



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

2818 S. BUSINESS HWY 281  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 8-18-2022

PROPOSED GNS SUBDIVISION, PRECINCT No. 3.

ENGINEER: R.E. GARCIA & ASOCIATES, DEVELOPER: NORMA LINDA GARZA.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 2  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: EAST OF INSPIRATION ROAD APPROXIMATELY ¼ MILE NORTH OF MILE 3 ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF MISSION

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

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

ROAD R.O.W. DEDICATION: 30.0 FEET ONTO INSPIRATION ROAD

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-27-2022 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 6-14-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  SANITARY SEWER CITY OF MISSION LINE SIZE: 12" LOCATION: INSPIRATION ROAD.

WATER SERVICE PROVIDER: SWSC LINE SIZE: 12" LOCATION: INSPIRATION ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 5-26-2022 : 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: 2.8 SECTION: B ITEM: LOTS**

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of MISSION.

**Final Approval** subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

\*

| REVISION NOTES |       |          |      |          |
|----------------|-------|----------|------|----------|
| NO.            | SHEET | REVISION | DATE | APPROVED |
|                |       |          |      |          |

SHEET NO. 1  
OF 2 SHEETS

# MINOR PLAT OF GNS SUBDIVISION

A 4.93 ACRE TRACT OF LAND BEING A PORTION OF LOT 33-1, WEST ADDITION TO SHARYLAND SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN DEED OF GIFT RECORDED IN DOCUMENT NUMBER 1695207, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

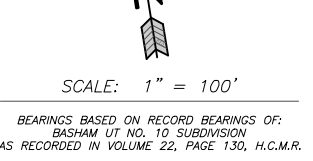
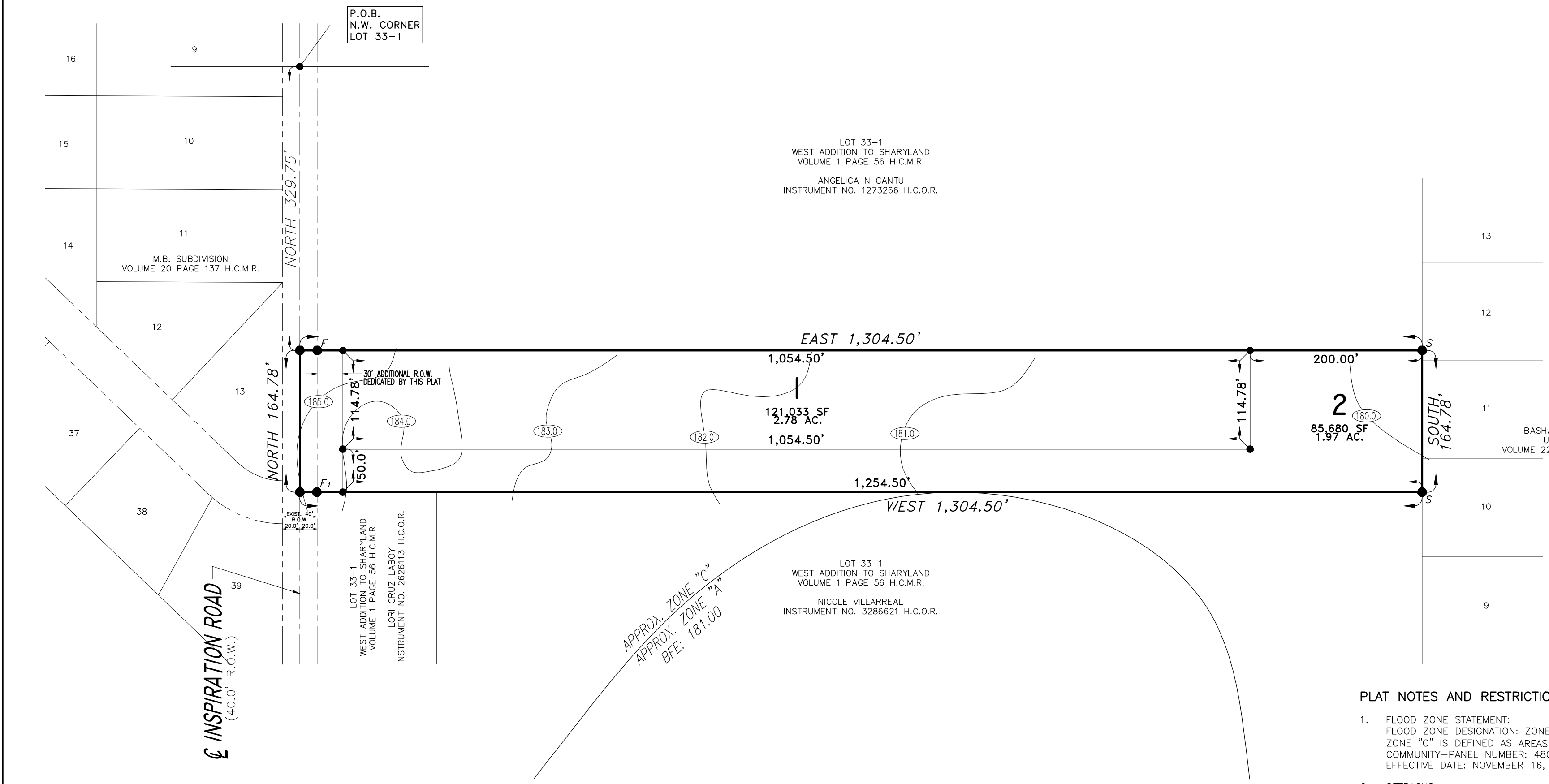
DATE: MAY 11, 2022

SCALE IN FEET: 0 60' 120' 180'

SCALE: 1" = 100'

PREPARED BY:  
**R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
ENGINEER (7-5001) & SURVEYOR (10015300)  
116 NORTH 12TH AVE.  
EDINBURG, TEXAS 78541 (956) 381-1061  
EMAIL: REGASSOC@AOL.COM

R.E. Garcia  
Associates



LEGEND:  
F - FOUND 1/2" IRON ROD  
F<sub>1</sub> - FOUND 3/4" IRON PIPE  
S - SET 1/2" IRON ROD  
S<sub>1</sub> - SET COTTON PICKER SPINDLE

**METES AND BOUNDS DESCRIPTION**  
A 4.93 ACRE TRACT OF LAND BEING A PORTION OF LOT 33-1, WEST ADDITION TO SHARYLAND SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN DEED OF GIFT RECORDED IN DOCUMENT NUMBER 1695207, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF INSPIRATION ROAD ALSO BEING THE WEST LINE OF SAID LOT 33-1, BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 1273266, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT. SAID POINT BEARS SOUTH 329.75 FEET FROM THE NORTHWEST CORNER OF SAID LOT 33-1.

THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 1273266, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 33-1, PASS AT 20.00 FEET A FOUND SQUARE IRON ROD BEING THE EAST RIGHT-OF-WAY LINE OF SAID INSPIRATION ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1,304.50 FEET TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE EAST LINE OF SAID LOT 33-1 ALSO BEING THE WEST LINE OF BASHAM SUBDIVISION, UNIT NO. 10, AS RECORDED IN VOLUME 22, PAGE 130, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 1273266, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE SOUTH 164.78 FEET ALONG SAID EAST LINE OF LOT 33-1 ALSO BEING THE WEST LINE OF SAID BASHAM SUBDIVISION, UNIT NO. 10, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN DEED OF GIFT RECORDED IN DOCUMENT NUMBER 3286621, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE WEST ALONG SAID NORTH LINE OF TRACT DESCRIBED IN DEED OF GIFT RECORDED IN DOCUMENT NUMBER 3286621, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 33-1, PASS AT 1,135.35 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2626113, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, PASS AT 1,284.50 FEET A FOUND ONE-HALF INCH IRON PIPE BEING THE EAST RIGHT-OF-WAY LINE OF SAID INSPIRATION ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1,304.50 FEET TO A POINT ON THE CENTERLINE OF SAID INSPIRATION ROAD ALSO BEING THE WEST LINE OF SAID LOT 33-1, BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT #2626113, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE NORTH 164.78 FEET ALONG SAID CENTERLINE OF INSPIRATION ROAD ALSO BEING THE WEST LINE OF SAID LOT 33-1, TO THE POINT OF BEGINNING AND CONTAINING 4.93 ACRES OF LAND MORE OR LESS.

LEGEND:  
F - FOUND 1/2" IRON ROD  
F<sub>1</sub> - FOUND 3/4" IRON PIPE  
S - SET 1/2" IRON ROD  
S<sub>1</sub> - SET COTTON PICKER SPINDLE

**PLAT NOTES AND RESTRICTIONS**

- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "C"  
ZONE "C" IS DEFINED AS AREAS TO BE OUTSIDE 500-YEAR FLOOD PLAIN.  
COMMUNITY-PANEL NUMBER: 480334 0400 C  
EFFECTIVE DATE: NOVEMBER 16, 1982
- SETBACKS:  
FRONT: LOT 1 25.00 FEET  
FRONT: LOT 2 1,055.00 FEET  
REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER  
SIDE: 06.00 FEET OR EASEMENT WHICHEVER IS GREATER  
GARAGE: 18.00 FEET  
CORNER SIDE: 15.00 FEET
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND, OR 181.00 WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
B.M.-1 TOP OF CURB INLET ELEVATION \_\_\_\_\_ N.G.V.D. 83
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY A MINIMUM DETENTION VOLUME OF 11,088 CUBIC-FEET (0.25 ACRE-FEET) OF STORM RUNOFF WILL BE DETAINED DURING THE FIFTY YEAR EVENT WITH A MAXIMUM 10 YEAR STORM FLOW DISCHARGE RATE OF 1.54 CFS DURING SAID EVENT. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR RAINFALL EVENT.
- ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- A 5' CONCRETE SIDEWALK WILL BE INSTALLED ALONG INSPIRATION ROAD DURING THE BUILDING PERMIT STAGE.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- NORMA LINDA GARZA THE OWNERS & SUBDIVIDERS OF GNS SUBDIVISION, RETAINS AN EASEMENT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOTS AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- 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.
- LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN SWPPP REQUIREMENTS.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR EXIST ON ANY DISTRICT EXPRESS WRITTEN APPROVAL.
- 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 UNITED IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, 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.
- NO UTILITY COMPANY, 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.

THE STATE OF TEXAS  
COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL  
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GNS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE §232.028(a)  
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GNS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 20\_\_\_\_.

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

UNITED IRRIGATION DISTRICT  
THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

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

SHAYLAND WATER SUPPLY CORPORATION:  
I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR GNS SUBDIVISION LOCATED AT MALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE AND FEDERAL AGENCIES.  
DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHAYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

SHERILYN DAHLBERG \_\_\_\_\_ DATE \_\_\_\_\_  
GENERAL MANAGER SHARYLAND WATER SUPPLY CORPORATION

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
ATTEST:  
PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

UNITED IRRIGATION DISTRICT  
THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

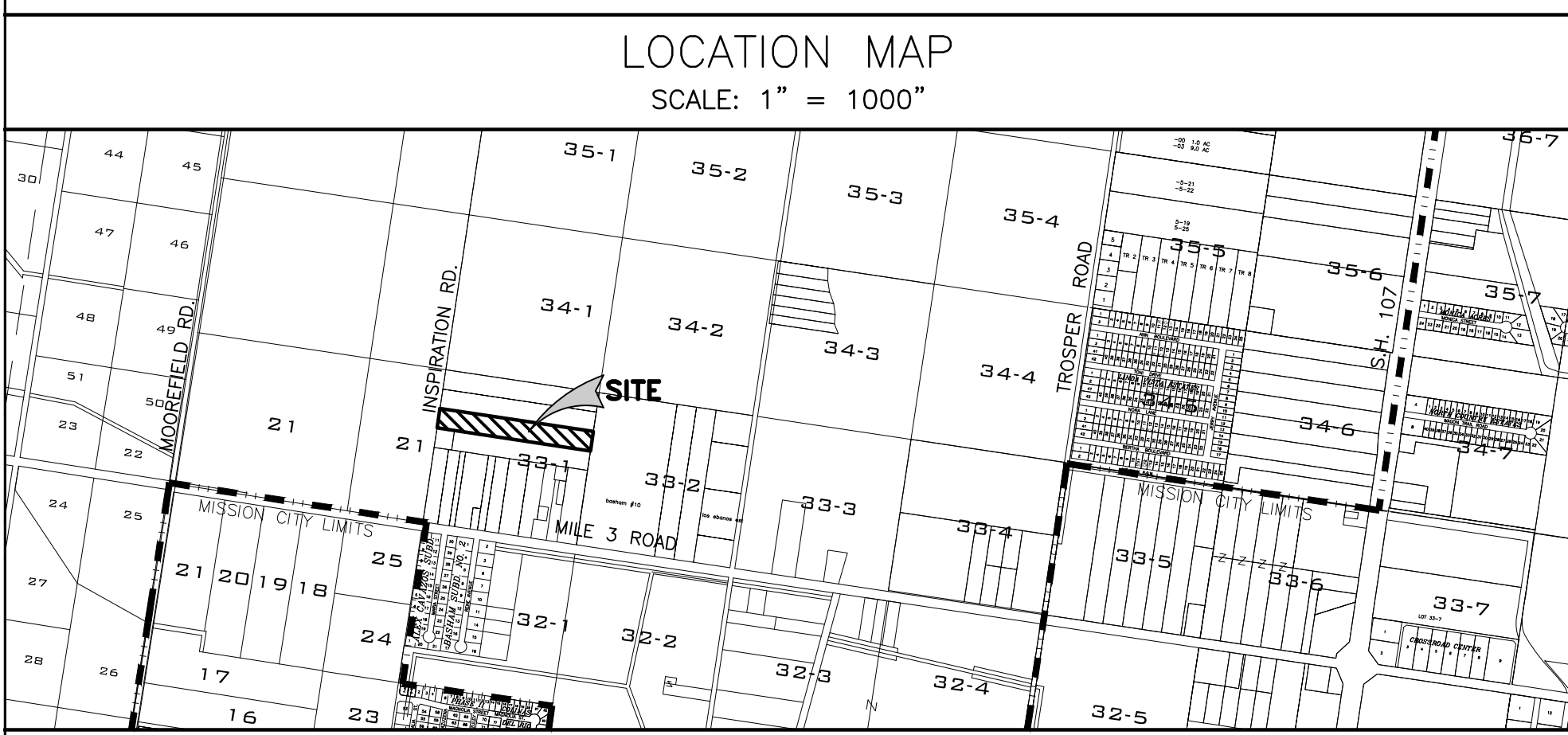
ATTEST:  
PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF HIDALGO  
I, RAUL GARCIA, 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, OR 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 EDINBURG, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR #4204

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

REGISTERED PROFESSIONAL ENGINEER #64790



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

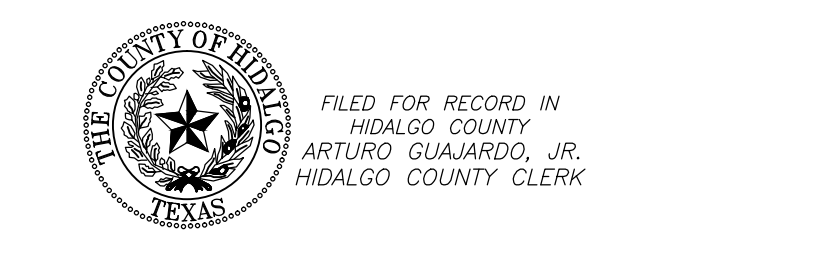
GNS SUBDIVISION IS LOCATED IN SOUTH CENTRAL HIDALGO COUNTY IN PRECINCT NO. 3 ON INSPIRATION ROAD, 3 MILES NORTH OF INTERSTATE 2. THE NEAREST MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (85-450). GNS SUBDIVISION IS WITHIN THE CITY'S THREE AND A HALF MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

**INDEX OF SHEETS**

| NO. | DESCRIPTION  |
|-----|--|
| 1   | PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION, INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION; REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT |
| 2   | ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION; REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT |

**PRINCIPAL CONTACTS:**

|                           |                     |                     |                |
|---------------------------|---------------------|---------------------|----------------|
| NAME:                     | ADDRESS:            | CITY, STATE & ZIP:  | PHONE NUMBER:  |
| OWNERS: NORMA LINDA GARZA | 4416 N. INSPIRATION | MISSION, TX. 78573  | (956) 438-5462 |
| ENGINEER: RAUL E. GARCIA  | 116 N. 12TH         | EDINBURG, TX. 78539 | (956) 381-1061 |
| SURVEYOR: RAUL E. GARCIA  | 116 N. 12TH         | EDINBURG, TX. 78539 | (956) 381-1061 |



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

| REVISION NOTES |       |          |      |          |
|----------------|-------|----------|------|----------|
| NO.            | SHEET | REVISION | DATE | APPROVED |
|                |       |          |      |          |

SHEET NO. 2  
OF 2 SHEETS

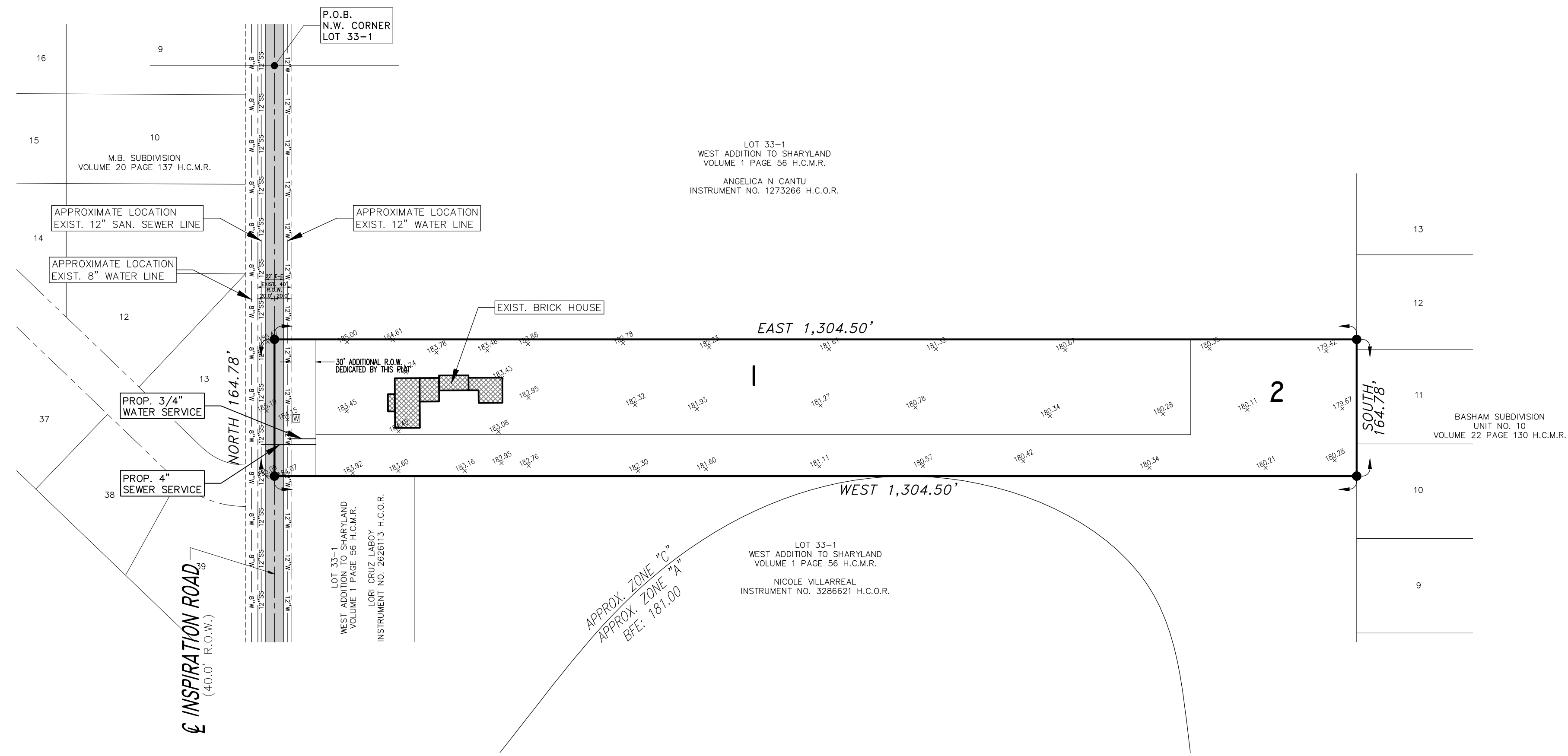
## MINOR PLAT OF GNS SUBDIVISION

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DATE: MAY 11, 2022 SCALE IN FEET  
0 60' 120' 180' SCALE: 1" = 100'

PREPARED BY:  
**R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
115 NORTH 12TH AVE.  
EDINBURG, TEXAS 78541 (956) 381-1061  
EMAIL: REGASSOC@AOL.COM

R.E. Garcia  
Associates



SCALE: 1" = 100'  
BEARINGS BASED ON RECORD BEARINGS OF  
RANGE OF 16, 15 SURVEYED  
AS RECORDED IN VOLUME 22, PAGE 130, H.C.M.R.

LEGEND:  
F - FOUND 1/2" IRON ROD  
F<sub>1</sub> - FOUND COTTON PICKER SPINDLE  
S - SET 1/2" IRON ROD  
S<sub>1</sub> - SET COTTON PICKER SPINDLE

### DRAINAGE STATEMENT FOR GNS SUBDIVISION

GNS SUBDIVISION CONSISTS OF A 4.93 ACRE TRACT OF LAND BEING A PORTION OF LOT 33-1, WEST ADDITION TO SHARYLAND SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN DEED OF GIFT RECORDED IN DOCUMENT NUMBER 1695207, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. THE SITE IS LOCATED ON THE EAST SIDE OF INSPIRATION ROAD APPROXIMATELY 900 FEET NORTH OF MILE 3 ROAD WITHIN THE CITY OF MISSION'S EXTRA-TERRITORIAL JURISDICTION. THE PROPERTY IS LOCATED WITHIN EXISTING RESIDENTIAL SITE WITH ONE HOME THAT IS BEING SUBDIVIDED INTO 2 LARGE RURAL RESIDENTIAL LOTS. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO THE EAST TOWARDS THE REAR OF THE SITE. STORM FLOWS DISCHARGE EASTERLY TOWARDS THE REAR OF THE SITE. STORM DISCHARGES FLOW EAST AND EVENTUALLY FLOW INTO LINDA VISTA DRAINAGE DITCH. THE LINDA VISTA DRAINAGE DITCH IS OWNED AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. THE PROPOSED SUBDIVISION IS LOCATED WITHIN A ZONE "C" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0400 C DATED 11/16/1982. ZONE "C" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN".

THE PREDOMINATE SOILS ON THIS PROPERTY ARE (28) - HIDALGO SANDY CLAY LOAM BEING A DARK GRAYISH BROWN SANDY CLAY LOAM AND (4) BRENNAM FINE SANDY LOAM BEING A DARK GRAYISH BROWN FINE SANDY LOAM. BOTH SOILS ARE FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT). CURRENTLY THE PROPERTY IS USED AS A LARGE RURAL RESIDENTIAL SITE.

THE PROPOSED SUBDIVISION WILL UTILIZE EXISTING ROAD SIDE DITCHES ON THE EAST SIDE OF INSPIRATION ROAD TO DETAIN STORM RUNOFF. THESE DITCHES WILL DETAIN THE REQUIRED DETENTION VOLUME AND DISCHARGE TO THE NORTH AND EAST TOWARDS THE LINDA VISTA DRAINAGE DITCH. THE ADDITION OF ONE LARGE SINGLE FAMILY LOT WILL NOT SIGNIFICANTLY INCREASE STORM WATER DISCHARGE IN THE AREA. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 11,068 CF OR 0.25 ACRE-FEET OF STORM RUNOFF WHICH IS THE DEFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT AND THE POST DEVELOPMENT 50 YEAR EVENT (4.16 CFS) WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 1.32 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR RAINFALL EVENT.

CERTIFICATION:  
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN FLOOD ZONE "C": AREAS OF THE 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

REGISTERED PROFESSIONAL ENGINEER #64790

### INFORME FINAL DE INGENIERIA GNS SUBDIVISION by Raul E. Garcia, P.E. AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO

SUMINISTRO DE AGUA: Descripción, costo, Y FECHA OPERABILIDAD:  
GNS SUBDIVISION SERA PROPORCIONADO CON AGUA POTABLE POR NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.). LA SUBDIVISION Y NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.) HAN ENTRADO EN UN CONTRATO EN EL QUE NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.) HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION POR AL MENOS 30 AÑOS Y NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.) HA PROPORCIONADO DOCUMENTACION SUFICIENTE PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL DESARROLLO PLENO DE ESTA SUBDIVISION.

NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.) TIENE UN DIAMETRO DE 8" DE LA LINEA DE AGUA QUE DISCURRE POR EL LADO SUR DEL DERECHO DE PASO DEL CURRY ROAD. LA SUBDIVISION AMPLIARA LAS LINEAS DE AGUA DE 8" DE LA LINEA A LO LARGO DE LA CARRETERA DE CURRY PARA SERVIR A LA SUBDIVISION.

PARA LA DISTRIBUCION DE AGUA GNS LA SUBDIVISION CONSTA DE 14 - 1" DE DIAMETRO, DOS LINEAS DE SERVICIOS, DICHS SERVICIOS TERMINAN EN EL MEDIDOR DE AGUA CAJAS PARA EL LOTE, TANTO EL DOBLE DE 1" Y 3/4" DE LOS SERVICIOS INDIVIDUALES Y DE LA CAJA DEL CONTADOR YA SE HAN INSTALADO, POR UN COSTO TOTAL DE \$ 0 \$ . POR LOTE. ADEMAS, EL HA PAGADO N.A.W.S.C. SUBDIVIDER LA SUMA DE \$ . QUE CUBRE EL COSTO DE \$ . POR LOTE COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS QUE SUMA REPRESENTA EL COSTE TOTAL DEL CONTADOR DE AGUA, LA ADQUISICION DE DERECHOS, Y TODOS LOS MIEMBROS HONORARIOS U OTROS CARGOS RELACIONADOS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A N.A.W.S.C. A PETICION DEL PROPIETARIO, N.A.W.S.C. MUCHO INSTALAR RAPIDAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. LA TOTALIDAD DE LAS INSTALACIONES DE ABASTECIMIENTO DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DIJO QUE EL SISTEMA DE DISTRIBUCION FUNCIONA A PARTIR DE LA FECHA DE LA GRABACION DEL PLAT.

### INSTALACIONES DE ALCANTARILLADO descripción; COSTO Y operatividad FECHAS

LAS AGUAS RESIDUALES DE GNS SUBDIVISION SERA TRATADA POR LOS SERVICIOS DE ALCANTARILLADO EN EL SITIO ("OSSF"), COMPUESTO DE UN DISEÑO ESTANDAR DE COMPARTIMIENTOS DOBLE TANQUE SEPTICO Y UN CAMPO DE DRENAJE EN CADA LOTE. LOS ABAJO FIRMANTES INGENIERO PROFESIONAL HA EVALUADO LA IDONEIDAD DEL SITIO PARA OSSF COMPARTAMENTO Y PRESENTO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA LA OSSF. EL INFORME FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO HIDALGO. CADA LOTE TIENE UN AREA ADECUADA PARA UN DRAINFIELD REEMPLAZOS.

CADA LOTE EN LA SUBDIVISION PROPUESTA ES AL MENOS DE 1/2 ACRE EN TAMAÑO. EL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICARON UN LIBRO DE ESTUDIO DE SUELOS ARENOSO SUELO FRANCO ARCILLOSO DE LA ZONA. AL MENOS DOS SUELOS SE REALIZARON EXCAVACIONES EN EL SITIO. EN EXTREMOS OPUESTOS DE LA ZONA DE ELIMINACION PROPUESTA. (PERFORACIONES ADICIONALES ERAN INNECESARIAS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE ESTE LIMITE DE AREA). EL SUELO ES UNA ARCILLA ARENOSA MARRON GRISACEO OSCURO MARGA EXTENDER HASTA 36" POR DEBAJO DE LA PARTE INFERIOR DE CUALQUIER PROPUESTA DE EXCAVACIONES. NO HAY NINGUNA INDICACION DE LAS AGUAS SUBTERRANEAS O UNA CAPA RESTRICTIVA DENTRO DE 24" DE LA PARTE INFERIOR DEL PROYECTO DE EXCAVACIONES. LA SUBDIVISION DRENA BIEN. EL SUELO ES UNA CLASE III EL SUELO.

EL COSTE DE INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$ . INCLUYENDO EL COSTO DE LA LICENCIA Y DEL PERMISO REQUERIDO. TODOS OSSF'S SE HAN INSTALADO A PARTIR DE LA FECHA DE SOLICITUD DE HOMOLOGACION PLAT FINAL POR UN COSTO TOTAL DE \$ . AL DEPARTAMENTO DE SALUD DEL CONDADO HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS OSSF EN AGOSTO DE 2016 POR EL DEPARTAMENTO DE SALUD.

### CERTIFICACION DE INGENIERO:

CON MI FIRMA, CERTIFICO QUE LAS FACILIDADES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORES CUMPLEN CON LAS REGLAS MODELO ADOPTADO BAJO LA SECCION 16.343, CODIGO DE AGUAS, CERTIFICO QUE LOS GASTOS ESTIMADOS PARA INSTALAR EL AGUA Y EN SITIO ALCANTARILLADO SIN CONSTRUIR, MENCIONADO MAS ARRIBA, SON LOS SIGUIENTES:

LAS INSTALACIONES DE ABASTECIMIENTO DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE MEDIDORES DE AGUA, TENDRA UN COSTO TOTAL DE \$ . LO QUE EQUIVALE A \$ . POR LOTE.

INSTALACIONES DE ALCANTARILLADO - SISTEMA SEPTICO SE ESTIMA QUE COSTARA \$ . POR LOT (TODO INCLUIDO), PARA UN TOTAL DE \$ . PARA LA SUBDIVISION ENTERO.

FIRMA DEL INGENIERO \_\_\_\_\_ FECHA \_\_\_\_\_

### FINAL ENGINEERING REPORT FOR GNS SUBDIVISION by Raul E. Garcia, P.E. FINAL WATER AND SEWER ENGINEERING REPORT

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

GNS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND SHARYLAND WATER SUPPLY CORPORATION HAN ENTRADO EN UN CONTRATO EN EL CUAL SHARYLAND WATER SUPPLY CORPORATION HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND SHARYLAND WATER SUPPLY CORPORATION 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.

SHARYLAND WATER SUPPLY CORPORATION HAS AN EXISTING 12" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF INSPIRATION ROAD TO SERVE THE SUBDIVISION.

WATER DISTRIBUTION FOR GNS SUBDIVISION CONSISTS OF 1 EXISTING 3/4" DIAMETER SINGLE SERVICE LINE AND 1 PROPOSED 3/4" DIAMETER SINGLE SERVICE LINE. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE PROPOSED 3/4" SINGLE SERVICE AND THE METER BOX HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$1000.00. IN ADDITION, THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF \$1000.00 WHICH COVERS THE COST 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 S.W.S.C. UPON REQUEST BY THE LOT OWNER, S.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 S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

#### SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

GNS SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF MISSION (CITY). THE SUBDIVIDER AND CITY OF MISSION HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF MISSION HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF MISSION HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF MISSION HAS AN EXISTING 12" DIAMETER SEWER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF INSPIRATION ROAD.

THE WASTEWATER SYSTEM FOR GNS SUBDIVISION CONSISTS OF 1 EXISTING 4" DIAMETER SEWER SERVICE AND 1 PROPOSED 4" SEWER SERVICE THAT TAPS INTO THE EXISTING 12" LINE. FROM THE 12" LINE, TWO (2) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT.

THE 4" SEWER SERVICE LINE HAS BEEN INSTALLED, AT A TOTAL COST OF \$1000.00. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF MISSION THE SUM OF \$1000.00 WHICH COVERS THE COST AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY OF MISSION THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF MISSION AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

#### 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 UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$1000.00.

SEWAGE FACILITIES - SEWER SYSTEM IS ESTIMATED TO COST A TOTAL OF \$1000.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**SUBDIVIDER CERTIFICATION**  
I, \_\_\_\_\_, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, THE SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY THE STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**  
I, NORMA LINDA GARZA, SUBDIVIDERS OF GNS SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE FOR THE H.C.H.D.; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS. AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

NORMA LINDA GARZA \_\_\_\_\_ DATE \_\_\_\_\_  
74416 N. INSPIRATION RD.  
MISSION, TEXAS 78573

**THE STATE OF TEXAS**  
**COUNTY OF HIDALGO**  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED NORMA LINDA GARZA, 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 EXPRESSED.

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

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS