



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: 5-03-2022

PROPOSED S&J SUBDIVISION, PRECINCT No. 3.

ENGINEER: HLG PLAN REVIEW SERVICES DEVELOPER: JIM-ACE LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 1 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: EAST SIDE OF DOFFING ROAD APPROXIMATLY 1/2 OF MILE NORTH OF MILE 7 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-8-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 35.00 FT ONTO DOFFING ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-19-2022 BY, VICTOR GUALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 4-19-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: DOFFING ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 4-19-2022 : 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.

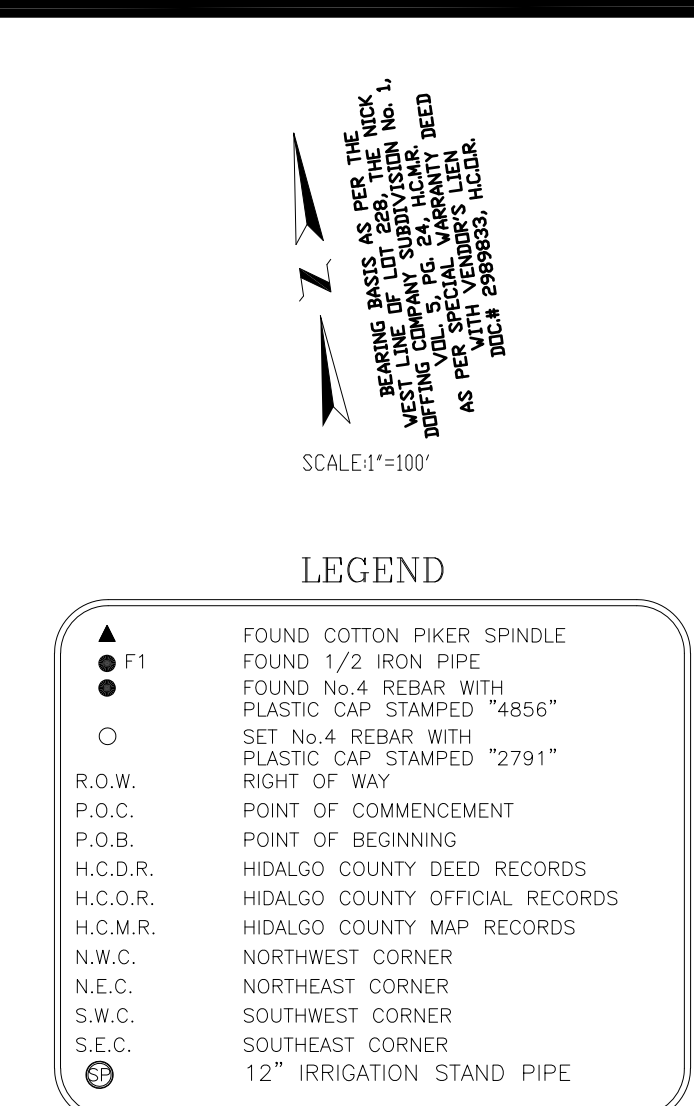
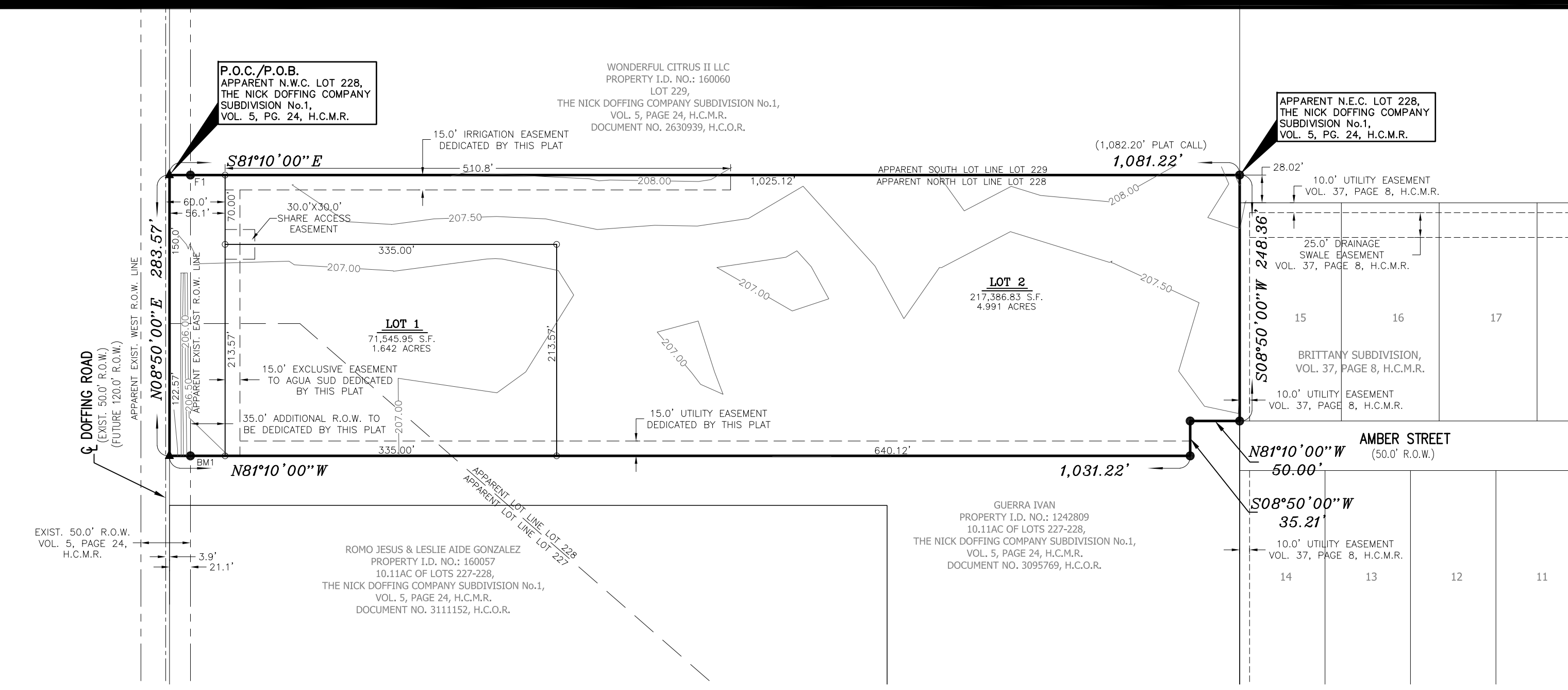
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

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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S & J SUBDIVISION

HIDALGO COUNTY, TEXAS
 A 6.998-ACRE TRACT OUT OF LOTS 227 AND 228, THE NICK DOFFING COMPANY SUBDIVISION NO.1, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 24, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS

GENERAL NOTES

- MINIMUM SETBACKS: FRONT 50.0 FEET, SIDE 6.0 FEET OR EASEMENT WHICHEVER IS GREATER, REAR 15.0 FEET OR EASEMENT WHICHEVER IS GREATER;
- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) COMMUNITY PANEL NO. 480334 0290 D EFFECTIVE JUNE 06, 2000. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN. (NO SHADING) COMMUNITY PANEL NO. 480334 0290 D MAP EFFECTIVE JUNE 06, 2000. OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED AREAS AS SHOWN ON THE PLAT OF THE PROPOSED SUBDIVISION TO BE WITHIN FLOOD ZONE "X". CONSTRUCTION OR RESIDENTIAL HOUSING WITHIN ANY AREA 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 THRU 412)
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF STREET PAVEMENT OR 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.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.
- 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 10,685.34 CUBIC FEET OR 0.245-ACRE-FEET OF STORM RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.3 FOR DRAINAGE REPORT).
- SEPTIC TANK SYSTEM SHALL BE APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT PRIOR TO OCCUPANCY OF A LOT WITHIN THIS SUBDIVISION.
- 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.
 - OSSE SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
 - EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 21,780 SQUARE FEET (0.500 ACRES) LOT AREA WITH POTABLE WATER SUPPLY.
 - OSSE SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS 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.
- APPROVED "OSSE" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ANCHORING THE SEPTIC TANK(S). BACK FLOW VALVES. HYDRAULICALLY INTERLOCKED ABSORPTIVE DRAIN FIELD SYSTEM. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE FREE OF FENCES, BUILDINGS, SHEDS, BE KEPT CLEAR OF SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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.

- YOLANDA ACEVEDO JIMENEZ, THE OWNER & SUBDIVIDER OF S & J SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.
- ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES OR AS REQUIRED BY THE UTILITY COMPANY OCCUPYING THE EASEMENT. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
 - BM 1 - N=10645208.50, E=1027038.03, ELEVATION=206.85 TOP OF No.4 REBAR WITH PLASTIC CAP STAMPED 4856 LOCATED ON THE INTERSECTION OF THE SOUTH PROPERTY LINE WITH THE EXISTING EAST RIGHT OF WAY LINE OF DOFFING ROAD. N.A.V.D. 88
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM DE 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 AND 2. A 24 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER TO PROVIDE INGRESS AND EGRESS TO LOTS 1 AND 2 FROM DOFFING ROAD.
- ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH THE RESPECTIVE SECTION.

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

ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 RECORDED IN VOLUME _____ PAGE _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



STATE OF TEXAS
 COUNTY OF HIDALGO
 HIDALGO COUNTY IRRIGATION DISTRICT No. 6

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS THE _____ DAY OF _____, 2022.

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

ATTEST: _____ BOARD OF DIRECTOR _____ DATE _____

CITY OF MISSION
 CERTIFICATE OF PLAT APPROVAL

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE S & J SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION ON _____, 2022.

ATTEST: _____ MAYOR OF CITY OF MISSION _____ DATE _____

ATTEST: _____ SECRETARY OF CITY OF MISSION _____ DATE _____

STATE OF TEXAS
 CITY OF MISSION

THIS PLAT OF S & J SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION ON _____, 2022.

P&Z CHAIRMAN OF THE CITY OF MISSION. _____ DATE _____

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

I, ROBERTO J. SALINAS, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE S & J 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 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.

STATE OF TEXAS
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, YOLANDA ACEVEDO JIMENEZ, PRESIDENT OF JIM-ACE, LLC, AS OWNER (S) OF THE 6.998 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED S & J SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

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

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
 - SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
 - ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
 - 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.

OWNER: JIM-ACE LLC DATE _____
 YOLANDA ACEVEDO JIMENEZ, PRESIDENT
 924 S. MCCOLL ROAD
 EDINBURG, TEXAS 78539

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED YOLANDA ACEVEDO JIMENEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2022.

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

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF S & J SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 2022.

ATTEST: _____ HIDALGO COUNTY JUDGE _____ DATE _____
 _____ HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF S & J SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2022.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX 36639, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

HOMERO LUIS GUTIERREZ, P.E. DATE _____
 REG. PROFESSIONAL ENGINEER #36639



STATE OF TEXAS
 COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE MAY 22, 2021 UNDER MY SUPERVISION ON THE GROUND.

HOMERO LUIS GUTIERREZ, R.P.L.S. DATE _____
 REG. PROFESSIONAL LAND SURVEYOR #2791



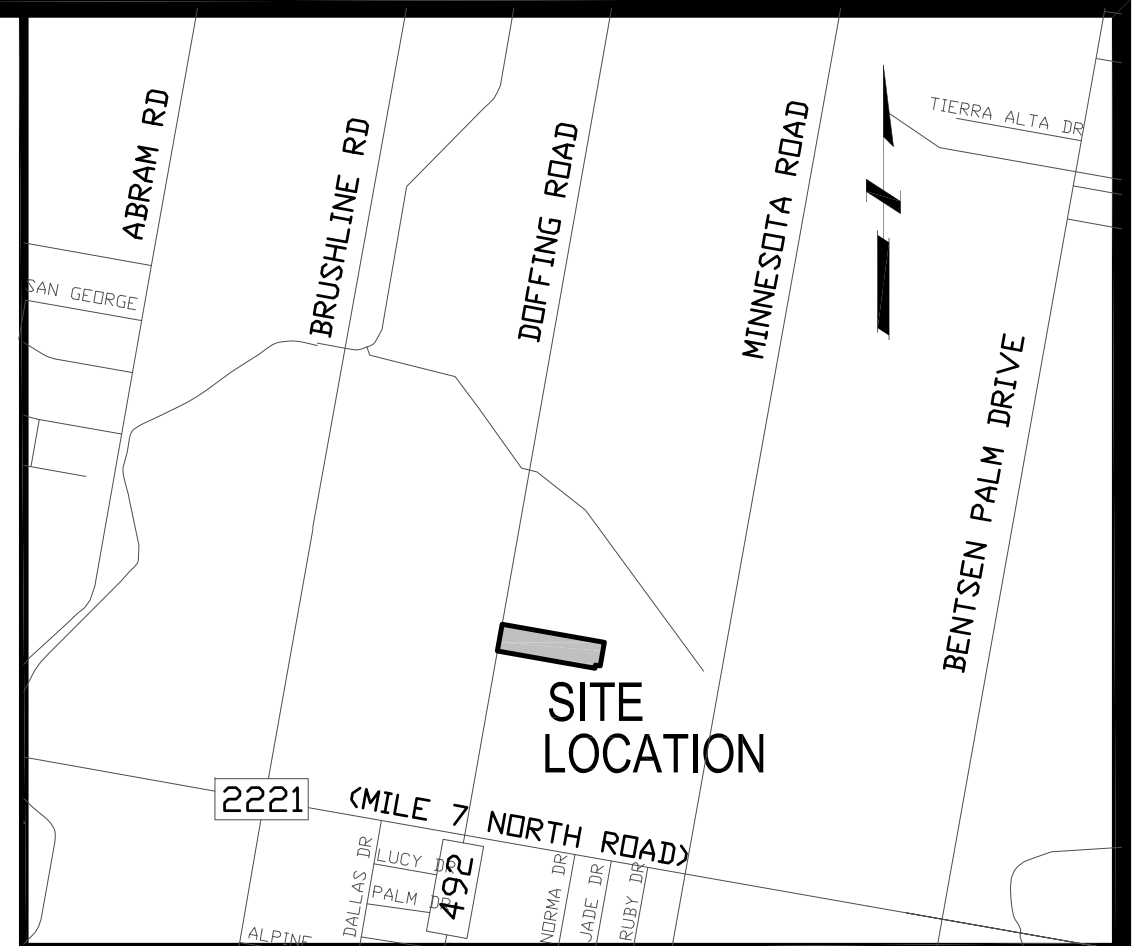
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

THIS DOCUMENT IS FOR
 INTERIM REVIEW AND
 NOT INTENDED FOR
 CONSTRUCTION, BIDDING,
 OR PERMIT PURPOSES.



LOCATION MAP SCALE 1"=2000'

PREPARED BY:
 HLG PLAN REVIEW SERVICES
 HOMERO L. GUTIERREZ, P.E., OWNER
 P.O. Box 548
 McALLEN, TEXAS 78505
 DATE PREPARED: APRIL 11, 2022
 DATE SURVEYED: MAY 22, 2021
 PLAT SHEET 1 OF 3

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

S & J SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.3 ON THE EAST SIDE OF DOFFING ROAD APPROXIMATELY 1.948 FEET NORTH FROM THE INTERSECTION WITH MILE 7 ROAD (FM 2221). ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION POPULATION AS PER 2020 CENSUS 85,778. S & J SUBDIVISION LIES APPROXIMATELY 4.4 MILES FROM THE CITY LIMITS AND IS WITHIN THE 5 MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF MISSION UNDER LOCAL GOVERNMENT CODE 212.001.

METES AND BOUNDS

A 6.998-ACRE TRACT OUT OF LOTS 227 AND 228, THE NICK DOFFING COMPANY SUBDIVISION NO.1, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 24, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), BEING IN THE COUNTY OF HIDALGO ON THE EAST SIDE OF DOFFING ROAD AND APPROXIMATELY 1.948 FEET NORTH OF MILE 7 ROAD, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A FOUND COTTON PICKER SPINDLE INSIDE OF THE RIGHT OF WAY OF DOFFING ROAD (A 50 FOOT DEDICATED ROAD) FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 228 AND OF SAID 6.998-ACRE TRACT, ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 6.998-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 10 MINUTES 00 SECOND EAST, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 228 AND OF SAID 6.998-ACRE TRACT, A DISTANCE OF 231.10 FEET TO A FOUND 1/2 INCH IRON PIPE ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID DOFFING ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,081.22 FEET (1,082.20 FEET PLAT CALL) TO A FOUND NO. 4 REBAR WITH PLASTIC CAP STAMPED 4856 FOR THE NORTHEAST CORNER OF SAID LOT 228 AND 6.998-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 50 MINUTES 00 SECONDS WEST, WITH THE APPARENT EAST LOT LINE OF SAID LOT 228 AND WITH THE APPARENT EASTERNMOST EAST LOT LINE OF SAID 6.998-ACRE TRACT, A DISTANCE OF 28.02 FEET TO A POINT FOR THE APPARENT NORTHWEST CORNER OF LOT 15, BRITANNY SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 37, PAGE 8, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 248.36 FEET TO A FOUND NO. 4 REBAR WITH PLASTIC CAP STAMPED 4856 FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 15 AND THE APPARENT EASTERNMOST SOUTHEAST CORNER OF SAID 6.998-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 10 MINUTES 00 SECONDS WEST, WITH A LINE PARALLEL TO THE SAID NORTH LOT LINE OF LOT 228 AND WITH THE APPARENT NORTHERNMOST SOUTH LOT LINE OF SAID 6.998-ACRE TRACT, A DISTANCE OF 50.00 FEET TO FOUND NO. 4 REBAR WITH PLASTIC CAP STAMPED 4856 FOR AN INNER CORNER OF SAID 6.998-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 50 MINUTES 00 SECONDS WEST, PARALLEL TO THE SAID EAST LOT LINE OF LOT 228 AND WITH THE APPARENT WESTERNMOST EAST LOT LINE OF SAID 6.998-ACRE TRACT, A DISTANCE OF 1,010.12 FEET TO A FOUND NO. 4 REBAR WITH PLASTIC CAP STAMPED 4856 ON THE SAID EXISTING EAST RIGHT-OF-WAY LINE OF DOFFING ROAD CONTINUING FOR A TOTAL DISTANCE OF 1,031.22 FEET TO A FOUND COTTON PICKER SPINDLE ON THE INTERSECTION WITH THE APPARENT WEST LOT LINE OF SAID LOT 227 LOCATED WITHIN THE ROAD RIGHT OF WAY OF SAID DOFFING ROAD FOR THE SOUTHWEST CORNER OF SAID 6.998-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 10 MINUTES 00 SECOND WEST, WITH A LINE PARALLEL TO THE SAID NORTH LOT LINE OF LOT 228 AND WITH THE APPARENT SOUTHERNMOST SOUTH LOT LINE OF SAID 6.998-ACRE TRACT, A DISTANCE OF 1,010.12 FEET TO A FOUND NO. 4 REBAR WITH PLASTIC CAP STAMPED 4856 ON THE SAID EXISTING EAST RIGHT-OF-WAY LINE OF DOFFING ROAD CONTINUING FOR A TOTAL DISTANCE OF 1,031.22 FEET TO A FOUND COTTON PICKER SPINDLE ON THE INTERSECTION WITH THE APPARENT WEST LOT LINE OF SAID LOT 227 LOCATED WITHIN THE ROAD RIGHT OF WAY OF SAID DOFFING ROAD FOR THE SOUTHWEST CORNER OF SAID 6.998-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 50 MINUTES 00 SECOND EAST, WITH THE SAID WEST LOT LINE OF LOT 227 AND OF SAID 6.998-ACRE TRACT, A DISTANCE OF 122.57 FEET PASSING THE COMMON LOT CORNER OF LOTS 227 AND 228, CONTINUING FOR A TOTAL DISTANCE OF 283.57 FEET TO A FOUND COTTON PICKER SPINDLE FOR THE NORTHWEST OF SAID 6.998-ACRE TRACT OF LAND HEREIN DESCRIBED; ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 6.998 ACRES OF LAND OF WHICH 0.137 OF AN ACRE IS IN EXISTING DOFFING ROAD RIGHT-OF-WAY FOR A NET OF 6.861 ACRES OF LAND, MORE OR LESS.

REVISION NOTES			
NO.	SHEET	REVISION	DATE APPROVED

INDEX TO SHEET OF S & J SUBDIVISION	
SHEET 1	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGEND, DESCRIPTION OF METES & BOUNDS, SURVEYORS AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION, CITY APPROVAL, CERTIFICATE COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DEBATE, THE PRESENT PROJECT IS SITUATED, H.C.O.D. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS), SUBDIVIDER'S CERTIFICATE AND STATEMENT.
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; TYPICAL ROADWAY SECTION.

PRINCIPAL CONTACTS			
OWNER:	NAME	ADDRESS	CITY & ZIP
JIM-ACE LLC	JIM-ACE LLC	924 S. MCCOLL ROAD	EDINBURG, TEXAS 78539
YOLANDA ACEVEDO JIMENEZ, PRESIDENT	YOLANDA ACEVEDO JIMENEZ, PRESIDENT		
ENGINEER:	NAME	ADDRESS	CITY & ZIP
HOMERO LUIS GUTIERREZ	HOMERO LUIS GUTIERREZ	P.O. Box 548	McALLEN, TEXAS 78505
SURVEYOR:	NAME	ADDRESS	CITY & ZIP
HOMERO LUIS GUTIERREZ	HOMERO LUIS GUTIERREZ	P.O. Box 548	McALLEN, TEXAS 78505

HLG PLAN REVIEW SERVICES
 HOMERO L. GUTIERREZ, P.E., OWNER
 P.O. Box 548, McALLEN, TEXAS 78505 / TEL: 956-369-0988
 TBPE Firm Licensed No. F-10426

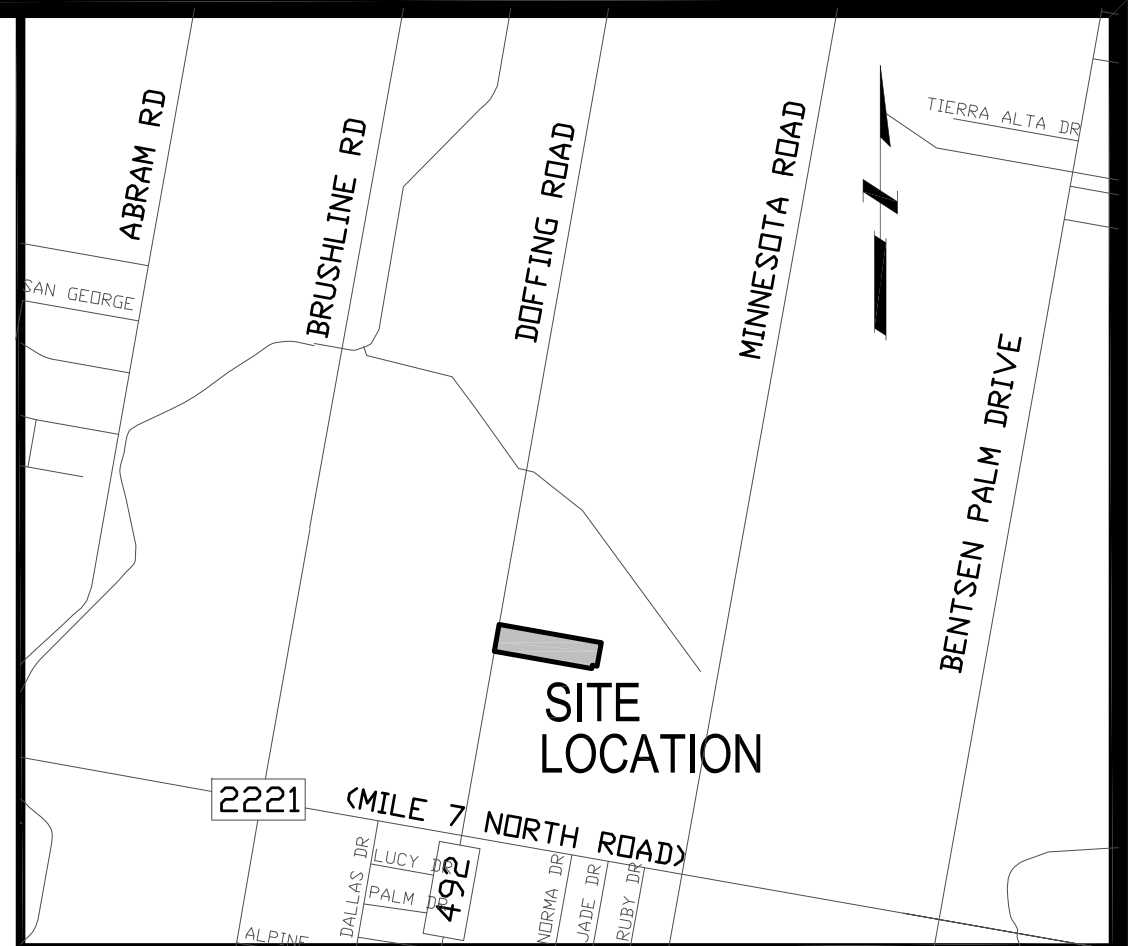
S & J SUBDIVISION

HIDALGO COUNTY, TEXAS

A 6.998-ACRE TRACT OUT OF LOTS 227 AND 228, THE NICK DOFFING COMPANY SUBDIVISION NO.1, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 24, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS

LEGEND

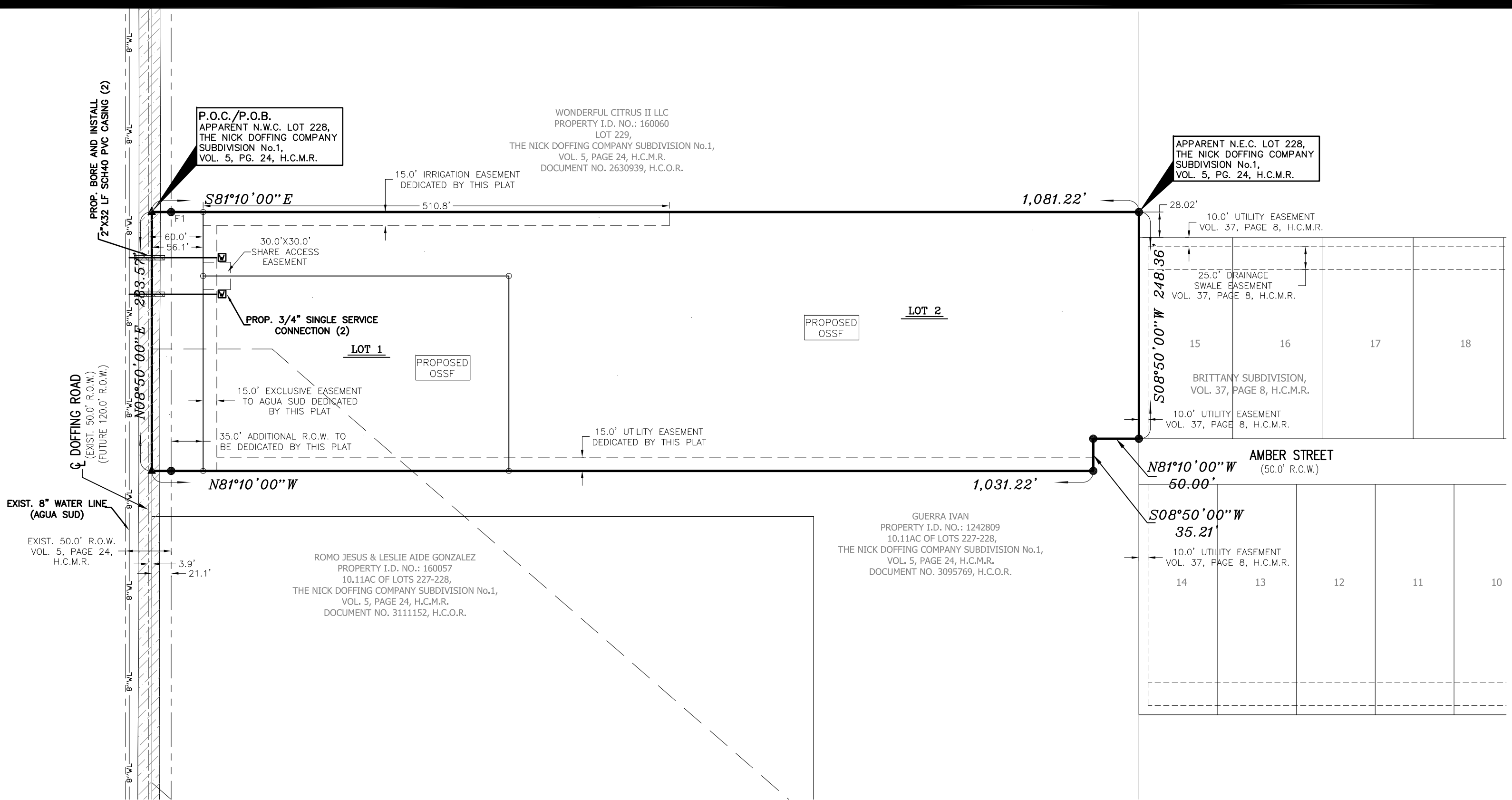
- ▲ B-1 FOUND COTTON PIKER SPINDLE
- FOUND 1/2" IRON PIPE
- FOUND NO.4 REBAR WITH PLASTIC CAP STAMPED "4856"
- SET NO.4 REBAR WITH PLASTIC CAP STAMPED "2791"
- RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- N.W.C. NORTHWEST CORNER
- N.E.C. NORTHEAST CORNER
- S.W.C. SOUTHWEST CORNER
- S.E.C. SOUTHEAST CORNER
- 12" IRRIGATION STAND PIPE



LOCATION MAP SCALE 1"=2000'

PREPARED BY:
 HLG PLAN REVIEW SERVICES
 HOMERO L. GUTIERREZ, P.E., OWNER
 P.O. Box 548
 McALLEN, TEXAS 78505
 DATE PREPARED: APRIL 11, 2022
 DATE SURVEYED: MAY 22, 2021
 PLAT SHEET 2 OF 3

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY
 S & J SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.3 ON THE EAST SIDE OF DOFFING ROAD APPROXIMATELY 1.548 FEET NORTH FROM THE INTERSECTION WITH MILE 7 ROAD (FM 2221). ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION POPULATION AS PER 2020 CENSUS 85,278. S & J SUBDIVISION LIES APPROXIMATELY 4.4 MILES FROM THE CITY LIMITS AND IS WITHIN THE 5 MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF MISSION UNDER LOCAL GOVERNMENT CODE 212.001.



MAP OF WATER DISTRIBUTION AND OSSF

FINAL ENGINEERING REPORT

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE.
 S & J SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AQUA SPECIAL UTILITY DISTRICT (A.S.U.D.). THE SUBDIVIDER AND A.S.U.D. HAVE ENTERED INTO A CONTRACT IN WHICH A.S.U.D. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND A.S.U.D. 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.

A.S.U.D. HAS AN EXISTING 8" WATER LINE RUNNING NORTH AND SOUTH ALONG THE WEST SIDE OF THE RIGHT OF WAY OF DOFFING ROAD ON THE WEST SIDE OF THIS PROPOSED SUBDIVISION. THE WATER SYSTEM FOR S & J SUBDIVISION CONSIST OF TWO 3/4" DIAMETER SINGLE SERVICE LINES TO EACH LOT ENDING AT THE METER BOXES. THE SINGLE WATER SERVICES AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$ 2,200.00 OR \$1,000.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID A.S.U.D. THE SUM OF \$ XXXX, WHICH COVERS THE \$XXX 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 A.S.U.D. UPON REQUEST BY THE OWNER OF A LOT, A.S.U.D. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. NO FIRE HYDRANT WILL BE REQUIRED FOR THIS SUBDIVISION. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY A.S.U.D. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE SUBDIVISION PLAT.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES UTILIZING PERSONAL CHECK:

SEWAGE FOR S & J SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD FOR THE LOT. JOSE ANGEL GONZALEZ, REGISTRATION NO. 0512258, 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. THE LOT HAS ADEQUATE AREA FOR A REPLACEMENT 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. TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITS AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$2,000.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIERS CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$4,000.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

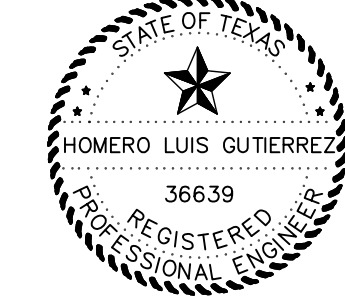
AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDER AND THEN FILING WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM. SEPTIC TANK SYSTEMS SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

WATER & SEWAGE 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 ESTIMATED COSTS TO INSTALL UNCONSTRUCTIVE WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

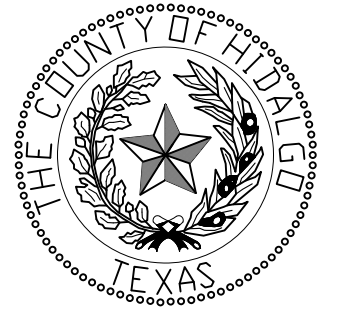
WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED. WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$2,200.00.
 SEWAGE FACILITIES - SEPTIC SYSTEMS HAVE BEEN INSTALLED AT A TOTAL COST OF \$4,000.00.

HOMERO LUIS GUTIERREZ, P.E.
 LICENSED PROFESSIONAL ENGINEER No. 36639



THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

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



PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	JIM-ACE LLC	924 S. McCOLL ROAD	EDINBURG, TEXAS 78539	(956) 322-7407
	YOLANDA ACEVEDO JIMENEZ, PRESIDENT			
ENGINEER:	HOMERO LUIS GUTIERREZ	P.O. Box 548	McALLEN, TEXAS 78505	(956) 369-0988
SURVEYOR:	HOMERO LUIS GUTIERREZ	P.O. Box 548	McALLEN, TEXAS 78505	(956) 369-0988

ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 RECORDED IN VOLUME _____ PAGE _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY

FINAL ENGINEERING REPORT (VERSION ESPAÑOL):

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO
 DRENAJE: DESCRIPCIÓN, GASTOS, Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

LA SUBDIVISION S & J SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA DE AGUA ESPECIAL UTILITY DISTRICT (A.S.U.D.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA A.S.U.D. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. LA COMPAÑIA A.S.U.D. TENDRÁ QUE PRESENTAR DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

A.S.U.D. TIENE UNA LINEA EXISTENTE DE AGUA DE 8 PULGADAS QUE CORRE DE NORTE A SUR EN EL LADO OESTE DE DEL DERECHO DE VIA DE LA CALLE DOFFING ROAD EN EL LADO OESTE DE ESTA SUBDIVISION. EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISION S & J SUBDIVISION CONSISTE DE DOS LINEAS DE SERVICIO DE 3/4" DE DIAMETRO UNA PARA CADA LOTE QUE TERMINAN EN LA CAJA DEL MEDIDOR. LOS SERVICIOS DE AGUA SENCILLOS Y LAS CAJAS DEL MEDIDOR SERÁN INSTALADAS A UN COSTO TOTAL DE 2,200.00 DOLARES O 1,100.00 DOLARES POR LOTE. ADEMÁS EL DUEÑO DE LA SUBDIVISION LE HA PAGADO A A.S.U.D. LA SUMA DE XXXX DOLARES QUE CUBRE LOS XXXX DOLARES POR LOTE COMO LO INDICA EL CONTRATO DE SERVICIO DE AGUA POR 30 AÑOS Y DICHA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR MECANICO DE AGUA, CUOTAS DE DERECHO DE ADQUISICION Y MEMBRESIA U OTRAS CUOTAS ASOCIADAS CON LA CONECCION DE AGUA A CADA LOTE EN LA SUBDIVISION A A.S.U.D. CUANDO EL DUEÑO DEL LOTE LO SOLICITE A.S.U.D. INSTALARÁ SIN NINGUN CARGO EL MEDIDOR MECANICO DE AGUA PARA DICHO LOTE. NINGUN HYDRANTE FUE REQUERIDO PARA ESTA SUBDIVISION. EL SISTEMA DE AGUA SERA ACEPTADO Y APROVADO POR A.S.U.D. Y DICHO SISTEMA DE AGUA POTABLE ESTARA FUNCIONANDO A LA FECHA EN QUE SE ARCHIVE LA SUBDIVISION.

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

DRENAJE SANITARIO DE LA SUBDIVISION S & J SUBDIVISION SERA TRATADA POR SISTEMA INDIVIDUAL DE UTILIDADES CONSISTIENDO EN UN DISEÑO ESTANDAR DE FOSA SEPTICA DOBLE DE COMPARTIMIENTOS Y UN DESAGUADERO POR EL DISEÑO DE TUBERIA DISTRIBUIENDO LAS AGUAS DE DRENAJE. JOSE ANGEL GONZALEZ, NUMERO DE REGISTRO 0512258, 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 INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE. CADA TERRENO TIENE AREA ADECUADA PARA EL CAMPO DE DRENAJE.

CADA SOLAR EN LA SUBDIVISION MIDE AL MENOS DEL MEDIO ACRE REQUERIDO. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOS Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON 2,000.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL. CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESEMPEÑO EN FORMA DE UN CHEQUE DE CAJEROS O CHEQUE PERSONAL REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE \$4,000.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICAS EN CADA UNO DE LOS TERRENOS. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

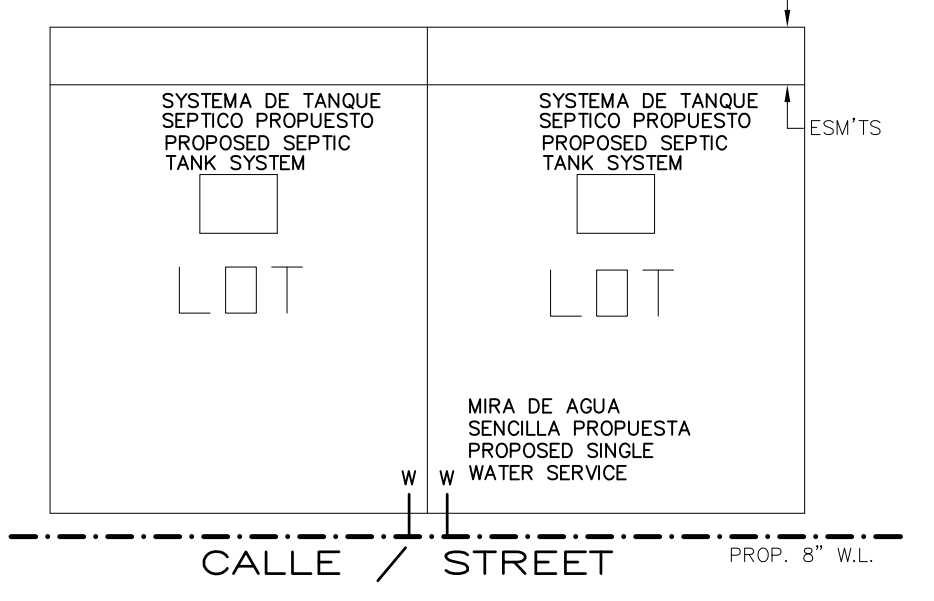
EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIA LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA

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 DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

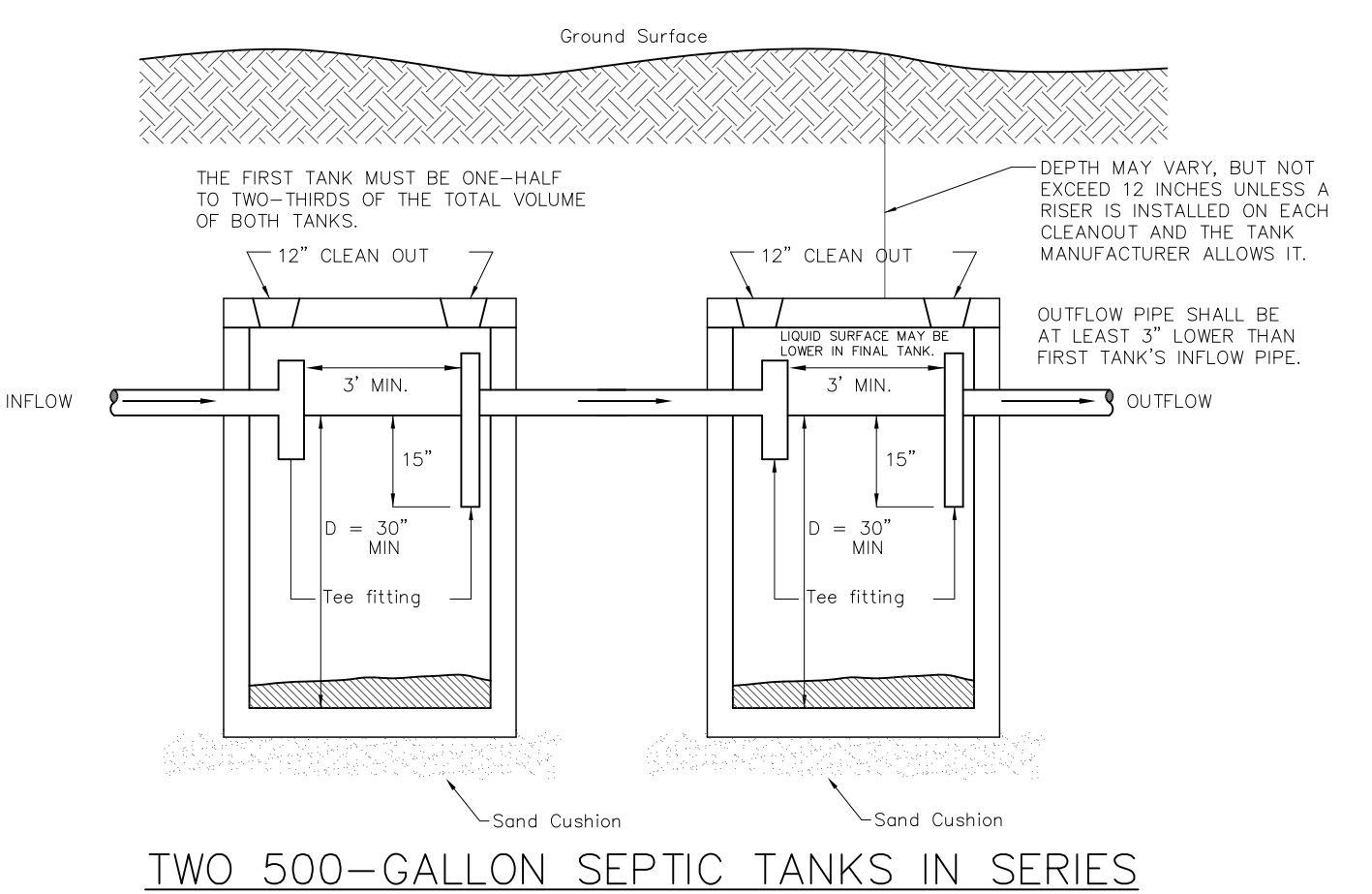
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$2,200.00
 DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN \$4,000.00.

HOMERO LUIS GUTIERREZ, P.E.
 LICENSED PROFESSIONAL ENGINEER No. 36639



- = DENOTES PROPOSED SEPTIC AND DRAIN FIELD SYSTEM
- W = DENOTES PROPOSED WATER METER LOCATION
- SEPTIC TANK - 2-500 GALLON SYSTEM
- SOIL ABSORPTION FIELD - 190 SQ. FT.
- THIS IS BASED ON A 3 BEDROOM STRUCTURE
- LEYENDA
- = DENOTA SISTEMA DE TANQUE SEPTICO PROPUESTO Y SISTEMA DE CAMPO DE DESAGUE
- W = DENOTA MEDIDOR DE AGUA PROPUESTO
- TANQUE SEPTICO - 2-500 SISTEMA DE GALON
- CAMPO ABSORPCION DE LA TIERRA- 190 SQ. FT.
- ESTO SE BASE EN UNA ESTRUCTURA DE 3 DORMITORIOS.

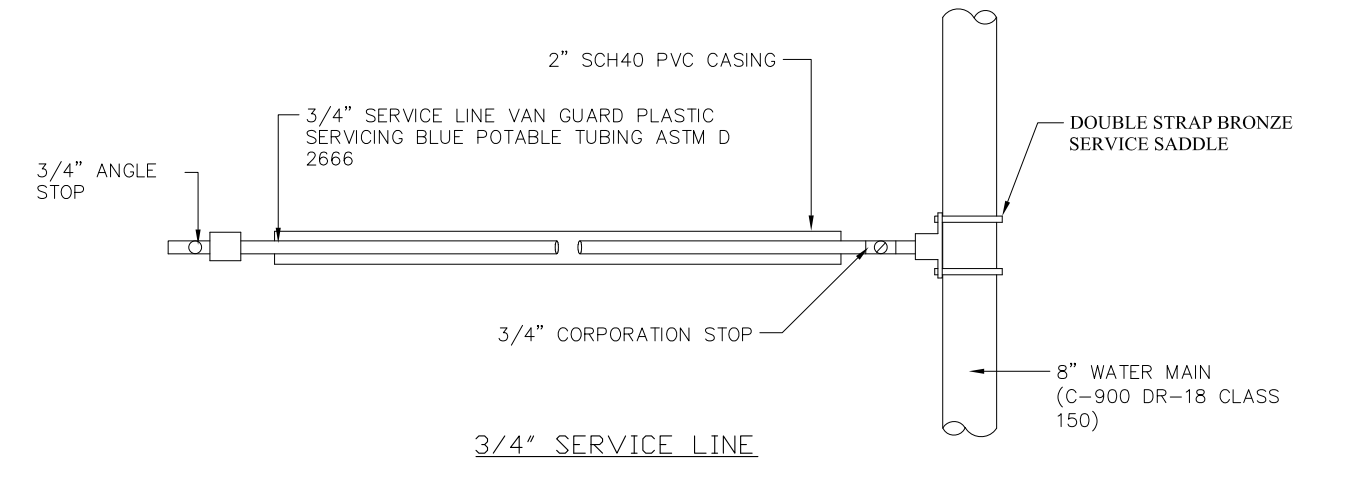
TYPICAL LOT DETAIL



TWO 500-GALLON SEPTIC TANKS IN SERIES

SOIL EVALUATION REPORT INFORMATION						BORE 01
SOIL BORING NUMBER 001						
DEPTH (FEET)	TEXTURE CLASS	SOIL TEXTURE	STRUCTURE (FOR CLASS III BLOCKY, PLATY OR MASSIVE)	DRAINAGE (WOTTLES/ WATER TABLE)	RESTRICTIVE HORIZON	OBSERVATIONS
0						
1	II	SANDY LOAM	N/A	NONE	NONE	SOIL IS SUITABLE FOR OSSF
2						
3						
4	II	SANDY LOAM				
5						

SOIL EVALUATION REPORT INFORMATION						BORE 02
SOIL BORING NUMBER 002						
DEPTH (FEET)	TEXTURE CLASS	SOIL TEXTURE	STRUCTURE (FOR CLASS III BLOCKY, PLATY OR MASSIVE)	DRAINAGE (WOTTLES/ WATER TABLE)	RESTRICTIVE HORIZON	OBSERVATIONS
0						
1	II	SANDY LOAM	N/A	NONE	NONE	SOIL IS SUITABLE FOR OSSF
2						
3						
4	II	SANDY LOAM				
5						



TYPICAL SERVICE CONNECTION (STREET CROSSING)

REVISION NOTES			
NO.	SHEET	REVISION	DATE APPROVED

INDEX TO SHEET OF S & J SUBDIVISION	
SHEET 1	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.C. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION); INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER'S CERTIFICATE AND STATEMENT.
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; TYPICAL ROADWAY SECTION.

HLG PLAN REVIEW SERVICES

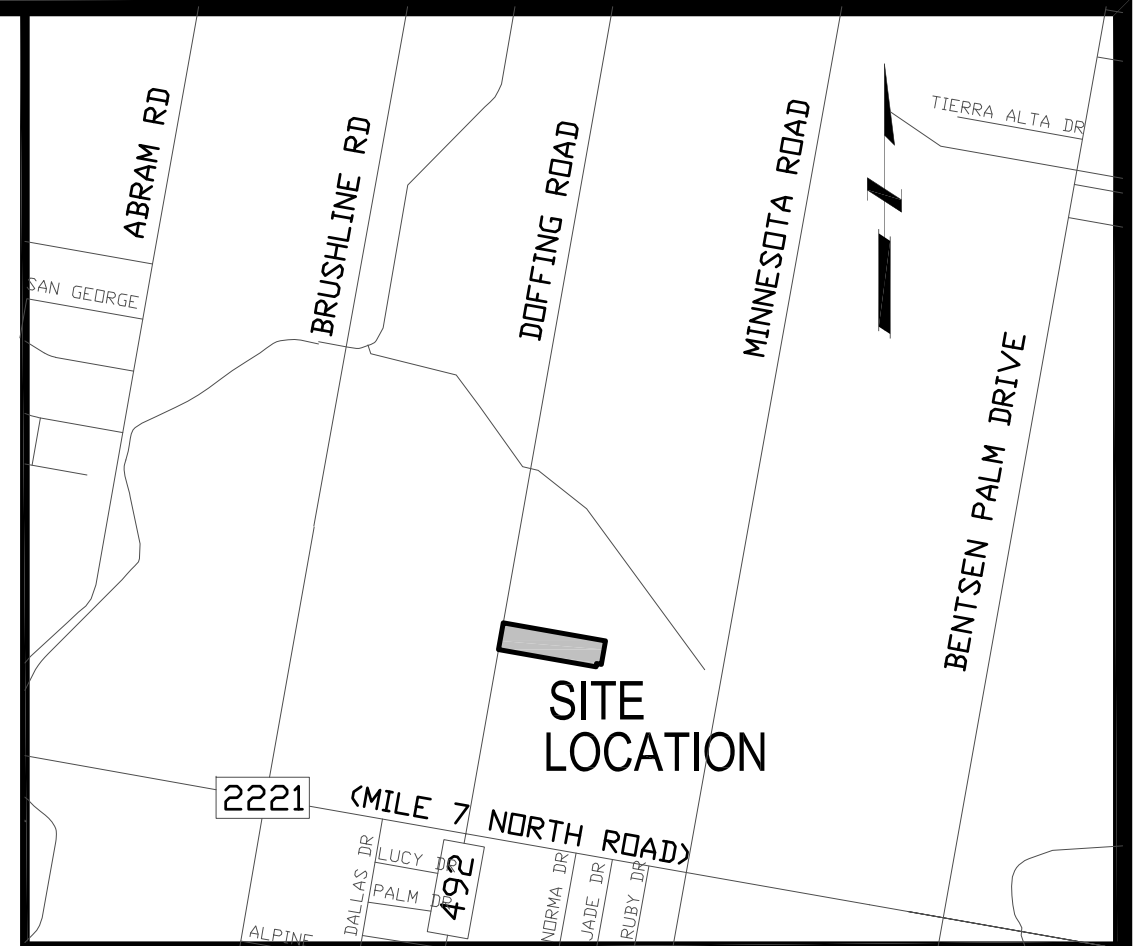
HOMERO L. GUTIERREZ, P.E., OWNER
 P.O. Box 548, McALLEN, TEXAS 78505 / TEL: 956-369-0988
 TBPE Firm Licensed No. F-10426

S & J SUBDIVISION

HIDALGO COUNTY, TEXAS
 A 6.998-ACRE TRACT OUT OF LOTS 227 AND 228, THE NICK DOFFING COMPANY SUBDIVISION NO.1, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 24, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS

LEGEND

- ▲ FOUND COTTON PIKER SPINDLE
- FOUND 1/2" IRON PIPE
- FOUND No.4 REBAR WITH PLASTIC CAP STAMPED "4856"
- SET No.4 REBAR WITH PLASTIC CAP STAMPED "2791"
- RIGHT OF WAY
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- N.W.C. NORTHWEST CORNER
- N.E.C. NORTHEAST CORNER
- S.W.C. SOUTHWEST CORNER
- S.E.C. SOUTHEAST CORNER
- 12" IRRIGATION STAND PIPE



LOCATION MAP SCALE 1"=2000'

PREPARED BY:
 HLG PLAN REVIEW SERVICES
 HOMERO L. GUTIERREZ, P.E., OWNER
 P.O. Box 548
 McALLEN, TEXAS 78505
 DATE PREPARED: APRIL 11, 2022
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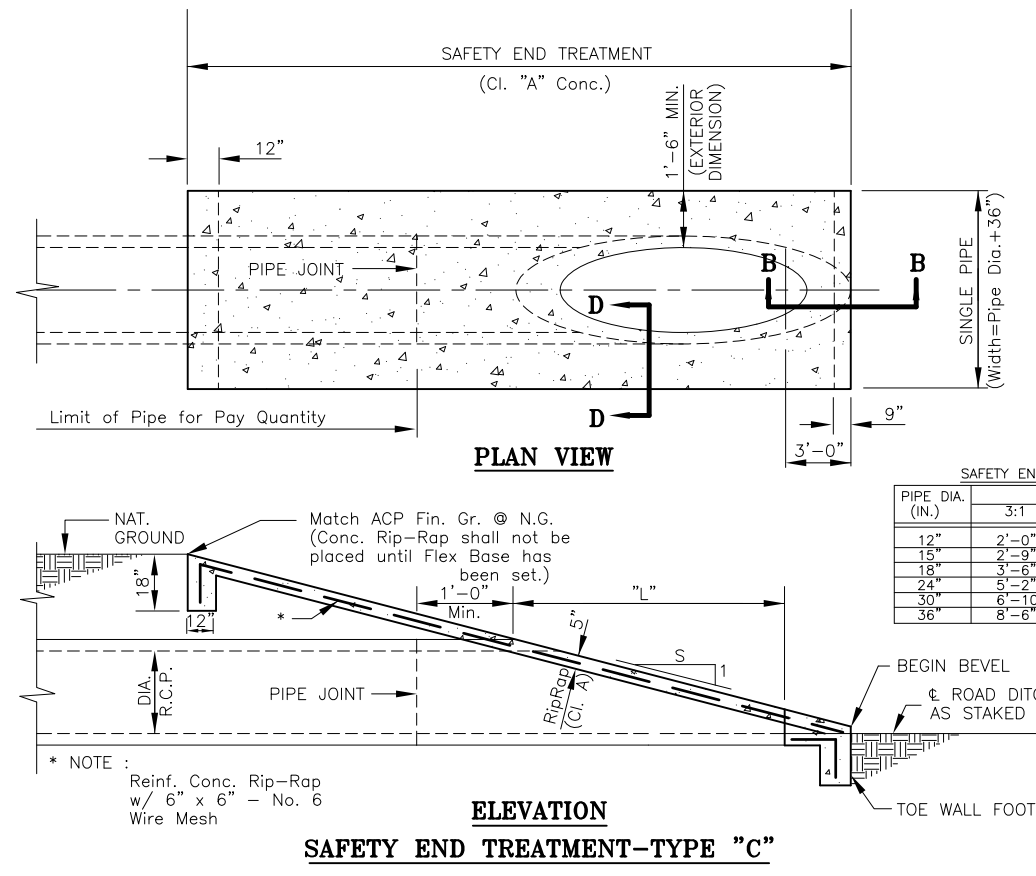
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 S & J SUBDIVISION, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.3 ON THE EAST SIDE OF DOFFING ROAD APPROXIMATELY 1,948 FEET NORTH FROM THE INTERSECTION WITH MILE 7 ROAD (FM 2221). ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION POPULATION AS PER 2020 CENSUS 85,778. S & J SUBDIVISION LIES APPROXIMATELY 4.4 MILES FROM THE CITY LIMITS AND IS WITHIN THE 5 MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF MISSION UNDER LOCAL GOVERNMENT CODE 212.001.

DRAINAGE STATEMENT FOR S & J SUBDIVISION

- I. PROJECT LOCATION
 S & J SUBDIVISION IS A 6.998-ACRE TRACT OF LAND OUT OF LOTS 227 AND 228, THE NICK DOFFING COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. THE PROPOSED SUBDIVISION WILL CONSIST OF 2 SINGLE FAMILY LOTS. THE PROPERTY IS LOCATED IN HIDALGO COUNTY, TEXAS, ON THE EAST SIDE OF DOFFING ROAD APPROXIMATELY 1,948 FEET NORTH OF MILE 7 ROAD (FM 2221) INTERSECTION AND IS WITHIN THE 5 MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF MISSION. (REFER TO EXHIBIT A).
- II. FLOOD PLAIN
 THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADDED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. NO BFES OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES. (COMMUNITY PANEL 480334 0290 D) REVISION DATE: JUNE 6, 2000. (REFER TO EXHIBIT B).
- III. SOIL CONDITIONS
 A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY (REFER TO EXHIBIT C) INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY FINE SANDY LOAM WITH SLOPES BETWEEN 0 AND 1 PERCENT, (HIDALGO 3), WHICH ARE IN HYDROLOGIC GROUP "B" RESPECTIVELY. SOIL GROUP "B" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").
- IV. EXISTING CONDITIONS
 THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED AND HAS BEEN USED FOR AGRICULTURE PURPOSE. THE EXISTING TERRAIN HAS AN AVERAGE BASIN SLOPE OF APPROXIMATELY 0.35%. EXISTING RUNOFF FROM THE 6.998-ACRE TRACT FLOWS IN A SOUTHERLY DIRECTION. THE TOTAL CONTRIBUTING 10-YEAR EXISTING STORM WATER RUNOFF IS 4.06 CFS. (REFER TO EXHIBIT D)
- V. PROPOSED CONDITIONS
 THROUGH THE PROPOSED DEVELOPMENT FOR THIS SUBDIVISION WILL CONSIST OF 2- SINGLE-FAMILY LOTS. THE DRAINAGE REPORT CALCULATIONS ARE BASED ON THE POSSIBLE ULTIMATE FUTURE DEVELOPMENT OF TWO SINGLE FAMILY RESIDENCE WITH A CONCRETE DRIVEWAY AVERAGING A TOTAL OF 5,000 SQUARE FEET OF COVERED AREA. THE PROPOSED DRAINAGE FOR S & J SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE HOUSE AND DRIVEWAY INTO GREEN AREA. DEVELOPMENT WILL NOT CAUSE DOWNSTREAM PROPERTY OWNERS, WATERCOURSES, CHANNELS OR CONDUITS TO RECEIVE EXCESS STORM WATER RUNOFF, COMPARED TO THE PROPOSED DEVELOPMENT SITE WITH THE LAND IN ITS NATURAL UNDEVELOPED CONDITIONS. NO ON-SITE DETENTION IS REQUIRED BECAUSE THIS DEVELOPMENT IS UNLIKELY TO CAUSE AN INCREASE IN THE FLOOD CREST AND THERE IS ENOUGH GREEN AREA TO ACCOMMODATE THE ADDITIONAL WATER PRODUCED BY THIS DEVELOPMENT. THE SUBDIVIDER AGREES TO PROVIDE FOR THE CLEANING AND REGRADING OF THE EXISTING ROAD SIDE DITCH LOCATED IN FRONT OF THIS PROPOSED TWO LOT PLAT TO COUNTY STANDARDS. THE TOTAL CONTRIBUTING 50 YEAR DEVELOPED STORM WATER DISCHARGE OF 10,673.06 CUBIC FEET WILL BE DETAINED ON SITE AND RELEASE AT 10 YEAR FLOOD RATE OF 4.06 CFS. (REFER TO EXHIBIT D)
- VI. DETENTION REQUIREMENTS
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO 1 POLICY, THE PEAK RATE FOR RUNOFF FOR THIS DEVELOPMENT WILL BE LIMITED TO THE EXISTING 10-YEAR STORM WATER RUNOFF, FOR A TOTAL OF 10,673.06 CUBIC FEET (0.245 AC-FIT) FOR THE ENTIRE SUBDIVISION.

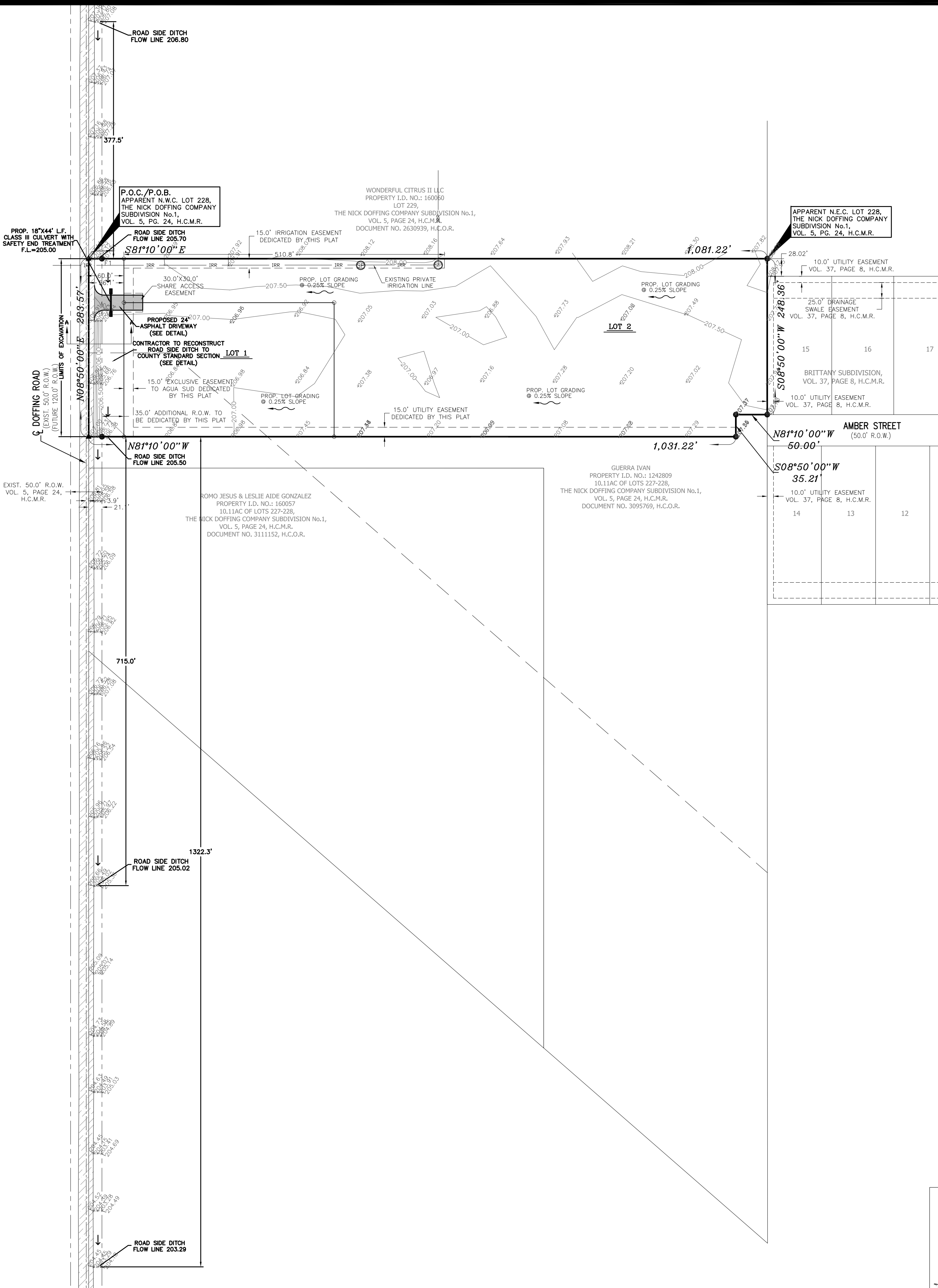
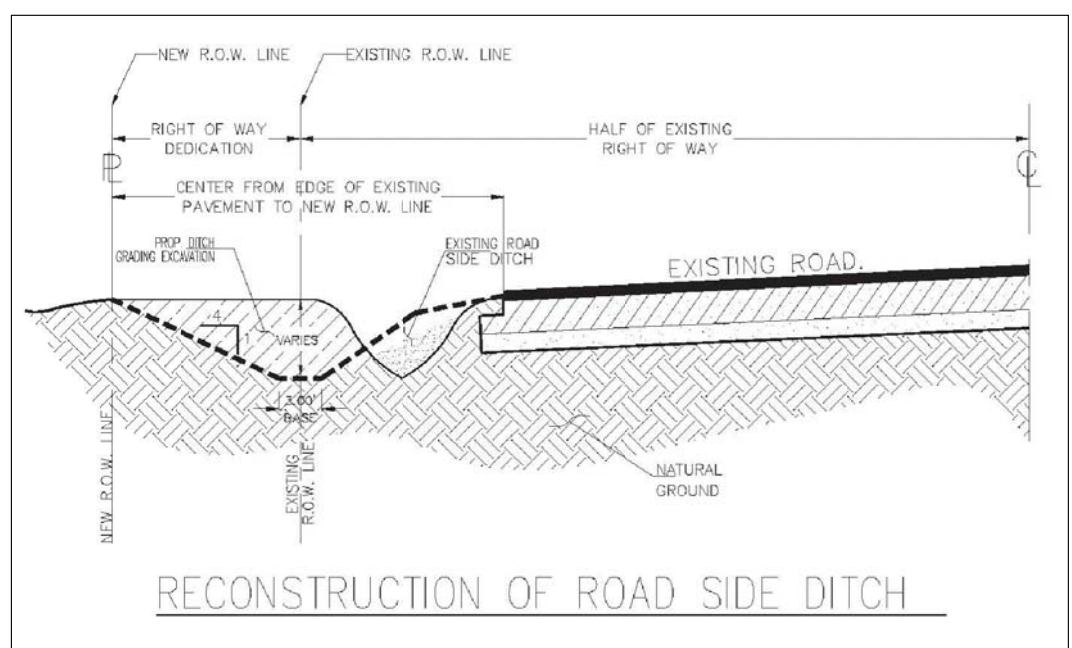
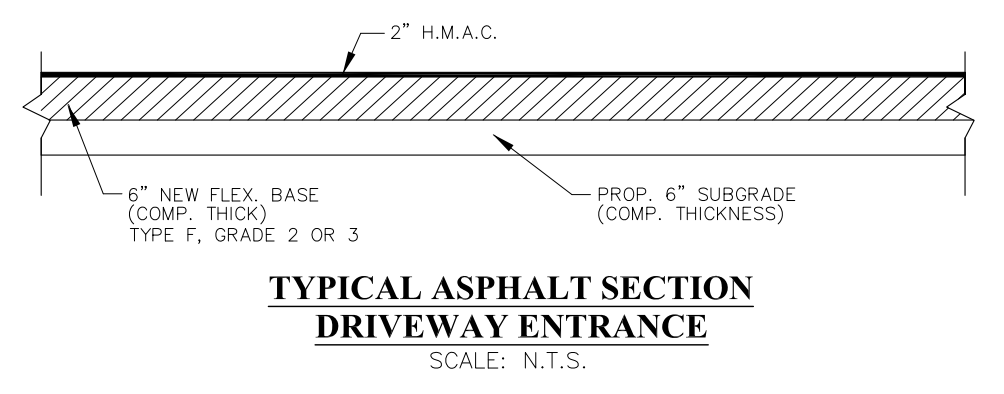
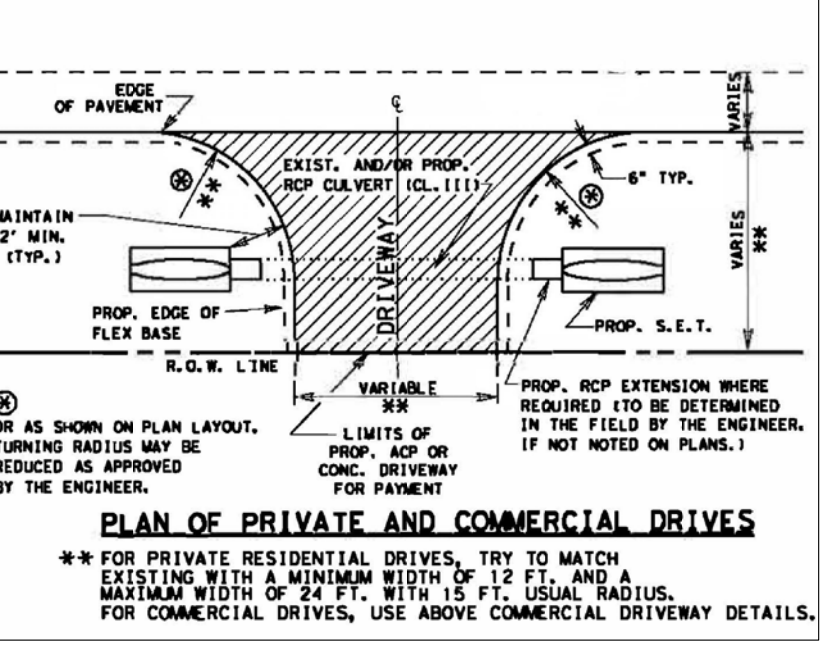
THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

HOMERO LUIS GUTIERREZ, P.E.
 REG. PROFESSIONAL ENGINEER #36639



SAFETY END TREATMENT - (Type "C") DETAILS

PRIVATE AND COMMERCIAL DRIVES WITHOUT CURB & GUTTER



MAP OF TOPOGRAPHY AND DRAINAGE

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	JIM-ACE LLC YOLANDA ACEVEDO JIMENEZ, PRESIDENT	924 S. McCOLL ROAD	EDINBURG, TEXAS 78539	(956) 322-7407
ENGINEER:	HOMERO LUIS GUTIERREZ	P.O. Box 548	McALLEN, TEXAS 78505	(956) 369-0988
SURVEYOR:	HOMERO LUIS GUTIERREZ	P.O. Box 548	McALLEN, TEXAS 78505	(956) 369-0988

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

ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 RECORDED IN VOLUME _____ PAGE _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



REVISION NOTES			
NO.	SHEET	REVISION	DATE APPROVED

INDEX TO SHEET OF S & J SUBDIVISION	
SHEET 1	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (NETS & BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DESIGNATION, CERTIFICATION AND ATTESTATION, CITY APPROVAL, CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.D. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSP) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS), SUBDIVIDER'S CERTIFICATE AND STATEMENT.
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, TYPICAL ROADWAY SECTION.

HLG PLAN REVIEW SERVICES
 HOMERO L. GUTIERREZ, P.E., OWNER
 P.O. Box 548, McALLEN, TEXAS 78505 / TEL: 956-369-0988
 TBPE Firm Licensed No. F-10426