



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo
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: 9-27-2022

PROPOSED BRUSHLINE MEADOWS SUBDIVISION, PRECINCT No. 3.

ENGINEER: NAIN ENGINEERING, LLC. DEVELOPER: 1960 INVESTMENT COMPANY, LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 11 *SINGLE FAMILY *MULTI-FAMILY 2 COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 2

LOCATION DESCRIPTION: SOUTHEAST CORNER OF STATE HWY 107 & BRUSHLINE ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-17-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCOLATION AND SURFACE RUNOFF WILL DETAIN INTO ONSITE DETENTION AREAS & DRAIN INTO BRUSHLINE ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FT ONTO BRUSHLINE ROAD & 35.00 FT ONTO STATE HWY 107.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 8-23-2023 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 8-25-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: BRUSHLINE ROAD & STATE HWY 107.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 8-19-2022 : 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.

STATE OF TEXAS COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

1960 INVESTMENT COMPANY, LLC AS OWNER OF THE 17.62 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BRUSHLINE MEADOWS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

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

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

ERIC NORDHAUSEN - PRESIDENT
1960 INVESTMENT COMPANY, LLC
36970 W. MILE 7 ROAD
MISSION, TEXAS 78574

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ERIC NORDHAUSEN KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE
MY COMMISSION EXPIRES _____

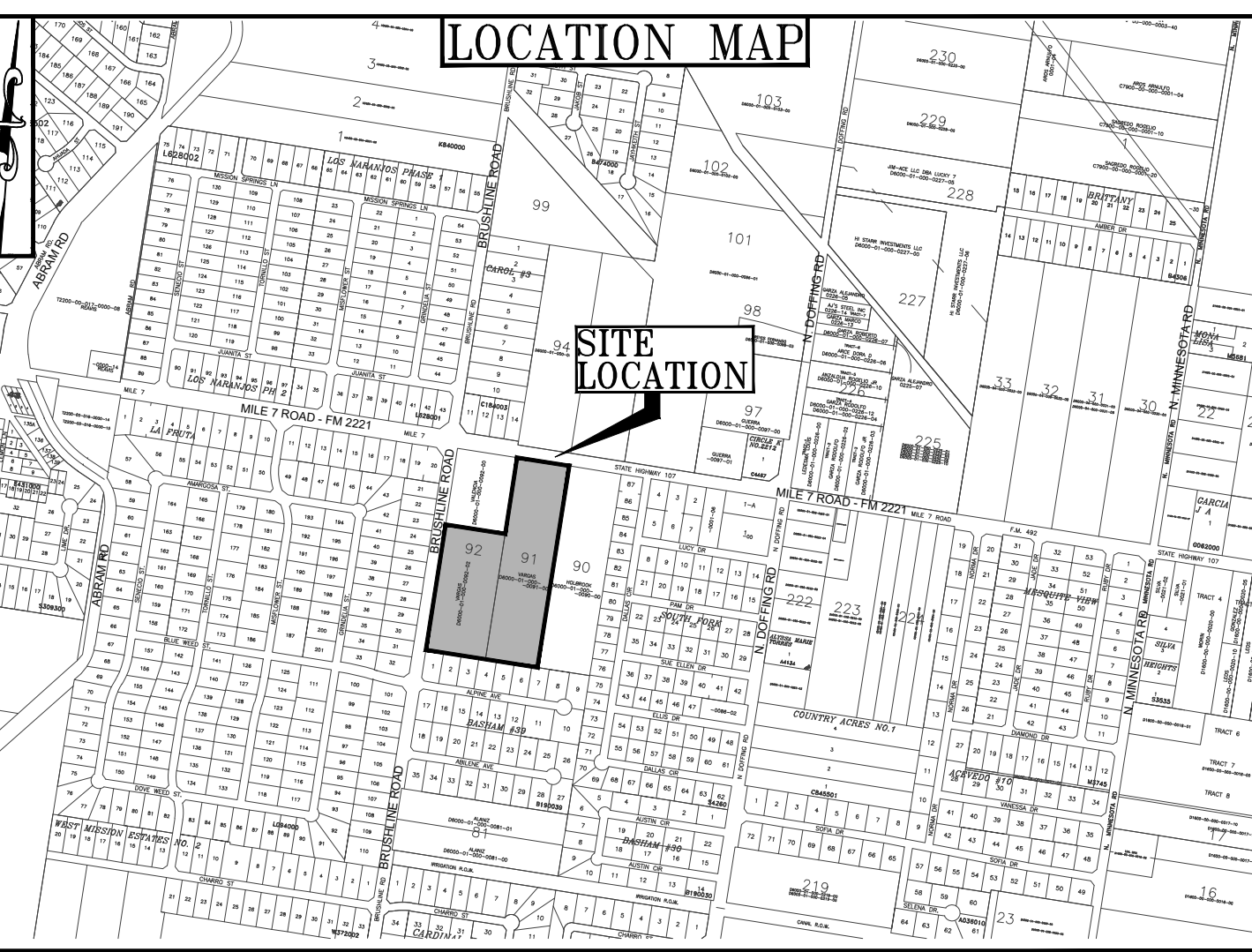
THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No.6, ON _____ DAY OF _____ 20____, NO IMPROVEMENTS OF ANY KIND (INCLUDING, WITHOUT LIMITATION, TREE, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HCD#6 RIGHT OF WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE HCD#6 MAY HAVE WHETHER SHOWN OR NOT.

BOARD MEMBER
BOARD MEMBER

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BRUSHLINE MEADOWS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DAY OF _____ 20____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION
DATE _____



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

JURISDICTION OF A MUNICIPALITY:
BRUSHLINE MEADOWS SUBDIVISION IS LOCATED SOUTH EAST CORNER OF BRUSHLINE ROAD AND MILE 7 ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 85,778 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES WITHIN THE CITY'S 5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 212.011 PRECINCT. NO. 3.

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

INDEX TO SHEETS OF BRUSHLINE MEADOWS SUBDIVISION	
SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; HIDALGO COUNTY IRRIGATION DISTRICT No.6 AND HCD#6 REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

METES AND BOUNDS
17.62-ACRE TRACT

A 17.62-ACRE TRACT OF LAND MORE OR LESS OUT OF SOUTH 7.62-ACRES OF LOT 92, AND ALL OF LOT 91, NICK DOFFING SUBDIVISION NO. 1, MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), ON THE SOUTH SIDE OF MILE 7 NORTH ROAD AND APPROXIMATELY 416 FEET EAST OF BRUSHLINE ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 91, AND THE NORTHWEST CORNER OF A TRACT VESTED IN DENNIS HOLBROOK (PROPERTY ID#159904), AND FOR THE POINT OF BEGINNING (P.O.B.) OF SAID 17.62-ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, S 08°50'00" W, 40.00 FEET PASSED A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID MILE 7 NORTH ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE NORTH LINE OF BASHAM NO. 39 SUBDIVISION (VOLUME 30, PAGE 77, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE APPARENT SOUTHWEST CORNER OF SAID TRACT VESTED IN DENNIS HOLBROOK, AND THE SOUTHEAST CORNER OF SAID LOT 91, AND OF SAID 17.62-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°10'00" W, WITH THE SOUTH LOT LINE OF SAID LOT 91, 330.00 FEET PASSED THE SOUTHWEST CORNER OF SAID LOT 91, AND THE SOUTHEAST CORNER OF SAID LOT 92, CONTINUING WITH THE SOUTH LINE OF SAID LOT 92, A DISTANCE OF 391.60 FEET TO A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID BRUSHLINE ROAD, CONTINUING FOR A TOTAL DISTANCE OF 746.60 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID LOT 92, AND OF SAID 17.62-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°50'00" E, WITH THE APPARENT WEST LOT LINE OF SAID LOT 92, A DISTANCE OF 797.20 FEET TO A POINT FOR THE SOUTHWEST CORNER OF 5.0-ACRE TRACT VESTED IN JORGE SANDOVAL ISAIAS AND GENARO CHACON VARGAS (DOCUMENT #2763397, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND AN EXTERNAL CORNER OF SAID 17.62-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 80°10'00" E, PARALLEL TO THE NORTH LINE OF SAID LOT 92, AND THE APPARENT ADJOINING SOUTH LOT LINE OF SAID 5.0-ACRE TRACT VESTED IN JORGE SANDOVAL ISAIAS AND GENARO CHACON VARGAS, 25.00 FEET PASSED A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID BRUSHLINE ROAD, CONTINUING FOR A TOTAL DISTANCE OF 416.60 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE COMMON LINE OF SAID LOT 92 AND LOT 91, FOR THE SOUTHEAST CORNER OF SAID 5.0-ACRE TRACT VESTED IN JORGE SANDOVAL ISAIAS AND GENARO CHACON VARGAS, AND AN INTERNAL CORNER OF SAID 17.62-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°50'00" E, WITH THE COMMON LOT LINE OF SAID LOT 92 AND LOT 91, AND THE ADJOINING EAST LINE OF SAID 5.0-ACRE TRACT VESTED IN JORGE SANDOVAL ISAIAS AND GENARO CHACON VARGAS, 502.80 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID MILE 7 NORTH ROAD, CONTINUING FOR A TOTAL DISTANCE OF 522.80 FEET TO A POINT FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 92, AND THE NORTHWEST CORNER OF SAID LOT 91, AND THE NORTHEAST CORNER OF SAID 5.0-ACRE TRACT VESTED IN JORGE SANDOVAL ISAIAS AND GENARO CHACON VARGAS, AND THE NORTHWEST CORNER OF SAID 17.62-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°10'00" E, WITH THE NORTH LOT LINE OF SAID LOT 91, A DISTANCE OF 330.00 FEET TO A POINT FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 91, AND THE NORTHWEST CORNER OF SAID LOT 90, OF SAID TRACT VESTED IN DENNIS HOLBROOK, AND THE APPARENT NORTHEAST CORNER OF SAID 17.62-ACRE TRACT OF LAND HEREIN DESCRIBED, AND BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 17.62 ACRES OF LAND, OF WHICH 0.76 OF AN ACRE CONTINUES TO LIE IN MILE 7 NORTH AND BRUSHLINE ROAD RIGHT-OF-WAY, FOR A NET OF 16.86 ACRES OF LAND, MORE OR LESS

AGUA SPECIAL UTILITY DISTRICT CERTIFICATE

I, ROBERTO SALINAS, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE BRUSHLINE MEADOWS 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.

ROBERTO SALINAS, P.E.
AGUA SPECIAL UTILITY DISTRICT

PLANNING & ZONING COMMISSION
ACKNOWLEDGMENT

THIS PLAT OF BRUSHLINE MEADOWS 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.

DATE THIS _____ DAY OF _____ 20____

CHAIRMAN

CITY OF MISSION
CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.011(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BRUSHLINE MEADOWS SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

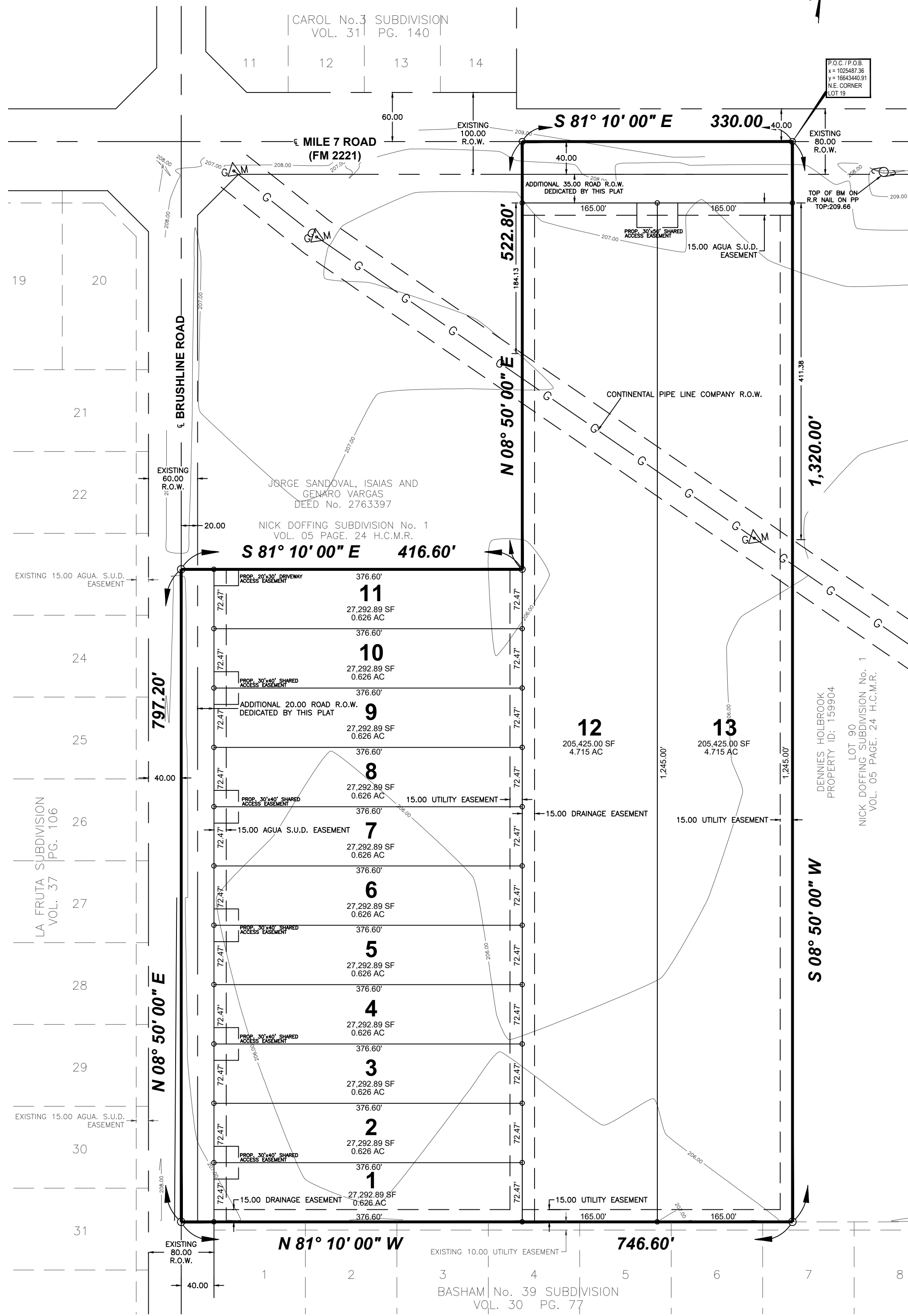
MAYOR OF CITY OF MISSION
CITY SECRETARY

BRUSHLINE MEADOWS SUBDIVISION

A 17.62 ACRE TRACT OF LAND BEING ALL OF LOT 91, AND THE SOUTH 7.62 ACRES OUT OF LOT 92, THE NICK DOFFING CO. SUBDIVISION No.1, HIDALGO COUNTY, TEXAS, AS PER MAP VOLUME 1, PAGE 53 MAP RECORDS, HIDALGO COUNTY, TEXAS

BEARING BASIS AS PER NAD
1983 STATE PLANE TEXAS

SCALE: 1"=100'



LEGEND	
⊙	1/2" IRON ROD FOUND
●	1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED 2791
○	1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 2791
⊙	SET 60-D NAIL
R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
X	LATITUDE AND LONGITUDE COORDINATES

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 TEX. 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 SESIN, P.E., C.F.M.
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE BRUSHLINE MEADOWS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____ 20____

HIDALGO COUNTY JUDGE
HIDALGO COUNTY CLERK

GENERAL SUBDIVISION PLAT NOTES

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE CENTER LINE OF BRUSHLINE ROAD AND MILE 7 ROAD WHEN MEASURED AT THE CENTER FRONT OF ALL LOTS. 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 ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THIS SUBDIVISION IS LOCATED IN: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 480334 0290 D, MAP REVISED: JUNE 6, 2000.
- CONSTRUCTION OF 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 THROUGH 4127).
- SETBACKS:
FRONT SIDE: 40.00 FEET FROM BRUSHLINE RD & 50.00 FROM MILE 7 ROAD
REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE SETBACK: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 1 THROUGH 11. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 1 THROUGH 11.
- GENERAL NOTE FOR COMMERCIAL LOTS:
LOTS 12 & 13 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 12 & 13 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
---B.M. NO. 1---ELEV. 209.00 TOP OF A NAIL, AT THE S.E. CORNER OF THE PROPERTY AT THE EXISTING SOUTH ROW LINE OF MILE 7 ROAD (NAVD 1988)
COORDINATE: X=1117671.54 Y=16585839.27
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 33,606 CUBIC- FEET (0.278 ACRE- FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE WILL BE ACCOMPLISHED BY STORM SEWER SYSTEM, WILL BE ACCOMPLISHED BY NATURAL PERCOLATION AND ONSITE DRAINAGE DETENTION AREAS. (SEE SHEET No.2 FOR STORM DRAINAGE IMPROVEMENTS, CONSTRUCTION DETAILS AND DRAINAGE REPORT APPROVED BY HCD#1.)
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH 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
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET UNLESS THE HIDALGO COUNTY MODEL SPECIFICATIONS 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.
- 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.
- AN OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- AN OSSF 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 "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- 1960 INVESTMENT COMPANY, LLC THE SUBDIVIDER OF BRUSHLINE MEADOWS SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 2% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5, COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPER'S 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.
- 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 HIS RESPECTIVE SECTION.
- NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 THROUGH 11 FROM BRUSHLINE ROAD. A 24 FOOT SHARE DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1&2, 3&4, 5&6, 7&8, AND 9&10 TO PROVIDE INGRESS AND EGRESS TO LOTS.
- NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 AND 2 FROM MILE 7 ROAD (SH.107). A 40 FOOT SHARE DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 AND 2 TO PROVIDE INGRESS AND EGRESS TO LOTS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE 18 DAY OF AUGUST 2022

Guillermo Arratia, P.E.
REGISTERED PROFESSIONAL ENGINEER
No. 94001 STATE OF TEXAS



STATE OF TEXAS
COUNTY OF HIDALGO

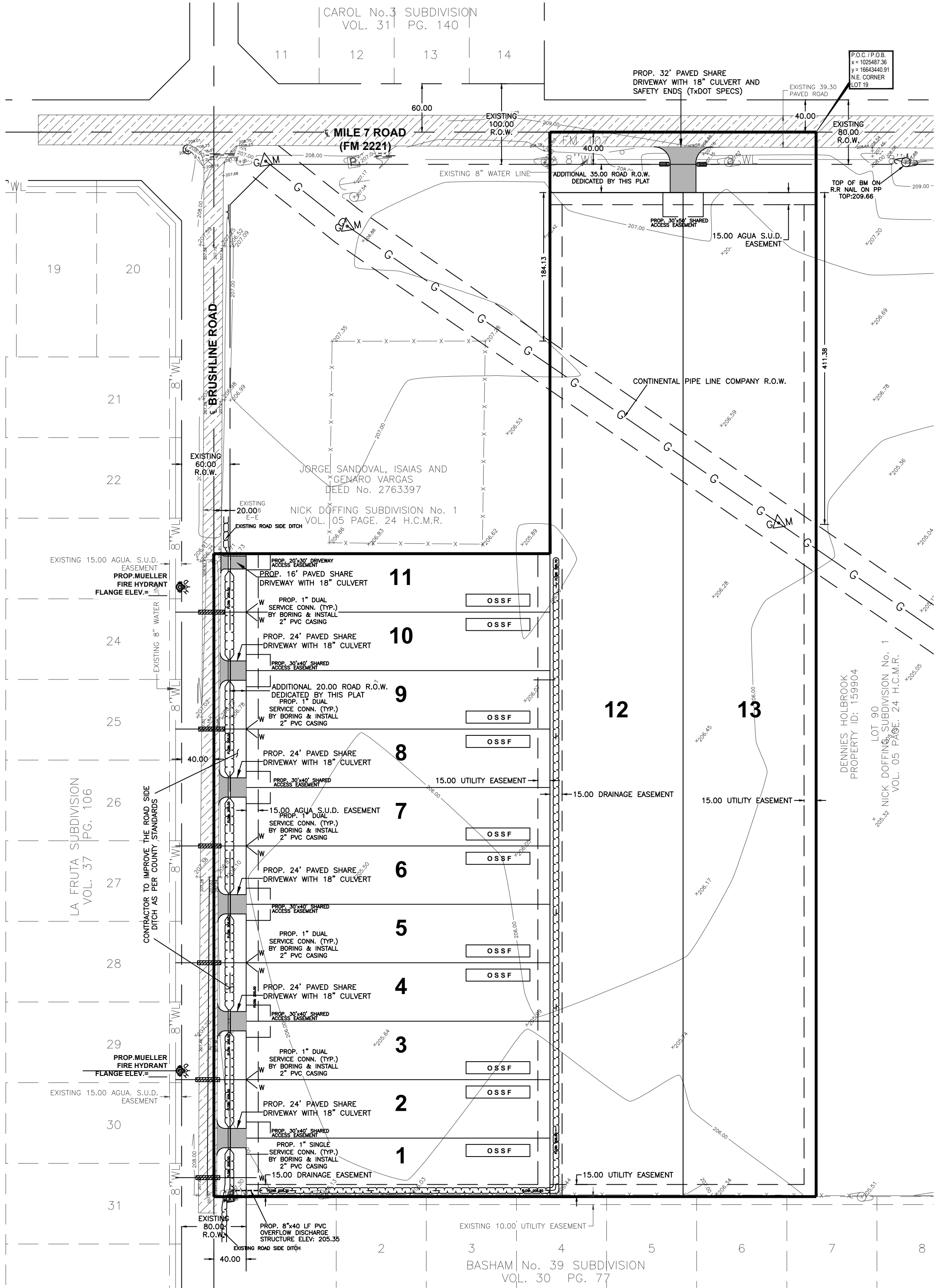
I, HOMERO LUIZ GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____ 20____

REGISTERED PROFESSIONAL SURVEYOR
NO. 2791 STATE OF TEXAS



SCALE: 1" = 100'



LEGEND

- ⊙ - 1/2" IRON ROD FOUND
- - 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED 2791
- - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 2791
- ⊖ - SET 60-D NAIL
- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.W.C. - SOUTHWEST CORNER
- X - LATITUDE AND LONGITUDE COORDINATES

CONSTRUCTION COST ESTIMATE:

- 1-WATER: \$
- 2-OSSF: \$
- 3-DRAINAGE: \$
- TOTAL: \$

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
BRUSHLINE MEADOWS SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA S.U.D.). THE SUBDIVIDER AND AGUA S.U.D. HAVE ENTERED INTO A CONTRACT IN WHICH AGUA S.U.D. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA 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. AGUA S.U.D. HAS ONE EXISTING 4" ALONG THE NORTH SIDE OF BAKER ROAD FROM

WATER DISTRIBUTION FOR THE BRUSHLINE MEADOWS SUBDIVISION CONSISTS OF FOUR (4)-1" DIAMETER DUAL SERVICE LINES. THE DUAL SERVICE LINES, THE METER BOXES & LOCKS HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$_____ OR \$_____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID AGUA S.U.D. THE SUM OF \$_____ WHICH COVERS THE \$_____ 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 AGUA S.U.D. UPON REQUEST BY THE LOT OWNER, AGUA S.U.D. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA S.U.D. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAN.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES:
SEWAGE FROM BRUSHLINE MEADOWS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. A CERTIFY LICENSE SANITARIAN HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA. TOTAL OF 8 BORES WERE DONE (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM (28) SANDY CLAY 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 COST OF THE INSTALLATION OF THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT WAS \$_____, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AND FINALIZED AT THIS TIME AT A TOTAL COST OF \$_____. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF'S.

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 COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

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

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$_____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$_____ FOR THE ENTIRE SUBDIVISION.

Guillermo A. Arratia, P.E.
GUILLERMO A. ARRATIA, P.E.
P.E. # 94001

08-18-2022
DATE



SUBDIVIDER CERTIFICATION:

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAN, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (W)ATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (S)EWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

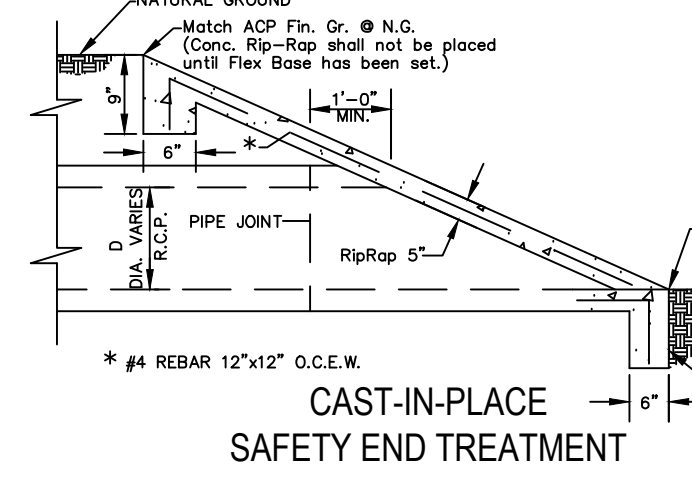
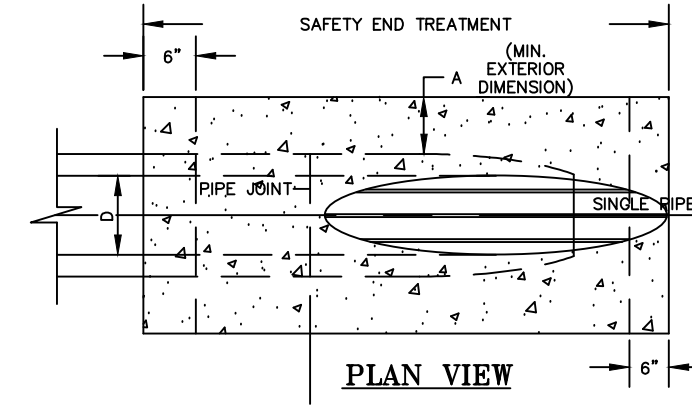
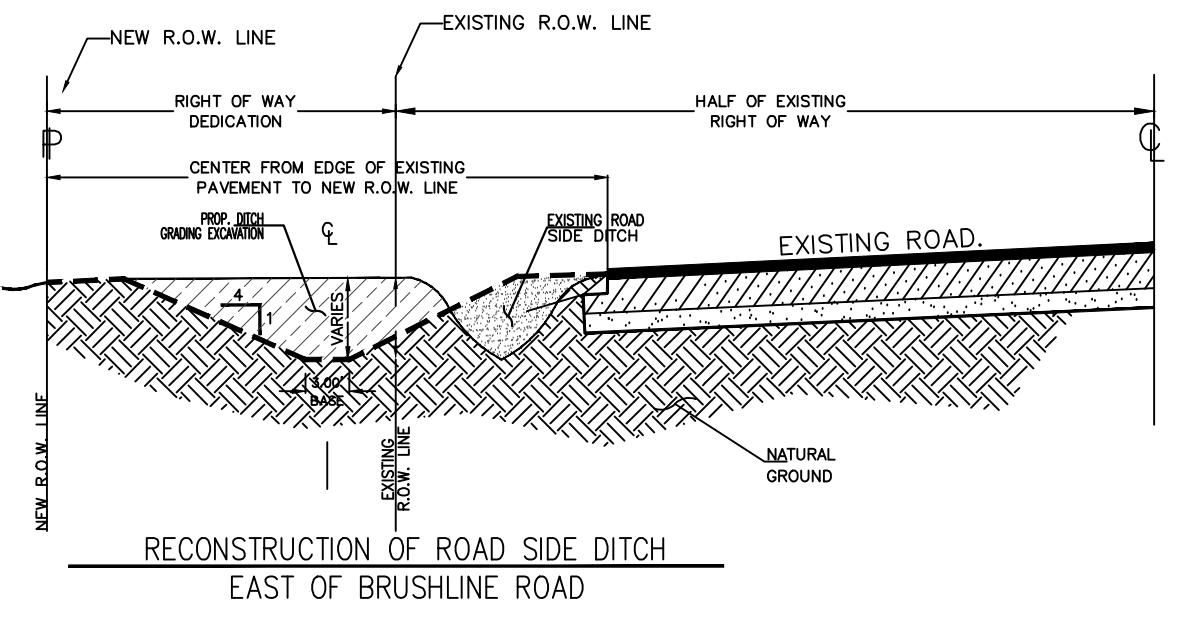
ERIC NORDHAUSEN PRESIDENT OF 1960 INVESTMENTS COMPANY LLC, SUBDIVIDER OF BRUSHLINE MEADOWS SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE REQUIRED BY STATE AND COUNTY REGULATIONS.

ERIC NORDHAUSEN
36970 W. MILE 7 ROAD
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERIC NORDHAUSEN KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMSTUART EXPIRES _____



PROVISION DE AGUA, DESCRIPCION, GASTOS Y FECHAS DE INICIO

BRUSHLINE MEADOWS SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR AGUA SPECIAL UTILITY DISTRICT (AGUA S.U.D.). EI DUEÑO Y AGUA S.U.D. HAN HECHO UN CONTRATO EN CUAL AGUA S.U.D. HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y AGUA S.U.D. HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISION. AGUA S.U.D. TIENE UNA LINEA DE AGUA DE 4 PULGADAS DE DIAMETRO A LADO NORTE DE LA CALLE BAKER.

LA DISTRIBUCION DE AGUA PARA BRUSHLINE MEADOWS SUBDIVISION CONSISTE EN CUATRO (4) LINEAS DE 1" DIAMETRO DE SERVICIO DUAL CUALES TERMINAN EN LAS CAJAS DEL MEDIDOR CON CANDADOS DE CADA SOLAR. LAS LINEAS DE SERVICIO DUALES Y LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$_____ O \$_____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA AGUA S.U.D. \$_____ DE ACUERDO AL CONTRATO DE LA CARTA DE 30 AÑOS LA CUAL CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$_____ ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA AGUA S.U.D. LO INSTALARA SIN ALCUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE, DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. UN EVALUADOR DE SUELO Y UN INSTALADOR AUTORIZADO POR EL ESTADO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON 8 EXCAVACIONES DE EVALUACION DE SUELO EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO 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 TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$0,000.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$0,000.00 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AHORADO LA INSTALACION DEL SISTEMA DE FOSAS SEPTICAS.

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 SUBDIVISIONES), ADECUADAS A 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 UN MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$_____ O \$_____ POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$0,000.00 POR SISTEMA A UN COSTO TOTAL DE \$0,000.00 TODA LA SUBDIVISION.

Guillermo A. Arratia, P.E.
GUILLERMO A. ARRATIA, P.E.
P.E. # 94001

08-18-2022
DATE



DRAINAGE REPORT FOR BRUSHLINE MEADOWS SUBDIVISION

I. PROJECT LOCATION
A 17.62 ACRE TRACT OF LAND BEING ALL OF LOT 91, AND THE SOUTH 7.62 ACRES OUT OF LOT 92, THE NICK DOFFING CO. SUBDIVISION No. 1, HIDALGO COUNTY, TEXAS, AND IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MILE 7 NORTH AND BRUSHLINE ROAD, 416.60 FEET EAST OF BRUSHLINE ROAD. THIS PROPERTY IS LOCATED WITHIN THE 2 MILE ETJ OF THE CITY LIMITS OF MISSION. (REFER TO EXHIBIT B).

II. FLOOD PLAIN
THE SUBJECT TRACT LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN. F.E.M.A.-F.I.R.M. MAP NO. 480334-0290-D, MAP REVISED: JUNE 6, 2000. (REFER TO EXHIBIT C).

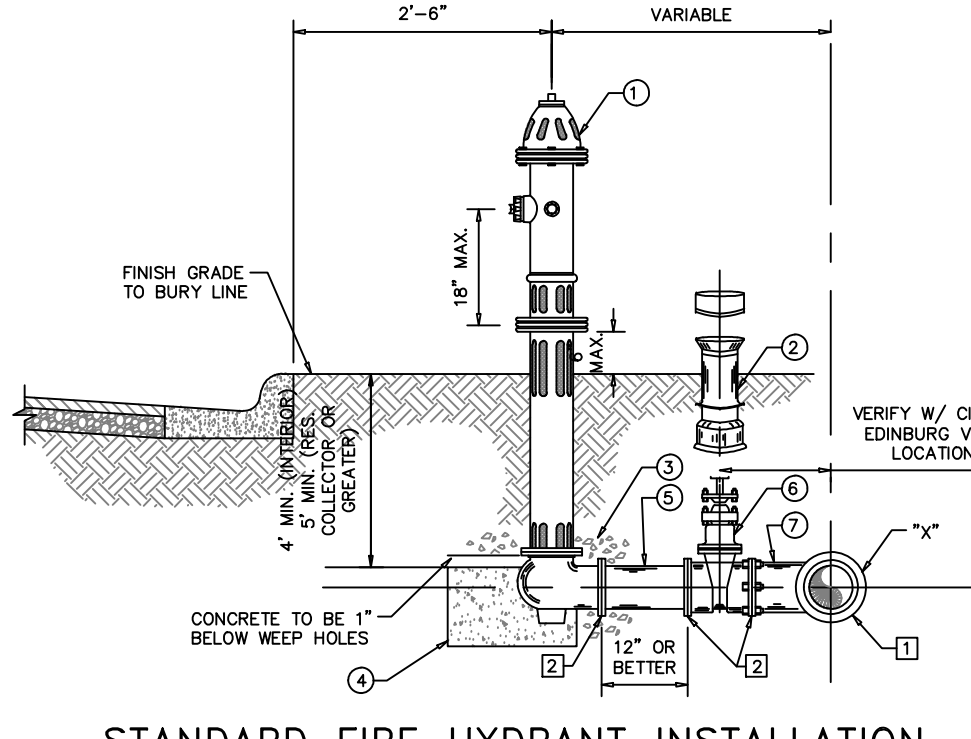
III. SOIL CONDITIONS
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY HIDALGO (25) SANDY CLAY LOAM SOIL THAT HAS A POUR LOW SHRINK-SWELL POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP B. (REFER TO EXHIBIT D).

IV. EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY (0.01%). EXISTING RUNOFF (8.32 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE SOUTHEAST SIDE OF THIS TRACT.

V. PROPOSED CONDITIONS
V.A. THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT IS FOR 13 LOTS. FOR RESIDENTIAL USE, THE STORM RUNOFF AFTER DEVELOPMENT WILL BE INCREASE 7.07 CFS FOR A TOTAL 15.3 CFS. I HAVE CALCULATED THAT 33,606 CF OF STORM RUNOFF FOR A 50 YEAR DESIGN FREQUENCY AND WILL BE DETAINED WITHIN THE PROPERTY BY A PROPOSED DETENTION AREAS. AN 18 INCH PIPE WITH SAFETY END TREATMENT WILL BE REQUIRED AT DRIVEWAY

Guillermo A. Arratia, P.E.
GUILLERMO A. ARRATIA, P.E. # 94001

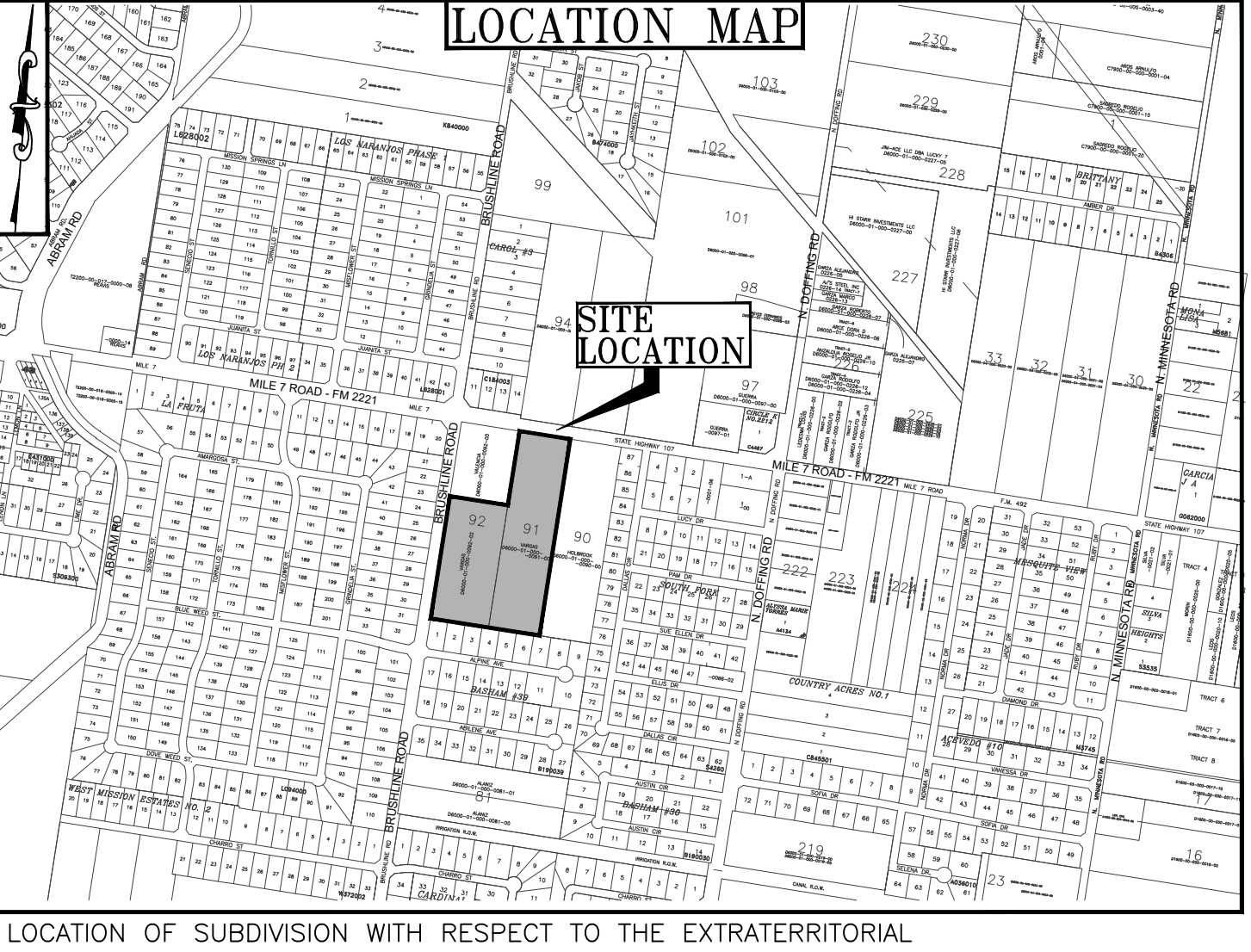
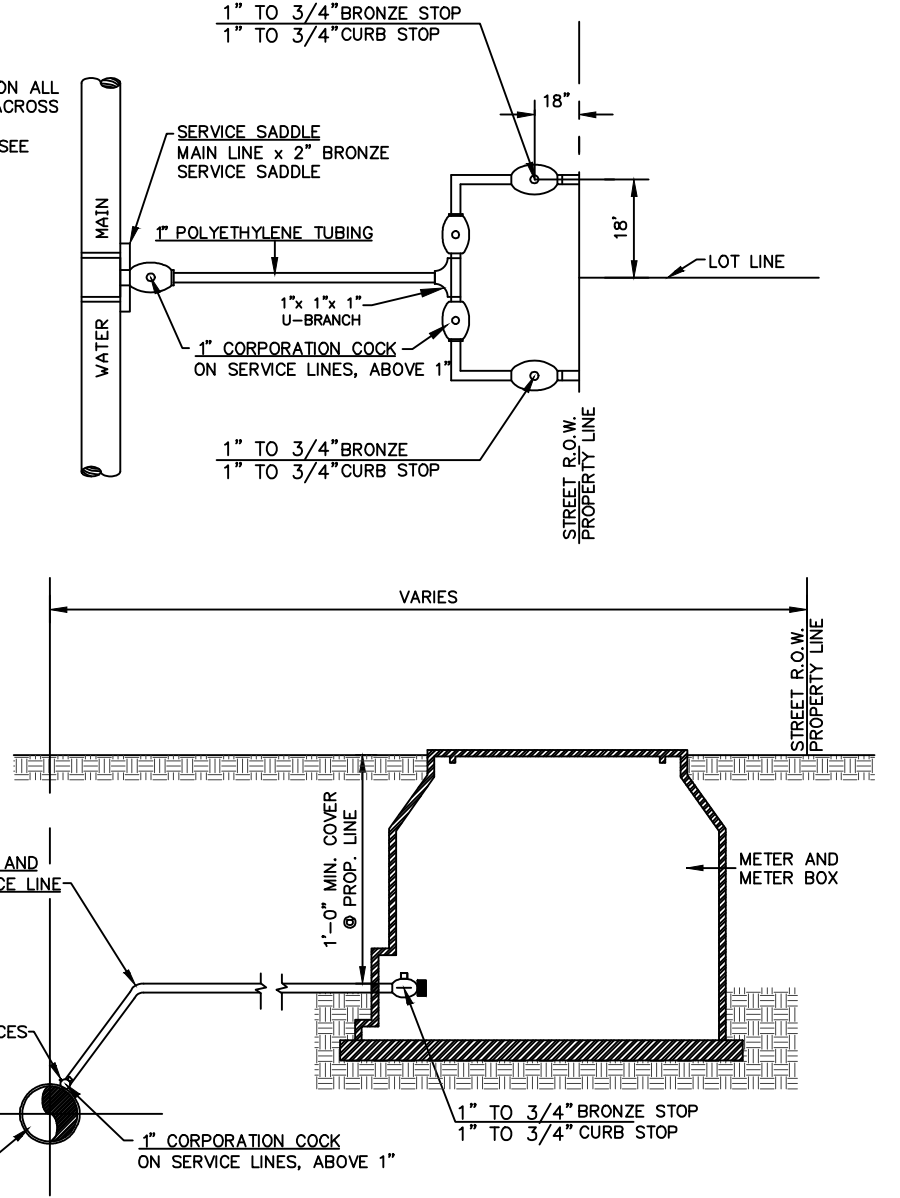
08-18-2022
DATE



STANDARD FIRE HYDRANT INSTALLATION
MILLERSUPER CENTURION 250 A-423 OR AMERICAN DARLING B-84-B (SEE NOTE 4) ONLY.

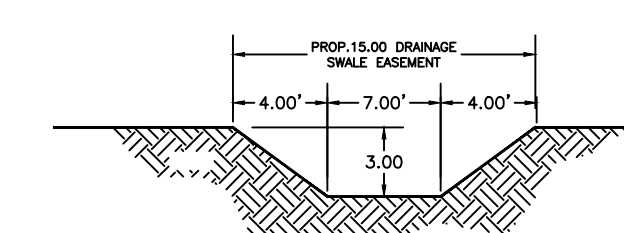
- NOTE: FIRE HYDRANT TO BE PAINTED RED.
- OIL SHALL BE PLACED IN HYDRANT AT THE POINT OF INSTALLATION.
 - PUMPER NOZZLE SHALL FACE ROADWAY. (50' N.S.T.)
 - IN CERTAIN INSTANCES, WHERE DISTANCES BETWEEN VALVES ARE GREATER THAN 100' FLOW WITH RESTRAINING LUGS MAY BE USED IN LIEU OF STANDARD TEE.
 - IF AMERICAN DARLING IS USED MODEL B-84-B WITH EPOXY COAT VALVE PLATE AND INTERIOR SIDE.
 - TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.
 - ALL VALVES, FITTINGS AND HYDRANTS AND ACCESSORIES TO BE GREASED WRAPPED IN PLASTIC.
- FIRE HYDRANT INSTALLATION CONSIST OF FIRE HYDRANT VALVE AND VALVE BOX
- FIRE HYDRANT UNIT SHALL INCLUDE:
- FIRE HYDRANT WITH (45" PUMPER NOZZLE)
 - VALVE BOX (DOMESTIC)
 - 3 CU. FT. GRAVEL
 - 3 CU. FT. CONCRETE 1" BELOW HYDRANT WEEPHOLES
 - 1" OR BETTER PVC SPOOLS
 - 6" RESILIENT SEAT GATE VALVE (FLANGED X M.J.)
 - X" 4" CAST IRON TEE (FLANGED X M.J.) X"
 - MECHANICAL JOINT
 - FLANGE

DUAL WATER SERVICE CONNECTION



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

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



PROPOSED CROSS SECTION AREA
33.00 SF x 1.135 LF = 37,455 CF

DETENTION REQUIRED: 33,606.00 CF
DETENTION PROVIDED: 37,455.00 CF

JURISDICTION OF A MUNICIPALITY:
BRUSHLINE MEADOWS SUBDIVISION IS LOCATED SOUTH EAST CORNER OF BRUSHLINE ROAD AND MILE 7 ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 85,778 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES WITHIN THE CITY'S 2 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 3.

BRUSHLINE MEADOWS SUBDIVISION
A 17.62 ACRE TRACT OF LAND BEING ALL OF LOT 91, AND THE SOUTH 7.62 ACRES OUT OF LOT 92, THE NICK DOFFING CO. SUBDIVISION No. 1, HIDALGO COUNTY, TEXAS, AS PER MAP VOLUME 1, PAGE 53 MAP RECORDS, HIDALGO COUNTY, TEXAS

PROPOSED WATER IMPROVEMENTS PROVIDED BY AGUA S.U.D.

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