



# 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: 3-22-2022

PROPOSED DPI SUBDIVISION, PRECINCT No. 1.

ENGINEER: URBAN INFRASTRUCTURE GROUP INC. DEVELOPER: DANIEL IRACHETA

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 4  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTH OF MILE 19 NORTH ROAD APPROXIMATELY 1/2 MILE WEST OF F.M. 88.

SUBDIVISION LIES WITHIN THE:  RURAL

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-28-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 19 NORTH ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.0 FT ONTO MILE 19 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-05-2022 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-10-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 2" LOCATION: MILE 19 ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 3-15-2022 : BY MARTIN RAMIREZ 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: **TITLE: B, CHAPTER: 2, SECTION: 2.8, ITEM: LOT WIDTH**

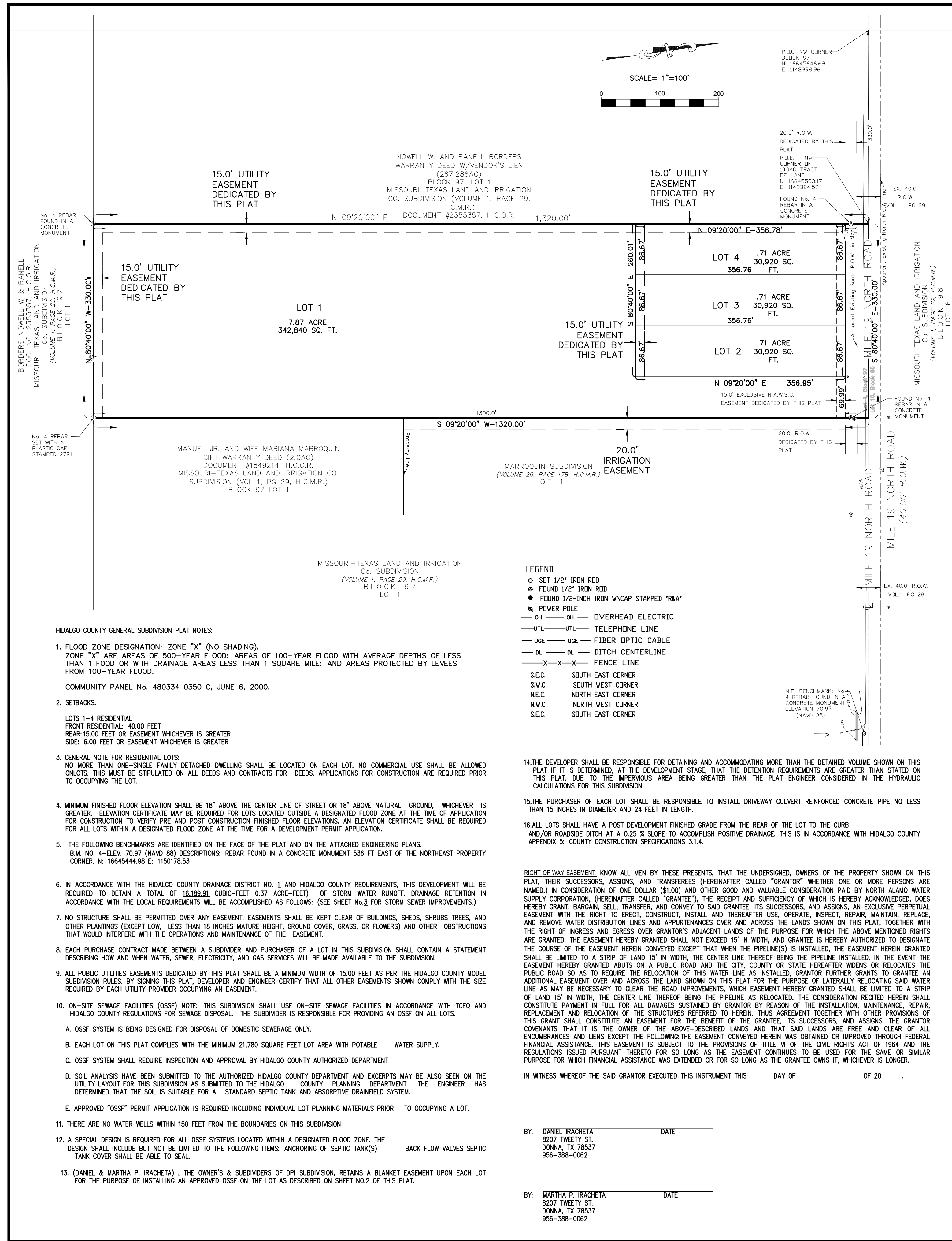
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

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

\*



STATE OF TEXAS  
COUNTY OF HIDALGO

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

I, DANIEL AND MARTHA P. IRACHETA, AS OWNERS OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DPI SUBDIVISION, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT

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

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

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

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

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

BY: DANIEL IRACHETA DATE \_\_\_\_\_  
8207 TWEEY ST.  
DONNA, TX 78537

BY: MARTHA P. IRACHETA DATE \_\_\_\_\_  
8207 TWEEY ST.  
DONNA, TX 78537

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

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

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

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.21(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SEM, P.E., C.F.M. DATE \_\_\_\_\_  
GENERAL MANAGER

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

STATE OF TEXAS  
COUNTY OF HIDALGO

I, HOMERO L. GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

HOMERO L. GUTIERREZ, PE, RPLS DATE \_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2781

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW ONLY UNDER AUTHORITY OF CRAIG A. GONZALEZ, P.E., (NO. 99268) ON 11/16/21 AND IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION.

| PRINCIPAL CONTACTS  | ADDRESS   | PHONE   |
|---|---|---|
| OWNER:<br>ENGINEER: URBAN INFRASTRUCTURE GROUP, INC.<br>SURVEYOR: HOMERO LUIS GUTIERREZ, PE, RPLS | DANIEL & MARTHA P. IRACHETA<br>CRAIG A. GONZALEZ<br>HOMERO L. GUTIERREZ | 8207 TWEEY ST., DONNA, TX 78537<br>260 S. TEXAS BLVD., STE. 403, WESLACO, TX 78596<br>PO Box 548, MCALLEN, TX 78505 |



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

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

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

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY HEALTH DEPARTMENT

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

THIS PLAT IS APPROVED BY ENGELMAN IRRIGATION DISTRICT DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON ENGELMAN IRRIGATION DISTRICT RIGHT-OF-WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ENGELMAN IRRIGATION.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF DRAIN WATER WILL BE NO GREATER THAN THE RATE OF FLOW OF DRAIN WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- ENGELMAN IRRIGATION DISTRICT WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.
- ENGELMAN IRRIGATION DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER  
ENGELMAN IRRIGATION DISTRICT

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

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

INDEX TO SHEET OF DPI SUBDIVISION

| NO. | DESCRIPTION  |
|-----|--|
| 1   | HEADINGS, INDEX, LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION & ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; HIDALGO COUNTY JUDGE, ENGELMAN IRRIGATION, HIDALGO COUNTY HEALTH DIVISION, IRRIGATION DISTRICT SIGNATURE BLOCKS; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATION OF THE PRECINCT THE PROJECT IS SITUATED; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO COUNTY DRAINAGE DISTRICT No.1 APPROVAL. LOT LOTS 1-4 RESIDENTIAL. |
| 2   | WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION SUBDIVIDER CERTIFICATE AND STATEMENT.   |
| 3   | DRAINAGE STATEMENT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION REVISION NOTES.  |

LOCATION MAP  
SCALE: 1"=2000'

DPI SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 IN THE EASTERN PART OF HIDALGO COUNTY. THE PROPOSED SUBDIVISION IS WITHIN BOTH ELSA ETJ AND HIDALGO COUNTY. THIS PROPERTY IS 3,400 FEET WEST FROM MILE 19 RD AND FM 88 INTERSECTION

EXHIBIT "A": METES AND BOUNDS -10.000-ACRE TRACT

A 10.000-ACRETRACT OF LAND OUT OF LOT 1, BLOCK 97, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED VOLUME 1, PAGE 29, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, LOCATED ON THE SOUTHWEST SIDE OF MILE 19 NORTH ROAD AND APPROXIMATELY 1,650 FEET EAST OF MILE 5-1/2 ROAD, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT THE APPARENT NORTHWEST CORNER OF SAID LOT 1, BLOCK 97; THENCE, S 80°40'00" E, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 1 AND EXISTING CENTERLINE OF MILE 19 NORTH ROAD, A DISTANCE OF 330.00 FEET TO A POINT ON SAID EXISTING CENTERLINE OF MILE 19 NORTH ROAD FOR AN APPARENT OUTER CORNER CORNER OF A 267.286-ACRE TRACT OF LAND VESTED IN NOWELL W. AND RANELL BORDERS (PROPERTY 10#2355357), AND THE NORTHWEST CORNER OF SAID 10.000-ACRE TRACT OF LAND AND FOR THE POINT OF BEGINNING OF SAID 10.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 80°40'00" E, WITH THE SAID NORTH LOT LINE OF SAID LOT 1 AND EXISTING CENTERLINE OF MILE 19 NORTH ROAD, A DISTANCE OF 330.00 FEET TO A POINT ON SAID EXISTING CENTERLINE OF MILE 19 NORTH ROAD FOR THE NORTHEAST CORNER OF SAID 1.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 09°20'00" W, PARALLEL TO THE APPARENT WEST LOT LINE OF SAID LOT 1, 20.00 FEET PASS THE APPARENT SOUTH RIGHT-OF-WAY LINE OF SAID MILE 19 NORTH ROAD, CONTINUING AN ADDITIONAL 10.00 FEET PASS A NO. 4 REBAR FOUND IN A CONCRETE MONUMENT FOR THE NORTHWEST CORNER OF LOT 1, MARROQUIN SUBDIVISION (VOLUME 26, PAGE 178, MAP RECORDS, HIDALGO COUNTY, TEXAS), CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET WITH A PLASTIC CAP STAMPED 2791 ON THE APPARENT SOUTH LOT LINE OF SAID LOT 1, BLOCK 97, FOR THE APPARENT SOUTHWEST CORNER OF A 2,000-ACRE TRACT VESTED IN MANUEL JR. AND WIFE MARIANA MARROQUIN, AND THE SOUTHEAST CORNER OF SAID 1.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 80°40'00" WEST, WITH THE SAID SOUTH LINE OF LOT 1, BLOCK 97, AND ADJOINING THE SAID 267.286-ACRE TRACT OF LAND VESTED IN NOWELL W. AND RANELL BORDERS, A DISTANCE OF 330.00 FEET TO A NO. 4 REBAR FOUND IN A CONCRETE MONUMENT FOR AN APPARENT INTERNAL CORNER OF SAID 267.286-ACRE TRACT OF LAND VESTED IN NOWELL W. AND RANELL BORDERS, AND THE SOUTHWEST CORNER OF SAID 1.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

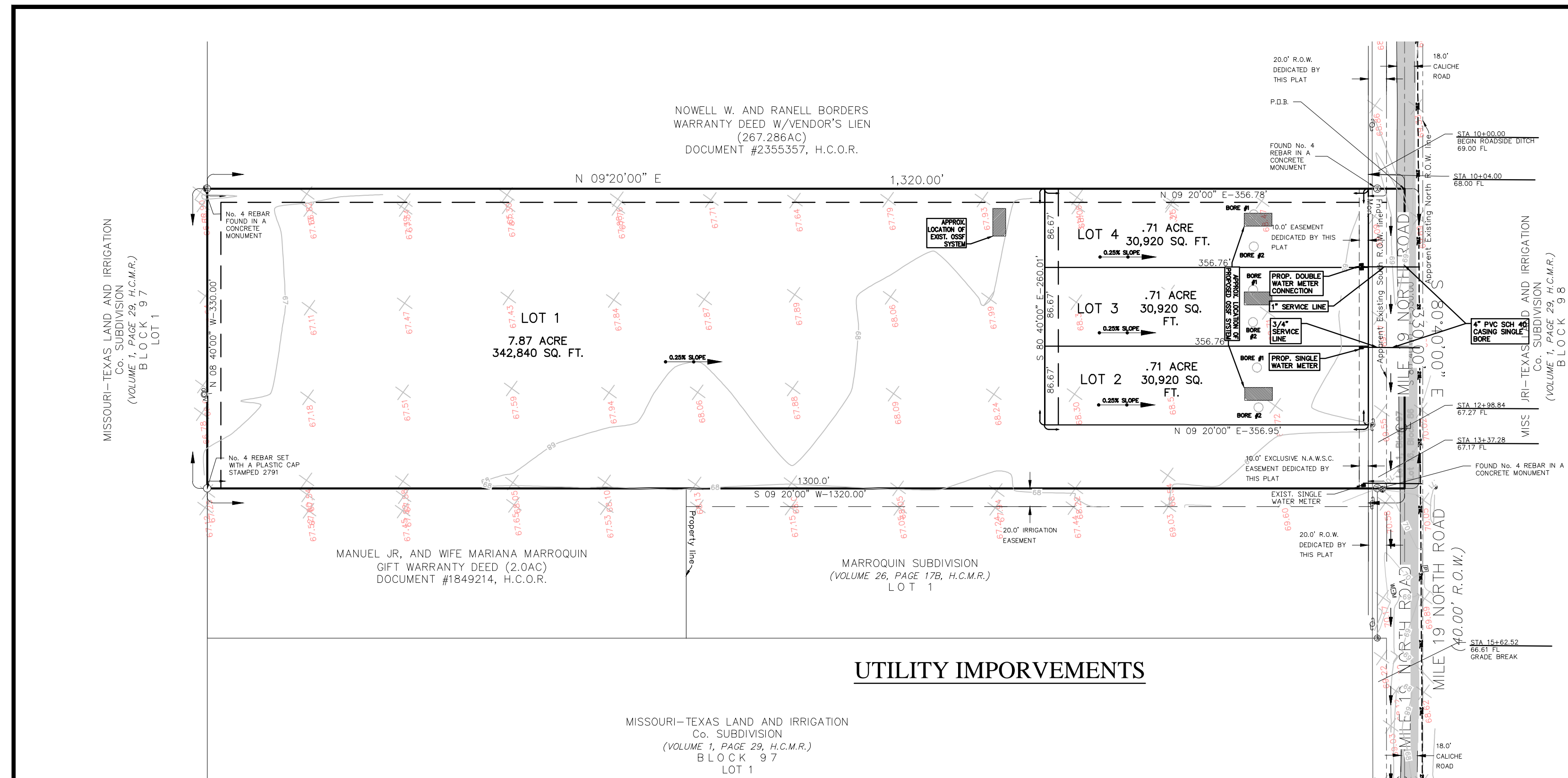
THENCE, N 09°20'00" E, PARALLEL WITH THE SAID WEST LOT LINE OF LOT 1, BLOCK 97, AND ADJOINING THE SAID 267.286-ACRE TRACT OF LAND VESTED IN NOWELL W. AND RANELL BORDERS, 1,270.00 FEET TO A NO. 4 REBAR FOUND IN A CONCRETE MONUMENT, CONTINUING 10.00 FEET PASS THE SAID EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 19 NORTH ROAD, AND CONTINUING FOR A TOTAL OF 1,320.00 FEET TO A POINT ON THE NORTH LOT LINE OF SAID LOT 1, BLOCK 97, AND THE CENTERLINE OF MILE 19 NORTH ROAD FOR AN APPARENT OUTER CORNER OF SAID 267.286-ACRE TRACT OF LAND VESTED IN NOWELL W. AND RANELL BORDERS, AND THE NORTHWEST CORNER OF SAID 10.000-ACRE TRACT OF LAND HEREIN DESCRIBED AND THE POINT OF BEGINNING OF SAID TRACT CONTAINING A GROSS OF 10.00 ACRES OF LAND, OF WHICH 0.152- OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY, LEAVING A NET OF 9.848-ACRES OF LAND MORE OR LESS.

DPI SUBDIVISION  
PRELIMINARY PLAT

SURVEY PLAT OF 10.00 ACRES OF LAND OUT OF LOT 1, BLOCK 97, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, H.C.M.R. HIDALGO COUNTY, TEXAS.

260 S TEXAS BLVD,  
STE. 403  
WESLACO, TEXAS 78596

(956) 464-4710  
TBPE FIRM NO. F-13094  
WWW.UIGTEXAS.COM



**UTILITY IMPORVEMENTS**

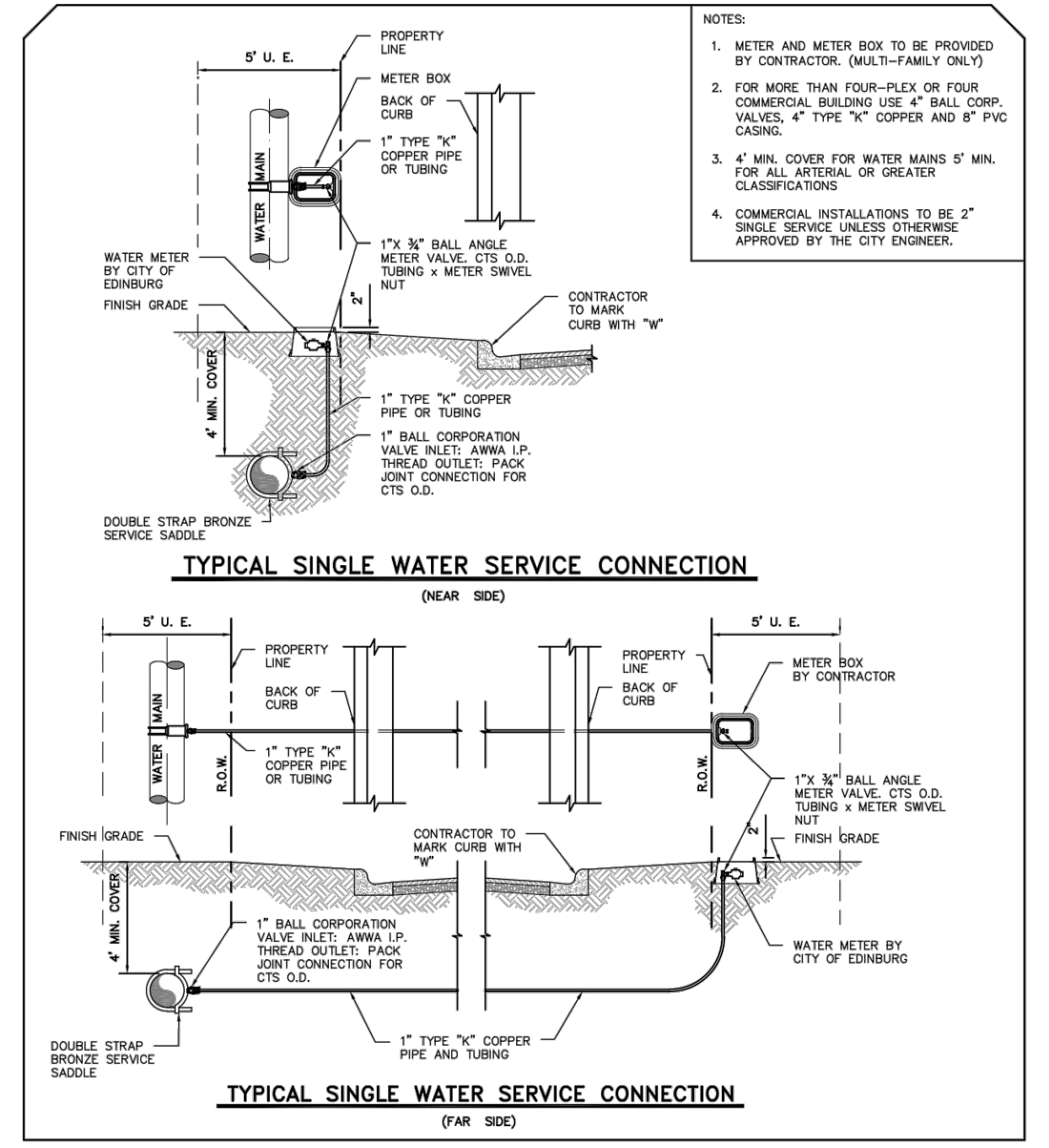
**LEGEND**

- SET 1/2" IRON ROD
- FOUND 1/2" IRON ROD
- FOUND 1/2-INCH IRON W/CAP STAMPED "R&A"
- POWER POLE
- OH — OH — OVERHEAD ELECTRIC
- UT — UT — TELEPHONE LINE
- USE — USE — FIBER OPTIC CABLE
- DL — DL — DITCH CENTERLINE
- X — X — FENCE LINE

**S.E.C.** SOUTH EAST CORNER  
**S.W.C.** SOUTH WEST CORNER  
**N.E.C.** NORTH EAST CORNER  
**N.W.C.** NORTH WEST CORNER  
**S.E.C.** SOUTH EAST CORNER

**UTILITY NOTES**

- PIPELINE UTILITY CROSSING PERMIT WILL BE REQUIRED FOR THE CROSSING WATER SERVICES.



**WATER DISTRIBUTION AND SANITARY SEWER (OSSF)**

**FINAL WATER AND SEWER ENGINEERING REPORT**

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

DPI SUBDIVISION, IS A 4 LOT SUBDIVISION, LOT 1 TO 4 ARE PROPOSED SINGLE FAMILY LOTS. THE SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND THE WATER UTILITY COMPANY HAVE ENTERED INTO A CONTRACT IN WHICH THE WATER UTILITY COMPANY HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE WATER UTILITY HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG-TERM QUANTITY AND QUALITY OF AVAILABLE WATER SUPPLIES TO SERVICE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 2" DIAMETER WATER LINE LOCATED ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF MILE 19 RD.

LOT 1 HAS AN EXISTING SINGLE SERVICE WATER LINE. WATER DISTRIBUTION FOR LOT 4 AND LOT 3 WILL CONSIST OF ONE DOUBLE SERVICE LINE THAT WILL TAP INTO THE EXISTING 2" DIAMETER WATERLINE NORTH OF MILE 19 RD. WATER DISTRIBUTION FOR LOT 2 WILL CONSIST OF ONE SINGLE SERVICE LINE. ALL NEW SERVICE LINE WILL EXTEND TO THE R.O.W LINE AND WILL BE INSTALLED TOGETHER WITH THE METER BOX AT THE TIME OF PERMIT. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT.

A PERSONAL CHECK HAS BEEN PAID TO THE HIDALGO COUNTY PLANNING DEPARTMENT IN ESCROW IN THE AMOUNT OF \$ \_\_\_\_\_ OR \$ \_\_\_\_\_ PER LOT.

WATER DISTRIBUTION FOR THE DPI SUBDIVISION CONSISTS OF EXISTING 2" DIAMETER WATER LINES CONNECTING TO ONE PROPOSED 3/4" DIAMETER SINGLE SERVICE LINE AND ONE PROPOSED 1" DIAMETER DOUBLE SERVICE LINE. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 2" LINE, THE DUAL RESIDENTIAL SERVICES AND 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$ \_\_\_\_\_ OR \$ \_\_\_\_\_ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 0,000.00, WHICH COVERS THE \$ 0,000.00 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 MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

N.A.W.S.C. WILL REQUIRE DEVELOPER TO CONNECT THE 8" WATER LINE LOCATED AT FM 88 & MILE 19 NORTH RD TO THE EXISTING 2" WATER LINE.

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

SEWAGE FROM DPI SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF EACH LOT 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 DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY INDICATED A FINE SAND LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE IN EACH LOT AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 30" 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. OSSF'S HAVE NOT BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL.

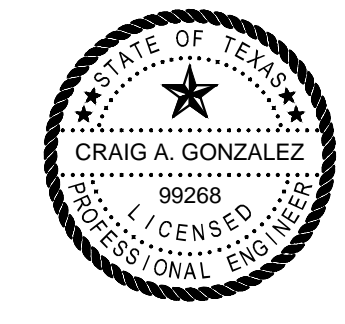
AT ANY TIME AFTER LOTS ARE SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

**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:

DATE: 2-11-2022

CRAIG A. GONZALEZ, P.E.  
 LICENSED PROFESSIONAL ENGINEER No. 99268



**DISTRIBUCIÓN DE AGUA Y ALCANTARILLADO SANITARIO (OSSF)**

INFORME FINAL DE INGENIERIA DE AGUA Y ALCANTARILLADO

SUMINISTRO DE AGUA: DESCRIPCIÓN, COSTO Y FECHA DE OPERATIVIDAD:

SUBDIVISION DPI, ES UNA SUBDIVISION DE 4 LOTES, LOS LOTES 1 A 4 SON LOTES UNFAMILIARES PROPUUESTOS. LA SUBDIVISION SERA PROVISTA DE AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). LA SUBDIVISION Y LA COMPANIA DE SERVICIOS DE AGUA HAN CELEBRADO UN CONTRATO EN EL QUE LA COMPANIA DE SERVICIOS DE AGUA HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y LA EMPRESA DE SERVICIOS DE AGUA HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA DAR SERVICIO AL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 2" DE DIAMETRO UBICADA A LO LARGO DEL LADO NORTE DEL DERECHO DE VIA DE LA MILLA 19 RD.

EL LOTE 1 TIENE UNA LINEA DE AGUA DE SERVICIO ÚNICO EXISTENTE. LA DISTRIBUCIÓN DE AGUA PARA EL LOTE 4 Y EL LOTE 3 CONSISTIRÁ EN UNA LINEA DE SERVICIO DOBLE QUE APROVECHARÁ LA LINEA DE FLOTACIÓN EXISTENTE DE 2" DE DIAMETRO AL NORTE DE LA MILLA 19 RD. LA DISTRIBUCIÓN DE AGUA PARA EL LOTE 2 CONSISTIRÁ EN UNA SOLA LINEA DE SERVICIO. TODA LA NUEVA LINEA DE SERVICIO SE EXTENDERÁ A LA LINEA R.O.W. Y SE INSTALARÁ JUNTO CON LA CAJA DEL MEDIDOR EN EL MOMENTO DEL PERMISO. DICHO SERVICIO TERMINAN EN LAS CAJAS DE MEDIDORES DE AGUA PARA CADA LOTE.

SE HA PAGADO UN CHEQUE PERSONAL AL DEPARTAMENTO DE PLANIFICACIÓN DEL CONDADO DE HIDALGO EN CUSTODIA POR LA CANTIDAD DE \$ \_\_\_\_\_ 0 \$ \_\_\_\_\_ POR LOTE.

LA DISTRIBUCIÓN DE AGUA PARA LA SUBDIVISION DPI CONSISTE EN LINEAS DE AGUA EXISTENTES DE 2" DE DIAMETRO QUE SE CONECTAN A UNA LINEA DE SERVICIO ÚNICA PROPUESTA DE 3/4" DE DIAMETRO Y UNA LINEA DE SERVICIO DOBLE PROPUESTA DE 1" DE DIAMETRO. DICHO SERVICIOS TERMINAN EN LAS CAJAS DE MEDIDORES DE AGUA PARA CADA LOTE. LA LINEA DE 2", LOS SERVICIOS RESIDENCIALES DUALES Y LOS SERVICIOS INDIVIDUALES DE 3/4", Y LAS CAJAS DE MEDIDORES YA SE HAN INSTALADO. A UN COSTO TOTAL DE \$ \_\_\_\_\_, 0 \$ \_\_\_\_\_ POR LOTE. ASÍMISMO, EL SUBDIVIDOR HA PAGADO A N.A.W.S.C. LA SUMA DE \$ 0,000.00, POR LOTE COMO SE ESTABLECE EN EL ADQUIERO DE SERVICIO DE AGUA DE 30 AÑOS, CUYA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIFAS DE ADQUISICIÓN DE DERECHOS Y TODAS LAS TARIFAS DE MEMBRÍA U OTRAS TARIFAS ASOCIADAS CON LA CONEXIÓN DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A N.A.W.S.C. A SOLICITUD DEL PROPIETARIO DEL LOTE. N.A.W.S.C. INSTALARÁ DE INMEDIATO Y SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCIÓN ES OPERABLE A LA FECHA DE LA GRABACIÓN DE LA PLAT.

N.A.W.S.C. REQUERIRÁ QUE EL DESARROLLADOR CONECTE LA LINEA DE AGUA DE 8" UBICADA EN FM 88 Y MILE 19 NORTH RD A LA LINEA DE AGUA EXISTENTE DE 2".

DESCRIPCIÓN, COSTO Y FECHA DE OPERATIVIDAD DE LAS INSTALACIONES DE ALCANTARILLADO:

LAS AGUAS RESIDUALES DE LA SUBDIVISION DPI SERÁN TRATADAS POR INSTALACIONES DE ALCANTARILLADO INDIVIDUALES EN EL SITIO ("OSSF") QUE CONSISTEN EN UN TANQUE SÉPTICO DE DOBLE COMPARTIMENTO DE DISEÑO ESTÁNDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL ABAJO FIRMANTE HA EVALUADO LA IDONEIDAD DE CADA LOTE PARA OSSF Y HA PRESENTADO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE TIENE UN ÁREA ADECUADA PARA UN CAMPO DE DRENAJE.

CADA LOTE EN LA SUBDIVISION PROPUESTA TIENE AL MENOS 1/2 ACRE DE TAMAÑO. EL ESTUDIO DE SUELOS DEL SERVICIO DE CONSERVACIÓN DE RECURSOS NATURALES INDICÓ UN SUELO FRANCO DE ARENA FINA PARA EL ÁREA. SE REALIZARON AL MENOS DOS EXCAVACIONES DE SUELO EN EL SITIO EN CADA LOTE EN EXTREMOS OPUESTOS DEL ÁREA DE ELIMINACIÓN PROPUESTA. NO HAY INDICIOS DE AGUA SUBTERRÁNEA O UNA CAPA RESTRICTIVA DENTRO DE LOS 30" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENA BIEN.

EL COSTO DE INSTALAR UN SISTEMA SÉPTICO EN UN LOTE INDIVIDUAL ES DE \$ \_\_\_\_\_, INCLUYENDO EL COSTO DEL PERMISO Y LICENCIA REQUERIDOS. LOS OSSF NO SE HAN INSTALADO EN EL MOMENTO DE LA SOLICITUD PARA LA APROBACIÓN FINAL DE LA PLACA.

EN CUALQUIER MOMENTO DESPUÉS DE LA VENTA DE LOS LOTES, EL COMPRADOR PUEDE INICIAR LA INSTALACIÓN DE UN SISTEMA OSSF ESCRIBIENDO O LLAMANDO AL SUBDIVIDER. SUBDIVIDER SERÁ RESPONSABLE DE PRESENTAR ANTE EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA SOLICITUD DE PERMISO PARA INSTALAR UN OSSF. EL SISTEMA OSSF SE INSTALARÁ EN EL LOTE ANTES DE QUE EL CONDADO EMITA UNA LIMPIEZA FINAL DE LUZ Y AGUA.

**CERTIFICACIÓN DE INGENIERO:**

CON MI FIRMA A CONTINUACIÓN, CERTIFICO QUE LAS INSTALACIONES DE SERVICIOS DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS EN VIRTUD DE LA SECCIÓN 16.343, CÓDIGO DE AGUAS. CERTIFICO QUE LOS COSTOS PARA INSTALAR INSTALACIONES DE AGUA Y ALCANTARILLADO, DISCUTIDOS ANTERIORMENTE, SON LOS SIGUIENTES:

**SUBDIVIDER CERTIFICATION:**

- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER 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.
- I, DANIEL & MARTHA P. IRACHETA, SUBDIVIDER OF DPI SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND 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 & QUANTITY TO ENABLE SAID SUBDIVISION TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATION AND THE LAWS OF THE STATE AS REQUIRED BY STATE, COUNTY, AND CITY REGULATIONS.

(OWNERS SIGNATURE) DANIEL IRACHETA

(OWNERS SIGNATURE) MARTHA P. IRACHETA

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIEL & MARTHA P. IRACHETA 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC

**INDEX TO SHEET OF DPI SUBDIVISION**

|   |   |
|---|---|
| 1 | HEADING, INDEX, LOCATION MAP AND ETC; PRINCIPAL CONTACTS; PLAT WITH LOTS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION & ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; HIDALGO COUNTY JUDGE, ENGELMAN IRRIGATION, HIDALGO COUNTY HEALTH DIVISION, IRRIGATION DISTRICT SIGNATURE BLOCKS; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATION OF THE PREDICNT THE PROJECT IS SITUATED; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO COUNTY DRAINAGE DISTRICT No.1 APPROVAL. LOT LOTS 1-4 RESIDENTIAL. |
| 2 | WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.   |
| 3 | DRAINAGE STATEMENT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION REVISION NOTES.   |

**DPI SUBDIVISION  
 UTILITY SHEET**

SURVEY PLAT OF 10.00 ACRES OF LAND OUT OF LOT 1, BLOCK 97, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, H.C.M.R. HIDALGO COUNTY, TEXAS.

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW ONLY UNDER AUTHORITY OF CRAIG A. GONZALEZ, P.E., (NO. 99268) ON 12/21/21 AND IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION.

**URBAN INFRASTRUCTURE GROUP, INC.**

260 S TEXAS BLVD, STE. 403 WESLACO, TEXAS 78596 (956) 388-0062 (956) 464-4710 (956) 369-0988

TBPE FIRM NO. F-13094 WWW.UIGTEXAS.COM (956) 464-4710

| PRINCIPAL CONTACTS                         | ADDRESS  | PHONE          |
|--|--|----------------|
| OWNER: DANIEL & MARTHA P. IRACHETA         | 8207 TWEEY ST., DONNA, TX 78537                    | 956-388-0062   |
| ENGINEER: URBAN INFRASTRUCTURE GROUP, INC. | 260 S TEXAS BLVD. STE 403, WESLACO, TX 78596       | (956) 464-4710 |
| SURVEYOR: HOMERO LUIS GUTIERREZ, PE, RPLS  | HOMERO L. GUTIERREZ, PO BOX 548, MCALLEN, TX 78505 | (956) 369-0988 |

# DRAINAGE STATEMENT

**INTRODUCTION**  
 THE DPI SUBDIVISION IS A PROPOSED FOUR LOT SUBDIVISION. THE SUBDIVISION WILL HAVE FOUR RESIDENTIAL LOTS ON A NET 9.85 ACRE TRACT (10 GROSS). THE PROPERTY IS A 9.85 ACRE TRACT OUT OF LOT 1, BLOCK 97, MISSOURI TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 29, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE CITY OF ELSA ETJ APPROXIMATELY 3,402 FEET WEST FROM THE INTERSECTION OF FM 88 AND MILE 19 RD. A LOCATION MAP IS PROVIDED IN ATTACHMENT A.

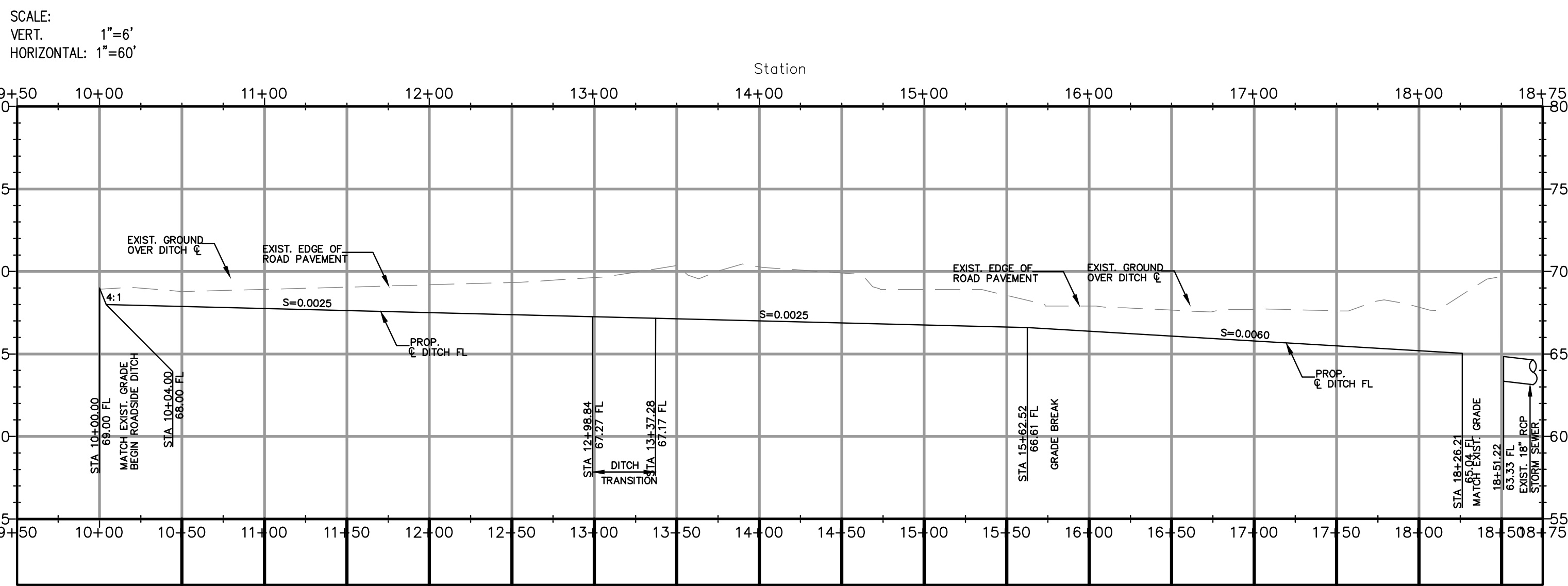
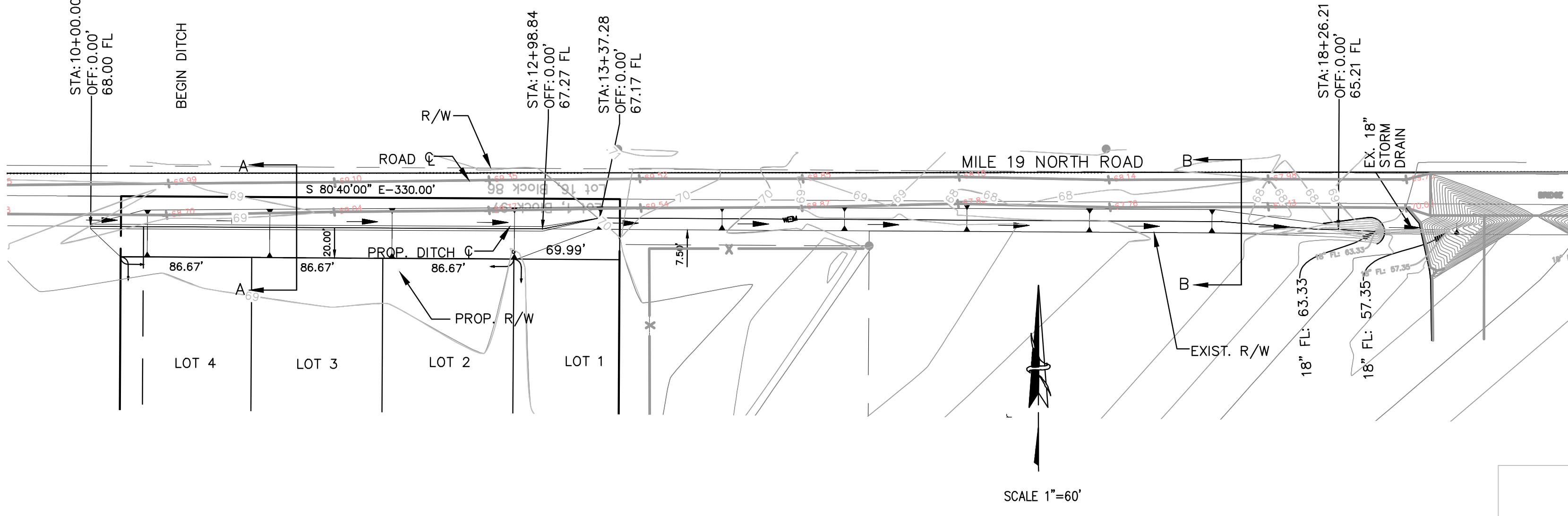
**FLOODPLAIN INFORMATION**  
 THE PROPERTY DOES NOT CONTAIN FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SPECIAL FLOOD HAZARD AREAS (SFHA). THE DPI SUBDIVISION IS LOCATED WITHIN FEMA COMMUNITY PANEL NO. 480334 0350 C, MAP REVISED JUNE 6, 2000. A FEMA MAP SHOWING THE PROPERTY IS PROVIDED IN ATTACHMENT B. THE ATTACHED MAP FROM PANEL NO. 480334 0350 C SHOWS THAT THE PROPERTY IS LOCATED WITHIN A FEMA ZONE X (NO SHADING).

**SOIL SURVEY**  
 ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE PROJECT SITE IS 62.4% 70 WILLACY FINE SAND LOAM, 0 TO 1 PERCENT SLOPES. THE SITE HYDROLOGIC SOIL GROUP IS IDENTIFIED AS GROUP B. 70 SOIL HAS THE CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (KSAT): MODERATELY HIGH TO HIGH (0.57 TO 1.98 IN/HR) DEPTH TO WATER TABLE: MORE THAN 80 INCHES. THE FREQUENCY OF FLOODING IS NONE AND THE FREQUENCY OF PONDING IS NONE. 70 SOIL IS COMPRISED AS 85% WILLACY AND SIMILAR SOILS AND 15% MINOR COMPONENTS. 36% 28 HIDALGO SANDY CLAY LOAM, 0 TO 1 PERCENT SLOPES. THE SITE HYDROLOGIC SOIL GROUP IS IDENTIFIED AS GROUP B. 28 SOIL HAS THE CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (KSAT): MODERATELY HIGH TO HIGH (0.57 TO 1.98 IN/HR) DEPTH TO WATER TABLE: MORE THAN 80 INCHES. THE FREQUENCY OF FLOODING IS NONE AND THE FREQUENCY OF PONDING IS NONE. 28 SOIL IS COMPRISED AS 85% HIDALGO AND SIMILAR SOILS AND 15% MINOR COMPONENTS. 1.6% 25 HIDALGO FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES. THE SITE HYDROLOGIC SOIL GROUP IS IDENTIFIED AS GROUP B. 25 SOIL HAS THE CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (KSAT): MODERATELY HIGH TO HIGH (0.57 TO 1.98 IN/HR) DEPTH TO WATER TABLE: MORE THAN 80 INCHES. THE FREQUENCY OF FLOODING IS NONE AND THE FREQUENCY OF PONDING IS NONE. 25 SOIL IS COMPRISED AS 85% HIDALGO AND SIMILAR SOILS AND 15% MINOR COMPONENTS. THE PRESENCE OF MINOR COMPONENTS IN A MAP UNIT IN NO WAY DIMINISHES THE USEFULNESS OR ACCURACY OF THE DATA (SEE ATTACHED SOIL SURVEY) IN ATTACHMENT C.

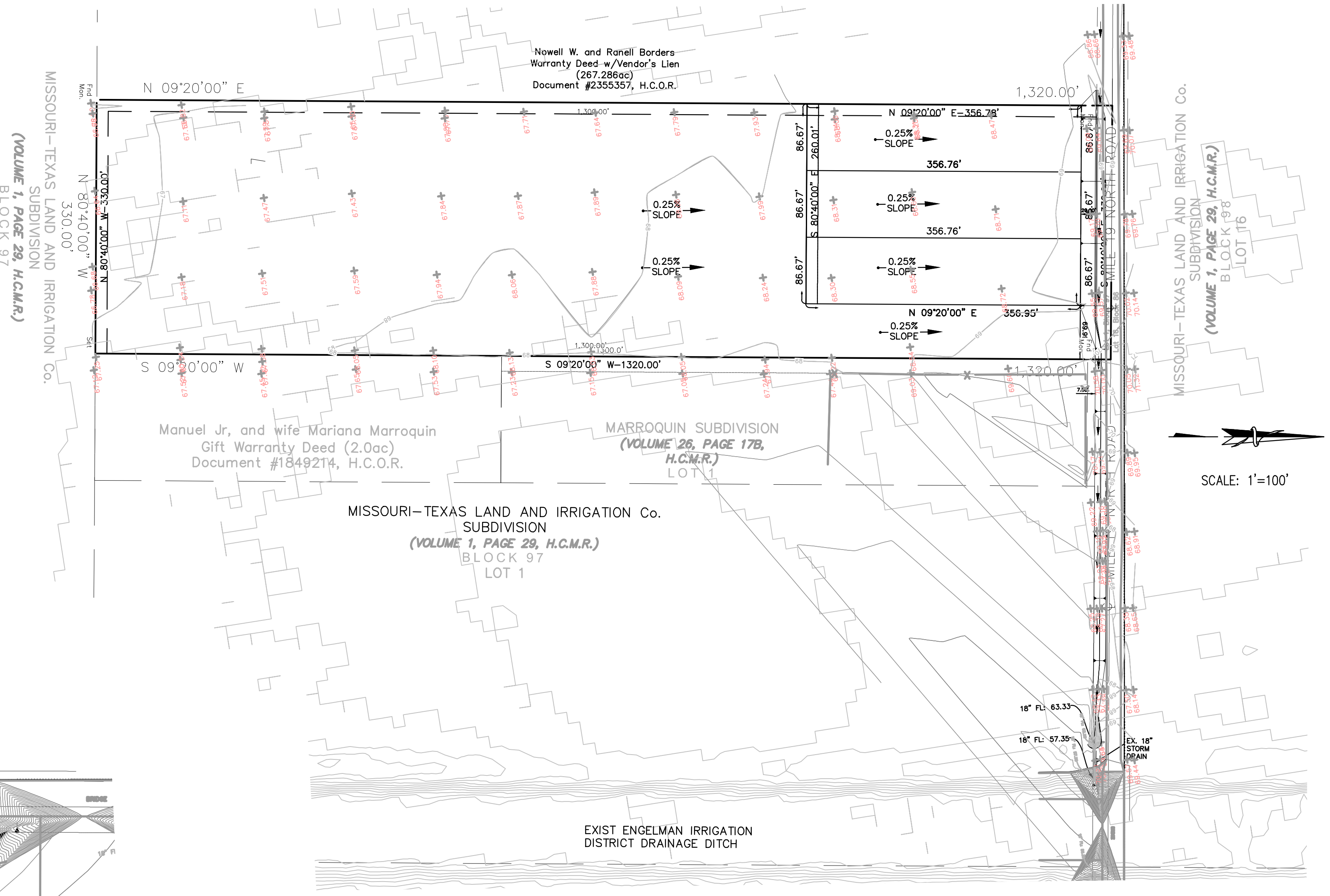
**HYDROLOGY**  
 STORM RUN-OFF GENERALLY FLOWS FROM THE NORTH TO THE SOUTH ON THE TRACT. THE EXISTING 9.85 ACRE TRACT IS UNDEVELOPED LAND. THE PROPOSED LAND USE IT WILL BE DESIGNATED AS RURAL RESIDENTIAL WITH ONLY 4 LOTS. THE RATIONAL METHOD WAS USED TO CALCULATE THE EXISTING AND POST-DEVELOPMENT STORM RUN-OFF PEAK FLOWRATES FOR THE 10-YEAR AND 50-YEAR FREQUENCY STORM EVENTS. RUNOFF COEFFICIENTS, "C" VALUES, WERE DETERMINED BASED ON THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) HYDRAULIC DESIGN MANUAL, DATED JULY 2019. THE COMPOSITE "C" VALUE FOR THE EXISTING CONDITIONS IS 0.13, AND THE COMPOSITE "C" VALUE FOR THE POST-DEVELOPMENT CONDITIONS FOR IS ASSUMED TO BE 0.19; THAT IS AN INCREASE OF 0.06. IT IS ESTIMATED THAT THERE WILL BE APPROXIMATELY A TOTAL OF 12,000 S.F. OF ROOF AND 15,089 S.F. OF PAVING FOR THE PROPOSED SUBDIVISION. THE CALCULATED EXISTING PEAK 10-YEAR FLOW RATE IS APPROXIMATELY 3.46 CFS, AND THE POST-DEVELOPMENT PEAK 50-YEAR FLOW RATE IS APPROXIMATELY 6.87 CFS. THE CALCULATED "C" VALUES AND PEAK FLOW RATES ARE FOUND IN ATTACHMENT D.

**DETENTION**  
 THE REQUIRED DETENTION VOLUME TO CONTAIN THE 50-YEAR FREQUENCY STORM EVENT WITH THE ASSUMED IMPROVEMENTS WHILE RELEASING AT THE EXISTING 10-YEAR FREQUENCY STORM EVENT IS APPROXIMATELY 16,189.91 CF OR 0.37 ACRE-FOOT. STORMWATER RUNOFF WILL DRAIN INTO THE ROADSIDE DITCH ON MILE 19 RD. ROADSIDE DITCH IMPROVEMENTS WILL BE MADE ALONG FRONT OF THE TRACT TO THE EXISTING ENGELMANN IRRIGATION DISTRICT OUTFALL, LOCATED APPROXIMATELY 860 FEET TO THE EAST.

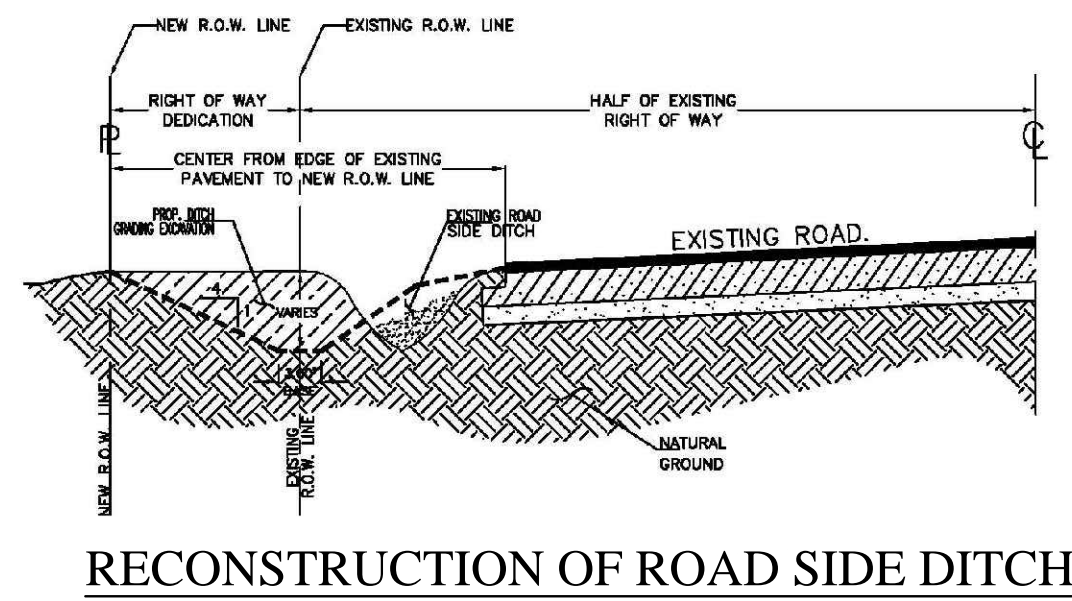
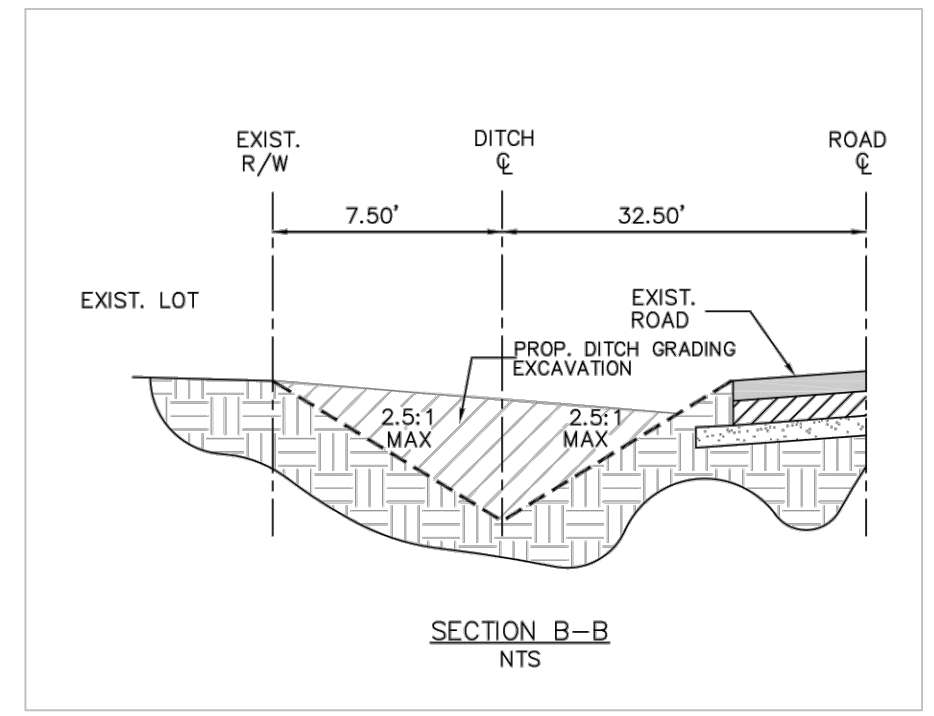
THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED IN THIS REPORT. A PLAT NOTE HAS BEEN ADDED REGARDING THIS REQUIREMENT.



PR-DITCH CENTER LINE (1) PROFILE



SCALE: 1"=100'

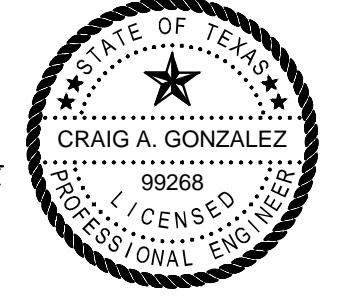


**NOTES:**

- EXISTING STORM WATER GENERALLY RUNOFF FLOWS NORTH IN FLOW TO ROADSIDE DITCH IN N MILE 19.
- RUNOFF ON PROPOSED LOTS 1-4 WILL FLOW NORTH INTO ROADSIDE DITCH.
- CONTOUR LINES WERE DEVELOPED FROM LIDAR DATA PROVIDED BY HIDALGO COUNTY.

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

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



DATE OF PREPARATION: 02-11-2022

| PRINCIPAL CONTACTS |                                 | ADDRESS                      |                   | PHONE          |
|--------------------|---------------------------------|------------------------------|-------------------|----------------|
| OWNER:             | DANIEL & MARTHA P. IRACHETA     | 8207 TWENTY ST.,             | DONNA, TX 78537   | (956) 388-0062 |
| ENGINEER:          | CRAIG A. GONZALEZ               | 260 S. TEXAS BLVD., STE 403, | WESLACO, TX 78596 | (956) 405-3337 |
| SURVEYOR:          | HOMERO LUIS GUTIERREZ, PE, RPLS | PO Box 548,                  | MCALLEN, TX 78505 | (956) 369-0988 |

FILED FOR RECORD IN  
 HIDALGO COUNTY  
 ARTURO GUJARDO, JR.  
 HIDALGO COUNTY CLERK  
 ON \_\_\_\_\_ AT \_\_\_\_\_ A.M./P.M.  
 INSTRUMENT NUMBER \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY CLERK

**DPI SUBDIVISION  
 DRAINAGE AREA MAP**

SURVEY PLAT OF 10.00 ACRES OF LAND OUT OF LOT 1, BLOCK 97, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, H.C.M.R. HIDALGO COUNTY, TEXAS.  
 RESIDENTIAL LOTS:  
 LOT 1, LOT 2, LOT 3 & LOT 4

**INDEX TO SHEET OF DPI SUBDIVISION**

|   |   |
|---|---|
| 1 | HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION & ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; HIDALGO COUNTY JUDGE, ENGELMANN IRRIGATION, HIDALGO COUNTY HEALTH DIVISION, IRRIGATION DISTRICT SIGNATURE BLOCKS; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATION OF THE PREDICT THE PROJECT IS SITUATED; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO COUNTY DRAINAGE DISTRICT No.1 APPROVAL, LOT LOTS 1-4 RESIDENTIAL. |
| 2 | WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE   |
| 3 | DRAINAGE STATEMENT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION REVISION NOTES;   |



260 S TEXAS BLVD,  
 STE. 403  
 WESLACO, TEXAS 78596  
 (956) 464-4710  
 TBPE FIRM NO. F-13094  
 WWW.UIGTEXAS.COM