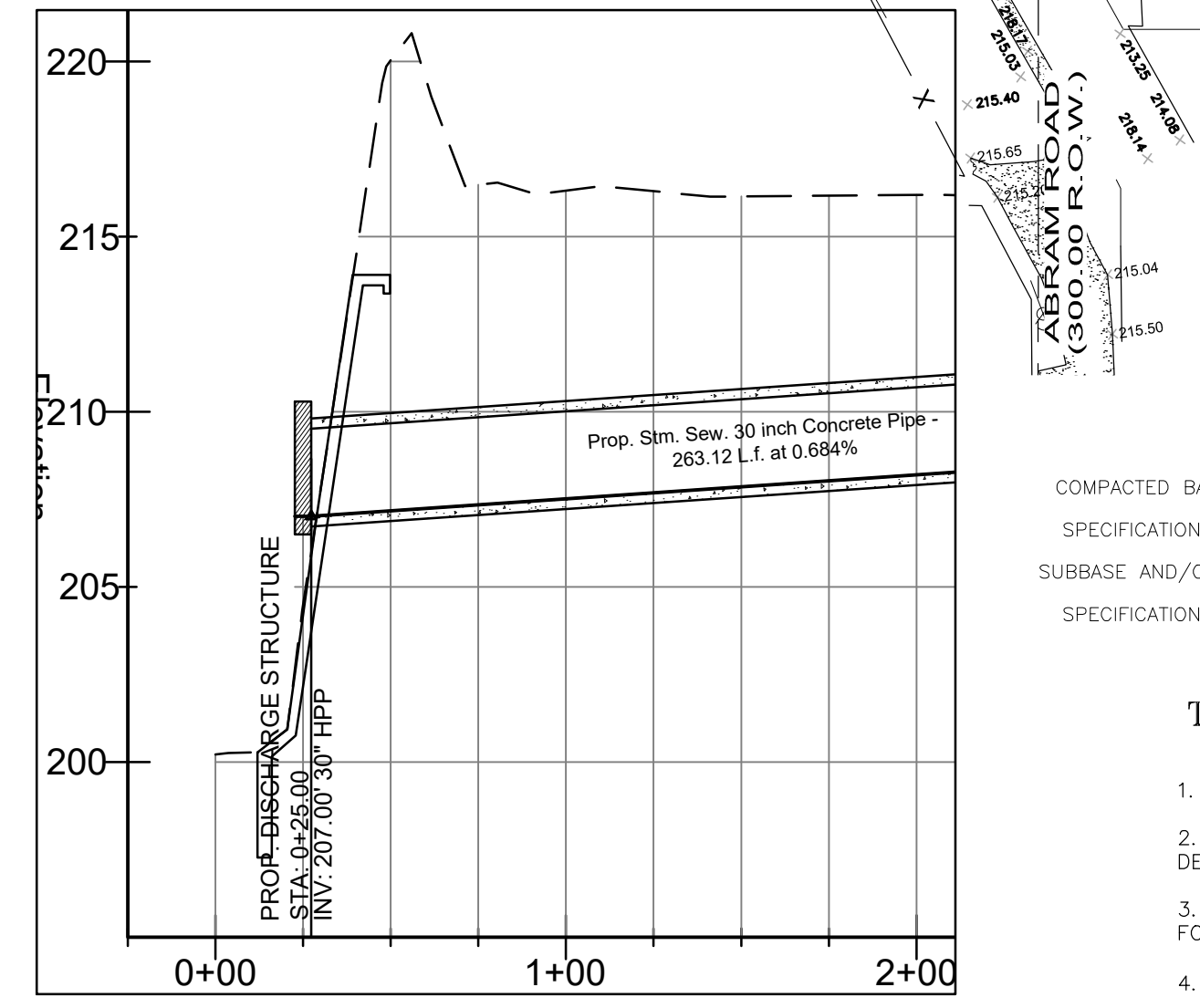
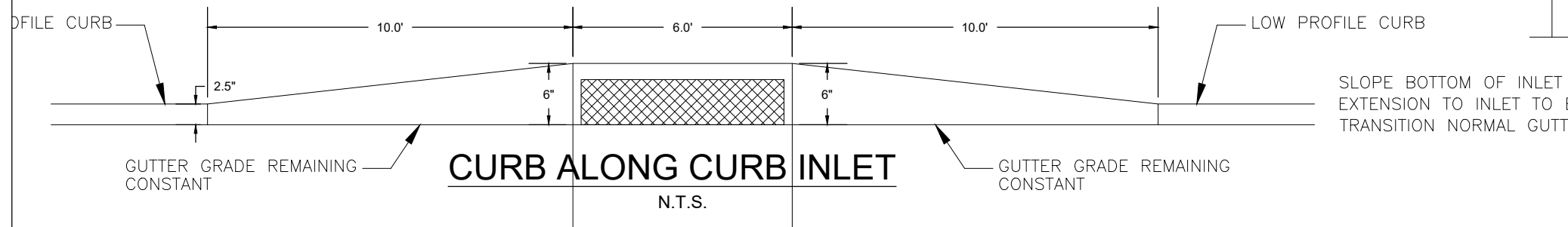
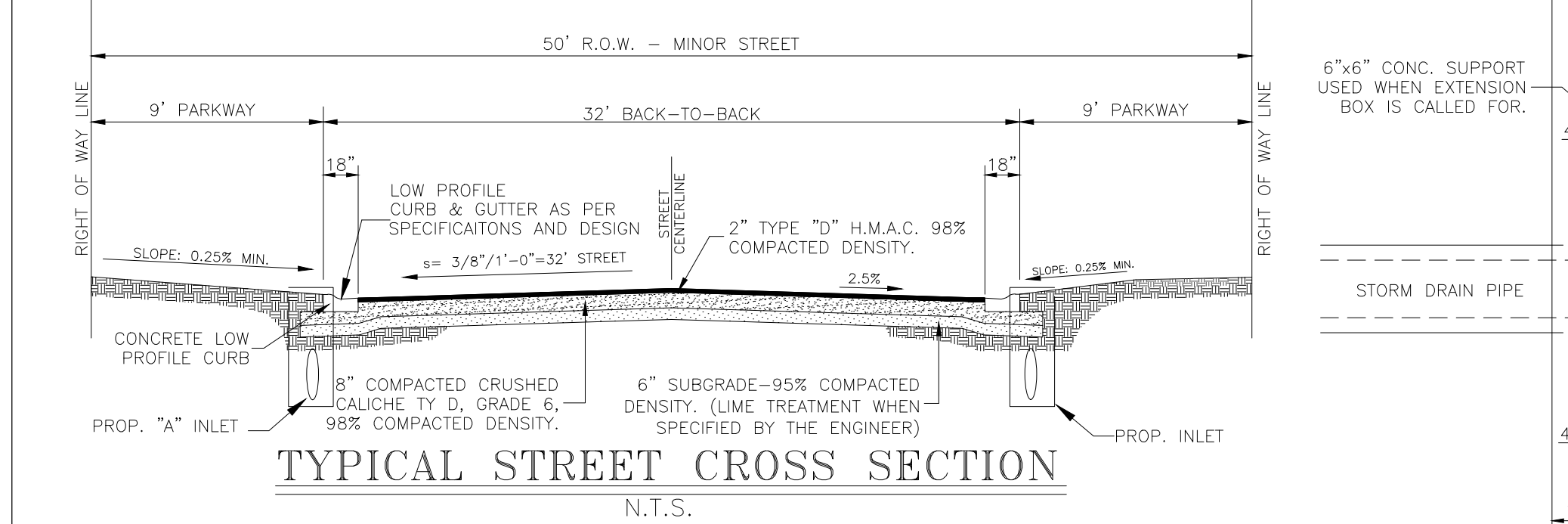
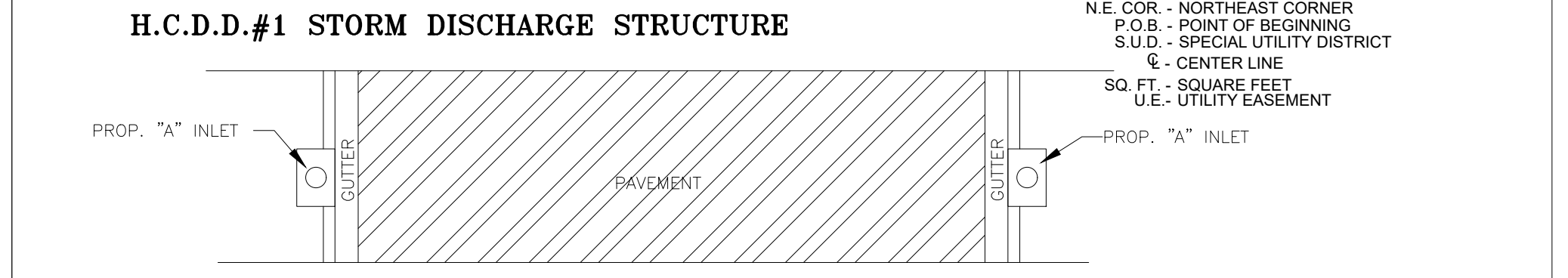
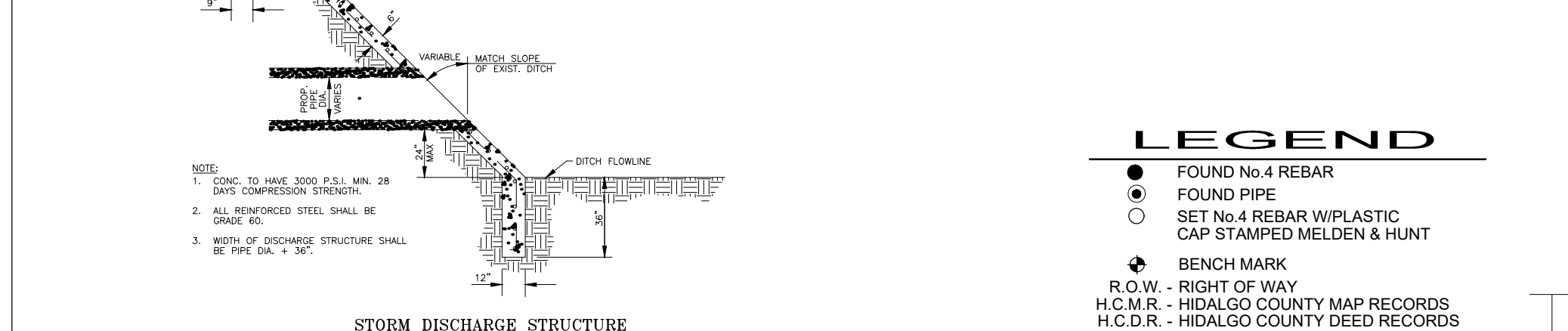
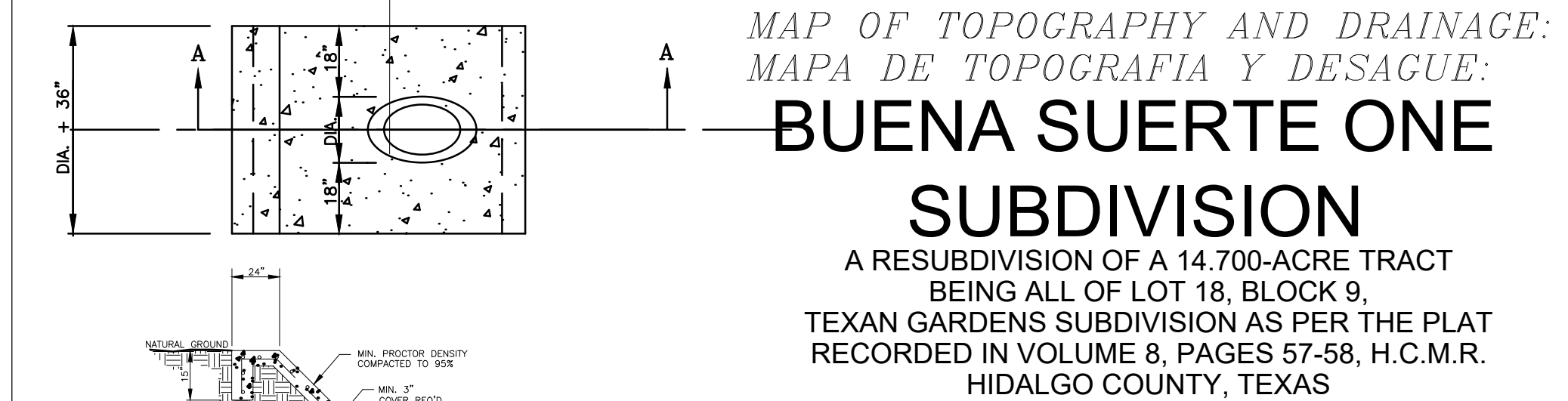
EXISTING RUNOFF IS BY SURFACE FLOW IN AN EASTERLY DIRECTION AND HAS A RUNOFF OF 4.70 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 15.38 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 10.68 C.F.S.

THE PROPOSED DRAINAGE FOR BUENA SUERTE ONE SUBDIVISION CONSISTS OF SURFACE RUNOFF FROM LOTS ONTO PROPOSED STREET FLOWING TOWARDS TYPE "CC" INLETS LOCATED AT KEY AREAS. THE PROPOSED STORM SEWER SYSTEM SHALL FLOW EAST THEN NORTH CROSSING MILE 6 NORTH ROAD DISCHARGING INTO AN EXISTING H.C.D.D. #1 REGIONAL DETENTION FACILITY (RDF). THE PIPE SIZES WITHIN THE PROPOSED DEVELOPMENT WILL RANGE FROM 18" TO 30" DIAMETER.

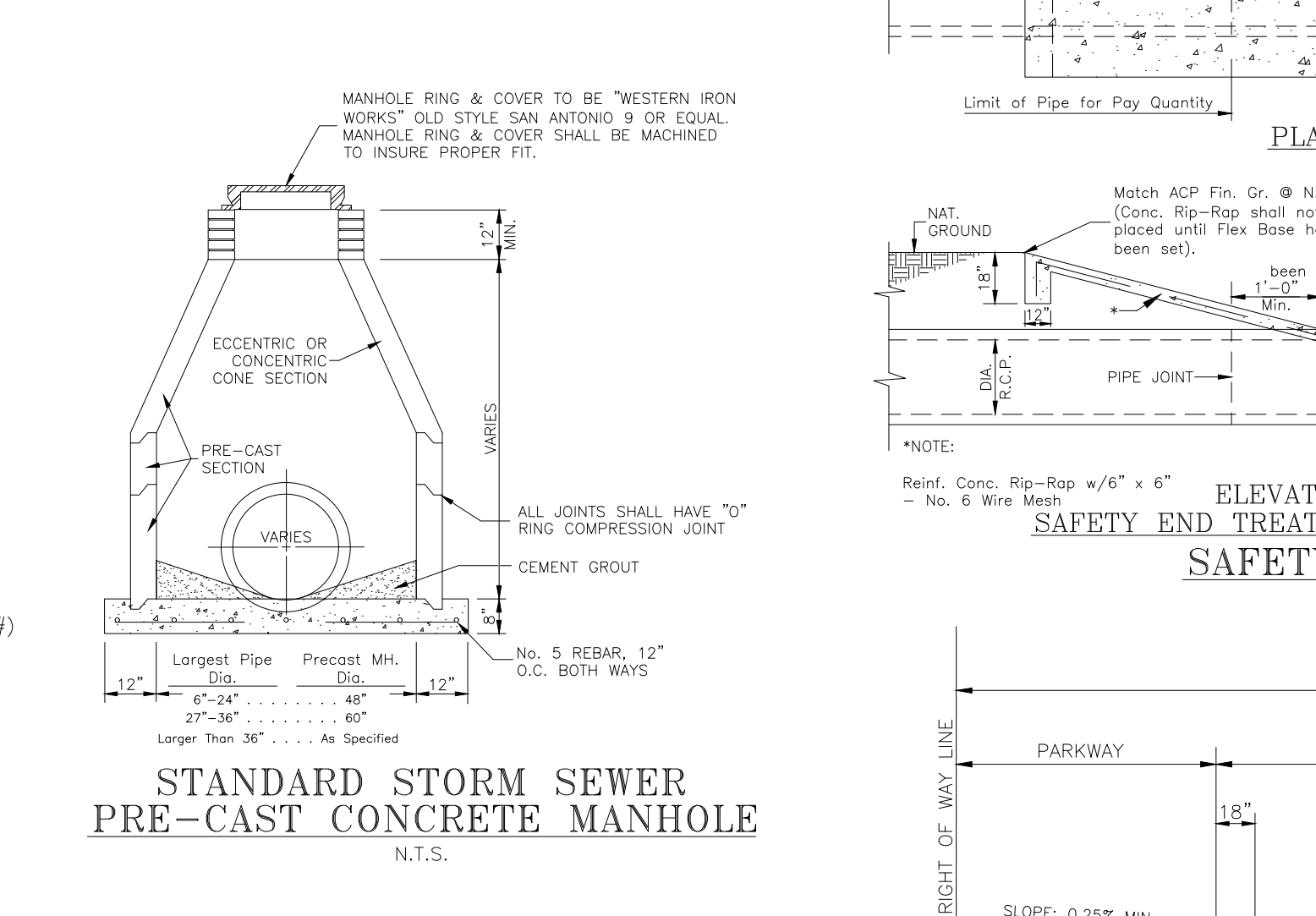
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 45,538 CUBIC FEET (1.848AC-FIT) OF DETENTION WILL BE PROVIDED WITHIN THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REGIONAL DETENTION FACILITY (RDF).

SIGNIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NO. 480334 0200 D, MAP REVISED JUNE 6, 2000, IS CONTAINED WITHIN THE DETENTION POND LOCATED AT LOT 30, BLOCK 1, TEXAN GARDENS SUBDIVISION.



- TYPICAL LOW PROFILE CURB & GUTTER SECTION**
N.T.S.
1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
 2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE PLACED.
 3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
 4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
 5. REINFORCING STEEL AS SHOWN.
 6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.



STANDARD STORM SEWER PRE-CAST CONCRETE MANHOLE
N.T.S.

MANHOLE RING & COVER TO BE "WESTERN IRON WORKS" OLD STYLE SAN ANTONIO 9" OR EQUAL. MANHOLE RING & COVER SHALL BE MACHINED TO INSURE PROPER FIT.

ALL JOINTS SHALL HAVE "O" RING COMPRESSION JOINT.

CEMENT GROUT.

ALL STEEL TO BE NO. 4 BARS 12" SPACING IN BOTH DIRECTIONS.

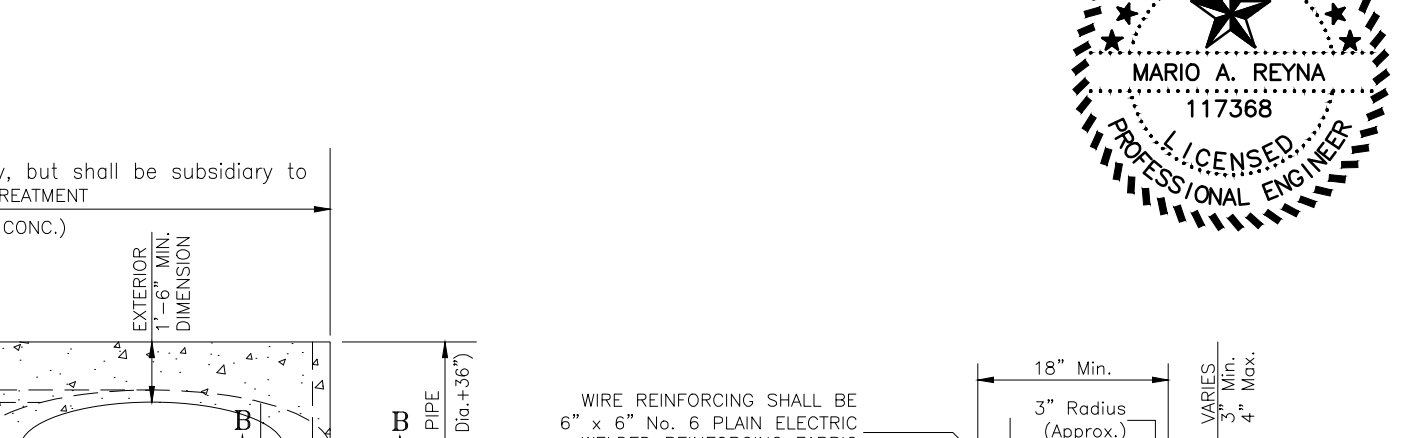
REINFORCING STEEL AS SHOWN.

NO. 4 REBAR, 12" O.C. BOTH WAYS.

CONCRETE LOW PROFILE CURB.

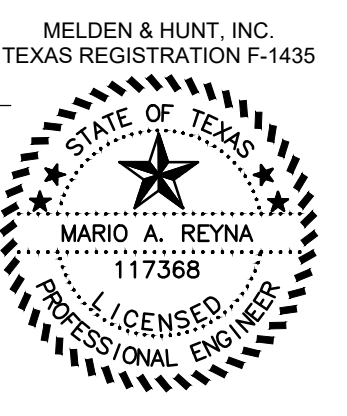
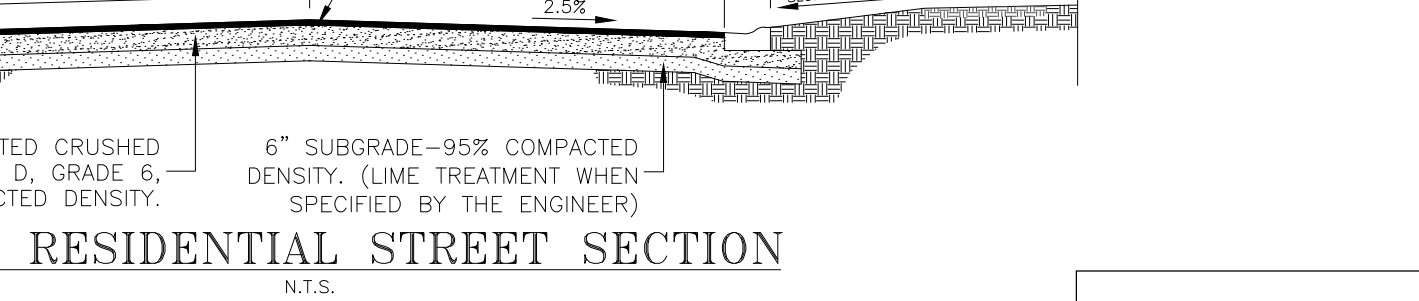
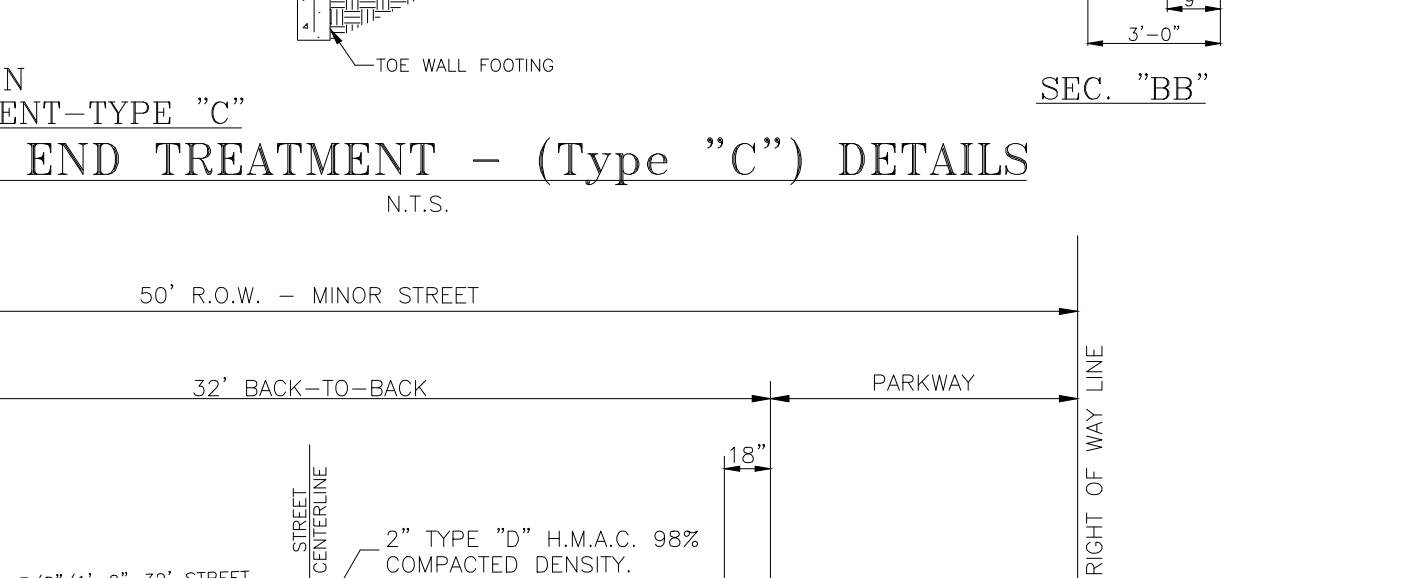
8" COMPACTED CRUSHED CALICHE TY D, GRADE 6, 98% COMPACTED DENSITY.

6" SUBGRADE-95% COMPACTED DENSITY. (LIME TREATMENT WHEN SPECIFIED BY THE ENGINEER)



SAFETY END TREATMENT PIPE LENGTHS

PIPE DIA. (N.)	3:1	4:1	5:1	6:1
12"	2'-0"	2'-6"	3'-4"	4'-0"
18"	3'-0"	4'-0"	5'-0"	6'-0"
24"	4'-0"	5'-0"	6'-0"	7'-0"
30"	5'-0"	6'-0"	7'-0"	8'-0"
36"	6'-0"	7'-0"	8'-0"	9'-0"



MARIO A. REYNA, PE # 117368
DATE: _____

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