



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-27-2022

PROPOSED A. PEÑA SUBDIVISION, PRECINCT No. 4.

ENGINEER: R. GUTIERREZ ENGINEERING CORPORATION. DEVELOPER: RODOLFO PEÑA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: EAST OF CITRUS DRIVE APROXIMATELY 600 FEET SOUTH OF MICHELLE DRIVE.

SUBDIVISION LIES WITHIN THE: ETJ OF MCALLEN.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-2-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 10.00 FT ONTO CITRUS DRIVE.

H.C.R.O.W. FINAL APPROVAL DATE: 6-13-2022 BY, JOSE OCHOA, PCT. 4 R.O.W. AGENT

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

SEWER SYSTEM: OSSF'S ARE INSTALLED.

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 4" LOCATION: CITRUS DRIVE.

H.C.E.O.C. FINAL APPROVAL DATE: 9-26-2022 : 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.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: MAY 31, 2022

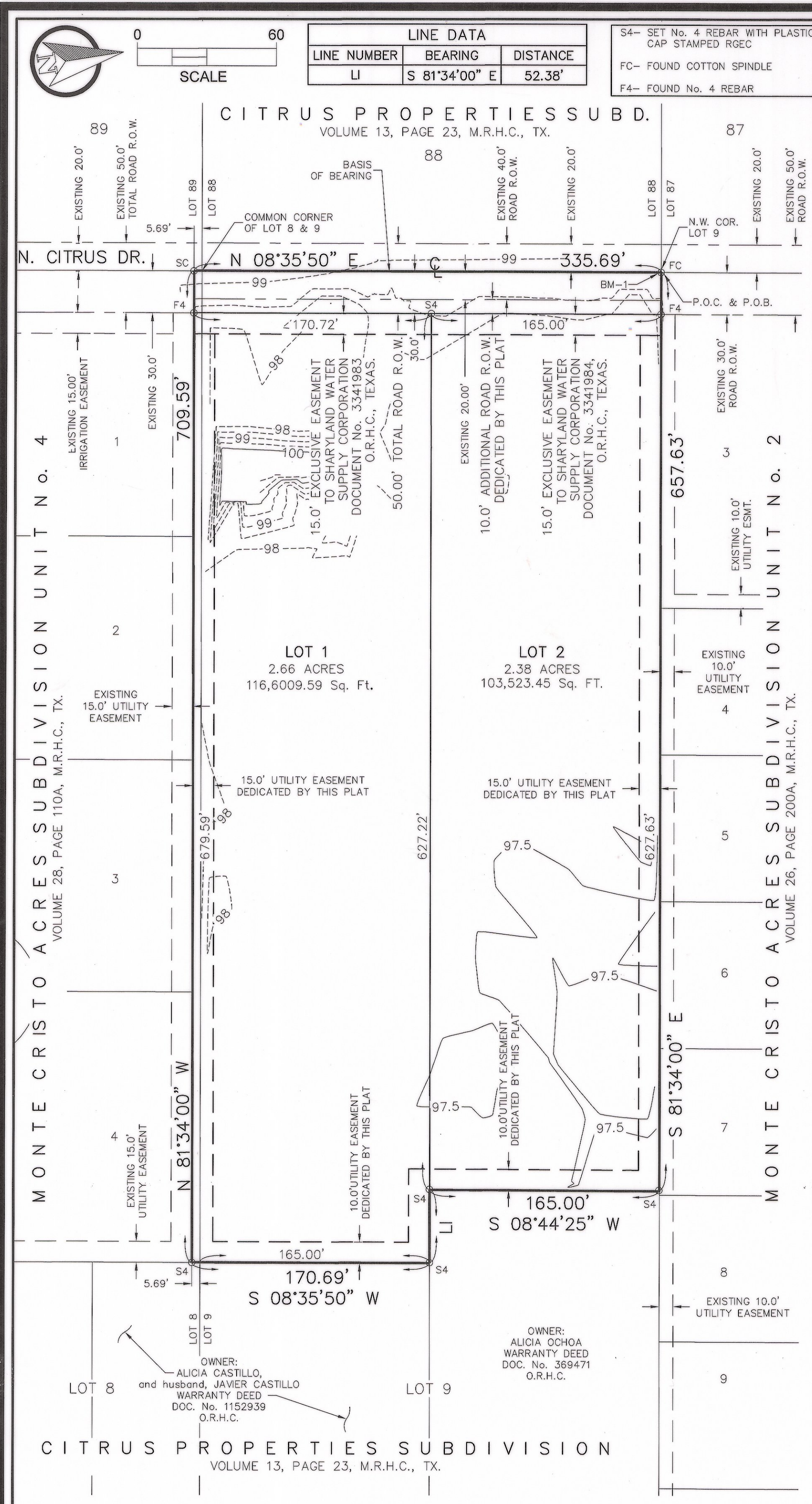
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of MCALLEN.

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.

*

File Path: F:\2021\ENG\002 - Aldo Pena Subd\PLANS\ENGL1_002 MASTER PLAN.dwg



LINE DATA		
LINE NUMBER	BEARING	DISTANCE
LI	S 81°34'00" E	52.38'

S4- SET No. 4 REBAR WITH PLASTIC CAP STAMPED RCEC
 FC- FOUND COTTON SPINDLE
 F4- FOUND No. 4 REBAR

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER 480334 0325 D, MAP REVISED: JUNE 6, 2000. THE AREAS WITHIN THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NO. 480334 0325 D, MAP REVISED: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. 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).
- REAR: 15.00 FEET OR GREATER FOR EASEMENT SIDE: 6.00 FEET OR GREATER FOR EASEMENT GARAGE: 18.00 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THERE SHALL BE NO COMMERCIAL USE SHALL BE ALLOWED ON LOT 1 AND LOT 2.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF CITRUS DRIVE OR 18" ABOVE NATURAL GROUND, 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.
- BY NO. 1: COTTON PICKER SPINDLE LOCATED AT THE NORTHEAST CORNER OF LOT 9, CITRUS PROPERTY SUBDIVISION. NAD 83, NAVD 88, ZONE-4205 TEXAS SOUTH. NORTH: 16655099.71, EAST: 10796304.48, ELEVATION: 99.20
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT IS COMPRISED OF TWO LOTS, THE TOTAL DEVELOPMENT 50-YEAR RUNOFF WILL BE APPROXIMATELY 6.29 CFS WHICH IS AN INCREASE OF 1.35 CFS WITH AN ALLOWABLE DISCHARGE OF 3.94 CFS, THE REQUIRED STORAGE VOLUME IS 6,354 CUBIC FEET. THIS DEVELOPMENT WILL NOT BE REQUIRED TO DETAIN ANY STORM WATER RUNOFF ON-SITE. DRAINAGE RUNOFF IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE AS SHOWN ON SHEET 3.
- 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 OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER 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.
- 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. A DESIGN SHALL BE SUBMITTED FOR RESIDENTIAL USE.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- SEWER SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND RESULTS MAY ALSO BE 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 STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
- APPROVED "OSSE" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- SPECIAL DESIGN IS REQUIRED FOR ALL OSSE SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
 - ANCHORING OF SEPTIC TANK(S).
 - SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
 - A DRAINAGE PLAN APPROVED BY HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR RESIDENTIAL 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 OSSE PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
 - ANY ADDITION TO EXISTING RESIDENCE STRUCTURES OR NEW PROPOSED DWELLING ON LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
 - LOT OWNERS WILL BE RESPONSIBLE FOR INSTALLING A FIRE HYDRANT WHEN SHARYLAND WATER SUPPLY CORPORATION IS ABLE TO PROVIDE "FIRE FLOW" TO THE SUBDIVISION.
 - THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOW ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
 - ALL LOTS 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 SPECIFICATION 5.1.4.
 - ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
 - 4.00 FOOT WIDE MINIMUM SIDEWALK REQUIRED ALONG NORTH CITRUS DRIVE.
 - 6.00 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY AND COMMERCIAL AND INDUSTRIAL ZONES/USES.
 - 8.00 FOOT WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY ZONES/USES.

SHARYLAND WATER SUPPLY CORPORATION PRELIMINARY PLAT CONDITIONAL APPROVAL

I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE A. PEÑA SUBDIVISION LOCATED ON THE EAST SIDE OF CITRUS DRIVE 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 SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

SHERILYN DAHLBERG
 GENERAL MANAGER
 SHARYLAND WATER SUPPLY CORPORATION
 DATE: 8-10-22

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF A. PEÑA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 8/10/22

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION DATE

METES AND BOUNDS DESCRIPTION:

A 5.27 ACRE TRACT OF LAND COMPRISING OF 0.09 OF AN ACRE OF LAND OUT OF LOT 8 AND 5.18 ACRES OF LAND OUT OF LOT 9, CITRUS PROPERTIES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 13, PAGE 23, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 5.27 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE FOUND AT THE NORTHWEST CORNER OF LOT 9, CITRUS PROPERTIES SUBDIVISION FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 81 DEGREES 34 MINUTES 00 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 9, CITRUS PROPERTIES SUBDIVISION, AT A DISTANCE OF 20.00 FEET PASS THE EXISTING EAST RIGHT OF WAY LINE OF CITRUS DRIVE, CONTINUING FOR AT A DISTANCE OF 30.00 FEET PASS A No. 4 REBAR FOUND AT A 10.00 FOOT ADDITIONAL EAST ROAD RIGHT OF WAY OF CITRUS DRIVE, CONTINUING FOR A TOTAL DISTANCE OF 657.63 FEET TO A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RCEC) FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 44 MINUTES 25 SECONDS WEST, A DISTANCE OF 165.00 FEET TO A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RCEC) FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 34 MINUTES 00 SECONDS EAST, A DISTANCE OF 52.38 FEET TO A No. 4 REBAR SET (WITH A YELLOW PLASTIC CAP STAMPED RCEC) FOR THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 35 MINUTES 50 SECONDS WEST, AT A DISTANCE OF 165.00 FEET PASS THE COMMON LINE OF SAID LOT 9 AND LOT 10, CITRUS PROPERTIES SUBDIVISION, CONTINUING FOR A TOTAL DISTANCE OF 170.69 FEET TO A No. 7 REBAR SET (WITH A YELLOW CAP STAMPED RCEC) AT THE SOUTH LINE OF SAID LOT 9, CITRUS PROPERTIES SUBDIVISION, ALSO BEING THE NORTHEAST CORNER OF MONTE CRISTO ACRES SUBDIVISION UNIT No. 4 (AS PER MAP RECORDED IN VOLUME 28, PAGE 110A, MAP RECORDS OF HIDALGO COUNTY TEXAS) FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 34 MINUTES 00 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 9, CITRUS PROPERTIES SUBDIVISION AND THE NORTH LINE OF SAID MONTE CRISTO ACRES SUBDIVISION UNIT No. 4, AT A DISTANCE OF 679.59 FEET PASS A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RCEC) AT THE 10.00 ADDITIONAL EAST RIGHT OF WAY LINE OF SAID CITRUS DRIVE, CONTINUING AT A DISTANCE OF 689.59 FEET PASS A No. 4 REBAR FOUND AT THE EXISTING EAST RIGHT OF WAY LINE OF SAID CITRUS DRIVE, CONTINUING FOR A TOTAL DISTANCE OF 709.59 FEET TO A COTTON PICKER SPINDLE SET AT THE WEST LINE OF SAID LOT 8, CITRUS PROPERTIES SUBDIVISION, ALSO BEING THE NORTHWEST CORNER OF SAID MONTE CRISTO ACRES SUBDIVISION UNIT No. 4 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 35 MINUTES 50 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 8, CITRUS PROPERTIES SUBDIVISION, AT A DISTANCE OF 5.69 FEET PASS THE COMMON CORNER OF SAID LOT 8 AND LOT 9, CITRUS PROPERTIES SUBDIVISION, CONTINUING WITH THE WEST LINE OF SAID LOT 9, MONTE CRISTO ACRES SUBDIVISION UNIT No. 4 FOR A TOTAL DISTANCE OF 335.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.27 ACRES OF LAND, MORE OR LESS.

THE STATE OF TEXAS-COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a)
 WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF A. PEÑA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON

HIDALGO COUNTY JUDGE DATE

HIDALGO COUNTY CLERK DATE

THE STATE OF TEXAS-COUNTY OF HIDALGO
 CITY OF McALLEN APPROVAL CERTIFICATION
 I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN

THE STATE OF TEXAS-COUNTY OF HIDALGO
 CITY OF McALLEN APPROVAL CERTIFICATION
 I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING COMMISSION

SANTA CRUZ IRRIGATION DISTRICT No. 15 CERTIFICATION
 THIS PLAN IS HEREBY APPROVED BY THE SANTA CRUZ IRRIGATION DISTRICT No. 15 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM INDIVIDUAL LOTS IN SAID SUBDIVISION. PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

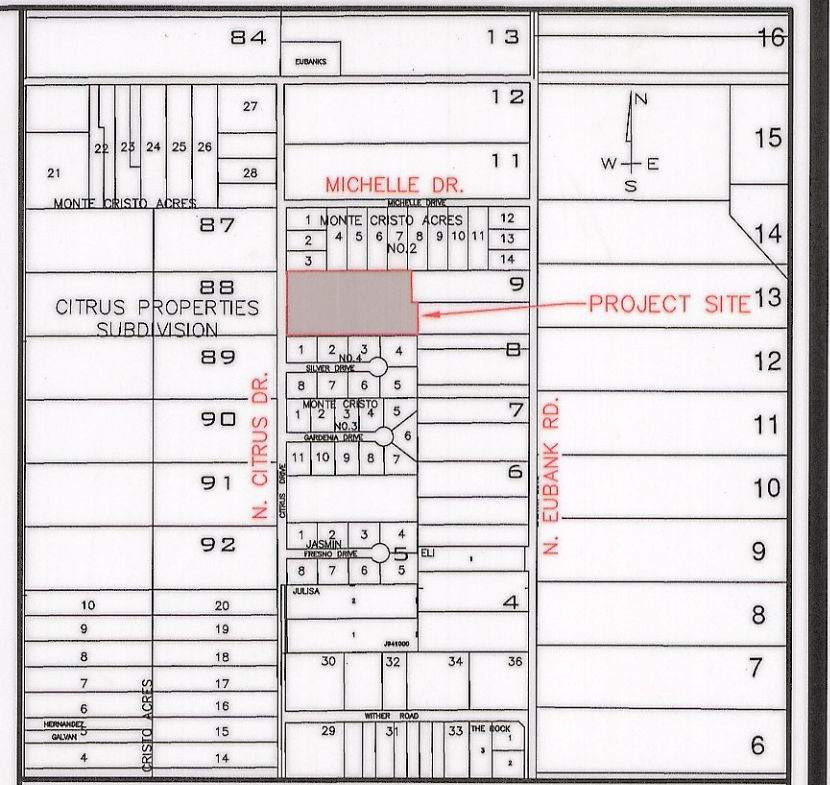
DATE: 8/5/2022

THE STATE OF TEXAS-COUNTY OF HIDALGO
 DRAINAGE DISTRICT No. 1 CERTIFICATION
 HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLIES WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SECTION 49.211 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE 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. ONE DATE
 RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER)

ON: _____ AT _____
 AM/PM INSTRUMENT No. _____ OF _____
 THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY

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



LOCATION MAP

PREPARED BY: R. GUTIERREZ ENGINEERING CORP.
 130 E. PARK AVE.
 PHARR, TEXAS 78577
 DATE PREPARED: 03/08/2021
 DATE SURVEYED: 01/11/2021
 SCALE: 1" = 1000'

THE STATE OF TEXAS-COUNTY OF HIDALGO
 OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION
 WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE A. PEÑA SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

BY: RODOLFO R. PEÑA SR. DATE: 7/15/22
 ADDRESS: 16946 CITRUS DRIVE EDINBURG, TX 78541

BY: MELISSA M. PEÑA-MONTES DATE: 7/15/22
 ADDRESS: 2930 ALLEN DRIVE EDINBURG, TX 78539

THE STATE OF TEXAS-COUNTY OF HIDALGO
 PUBLIC NOTARY CERTIFICATION
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED THE ABOVE NAMED OWNER(S) KNOWN TO ME TO ME THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(SHE), (THEY), EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF July, 2022

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
 f-20-2024
 JAVIER GUTIERREZ
 Notary Public, State of Texas
 Comm. Expires 04-30-2024
 Notary ID 130827525

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS:

WATER FACILITIES: \$650.00
 SEWAGE FACILITIES: \$0.00 (EXISTING)

RAMIRO GUTIERREZ, P.E.
 REGISTERED PROFESSIONAL ENGINEER No. 65948
 R. GUTIERREZ ENGINEERING CORP.
 130 E. PARK PHARR, TEXAS 78577

THE STATE OF TEXAS-HIDALGO COUNTY
 SURVEYOR CERTIFICATION
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PABLO SOTO, JR., R.P.L.S. No. 4541
 R. GUTIERREZ ENGINEERING CORPORATION
 130 E. PARK AVENUE
 PHARR, TEXAS 78577

PRINCIPAL CONTACTS

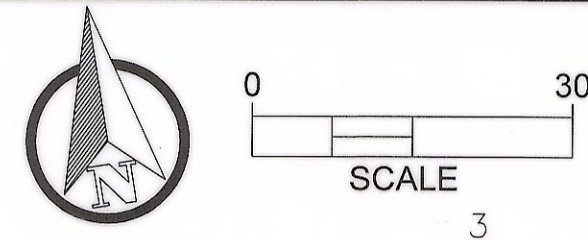
OWNER:	ADDRESS	PHONE No.
AIDA PEÑA, SR.	16916 CITRUS DRIVE	(956) 289-6435
ENGINEER: RAMIRO GUTIERREZ	130 E. PARK AVE.	(956) 782-2557
SURVEYOR: PABLO PEÑA, JR.	130 E. PARK AVE.	(956) 782-2557

INDEX OF SHEETS FOR A. PEÑA SUBDIVISION

SHEET	DESCRIPTION
1	PLAT WITH LOTS, DIMENSIONS & EASEMENTS, METES AND BOUNDS DESCRIPTION, SCALE BAR, NORTH ARROW, SUBDIVISION NAME WITH LEGAL DESCRIPTION, PLAT NOTES, LOCATION MAP, ETJ OF A MUNICIPALITY DESCRIPTION, PRECINCT LOCATION, CITY APPROVAL CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATION, HIDALGO COUNTY JUDGE CERTIFICATION OF PLAT APPROVAL, HIDALGO COUNTY R.O.W. CERTIFICATION, HEALTH DEPARTMENT CERTIFICATION, H.C.D.D. No. 1 CERTIFICATION, H.C.I.D. No. 15 CERTIFICATION, ENGINEER AND SURVEYOR CERTIFICATION
2	WATER DISTRIBUTION AND SEPTIC (OSSE) SYSTEM MAP, TYPICAL WATER SERVICE CONNECTION, MAP OF TOPOGRAPHY, DRAINAGE LAYOUT
3	ENGINEERING REPORT (ENGLISH & SPANISH), INCLUDING DESCRIPTION OF WATER AND SEPTIC SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH & SPANISH); OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, MAP OF TOPOGRAPHY, DRAINAGE REPORT, ENGINEERING COST ESTIMATE, WATER DETAILS

R. Gutierrez
 Engineering Corporation
 Professional Engineers & Land Surveyors
 130 E. PARK AVENUE • PHARR, TEXAS 78577
 (TEL) 956 782-2557 • (FAX) 956 782-2558
 Engineering Firm No.: 486 • Survey Firm No.: 101650-00

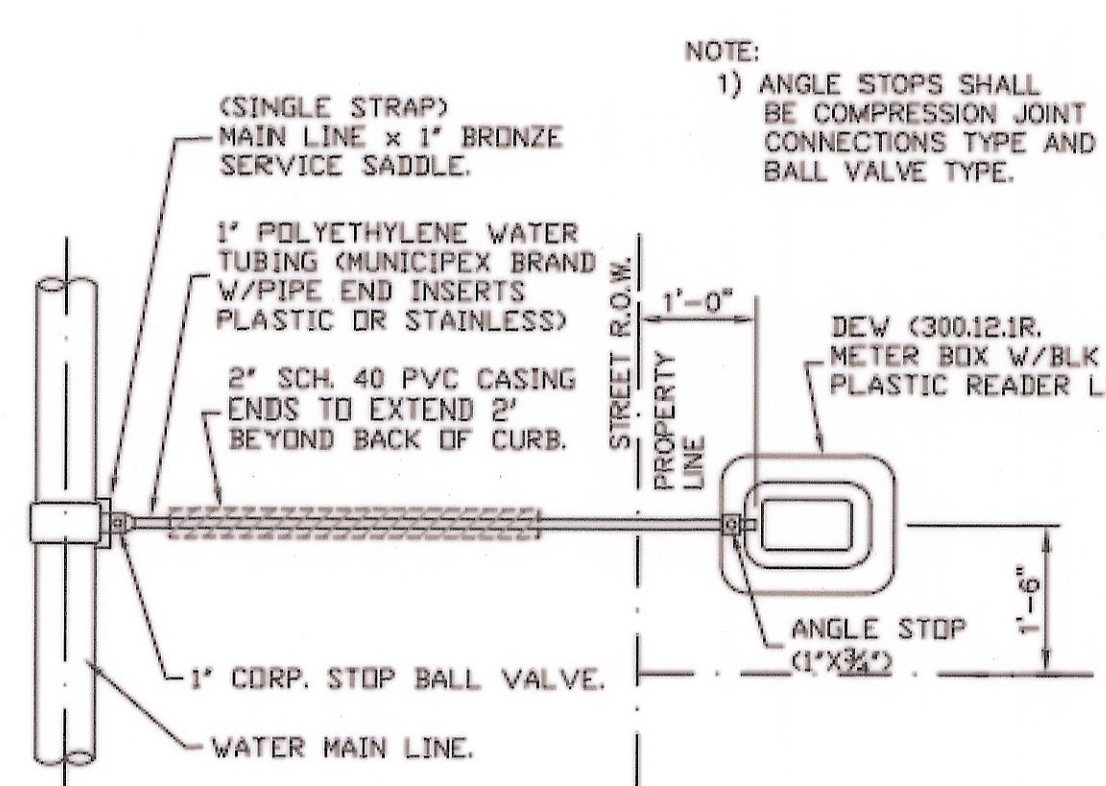
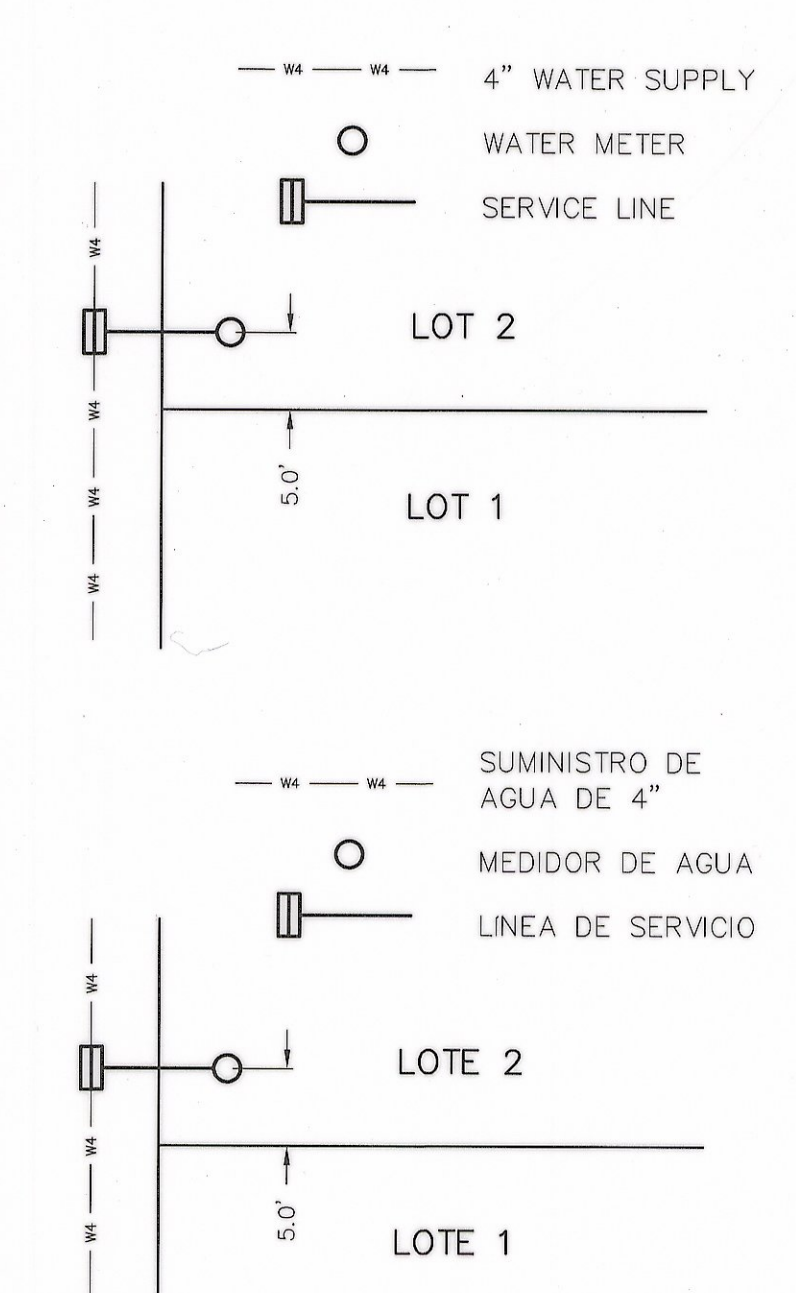
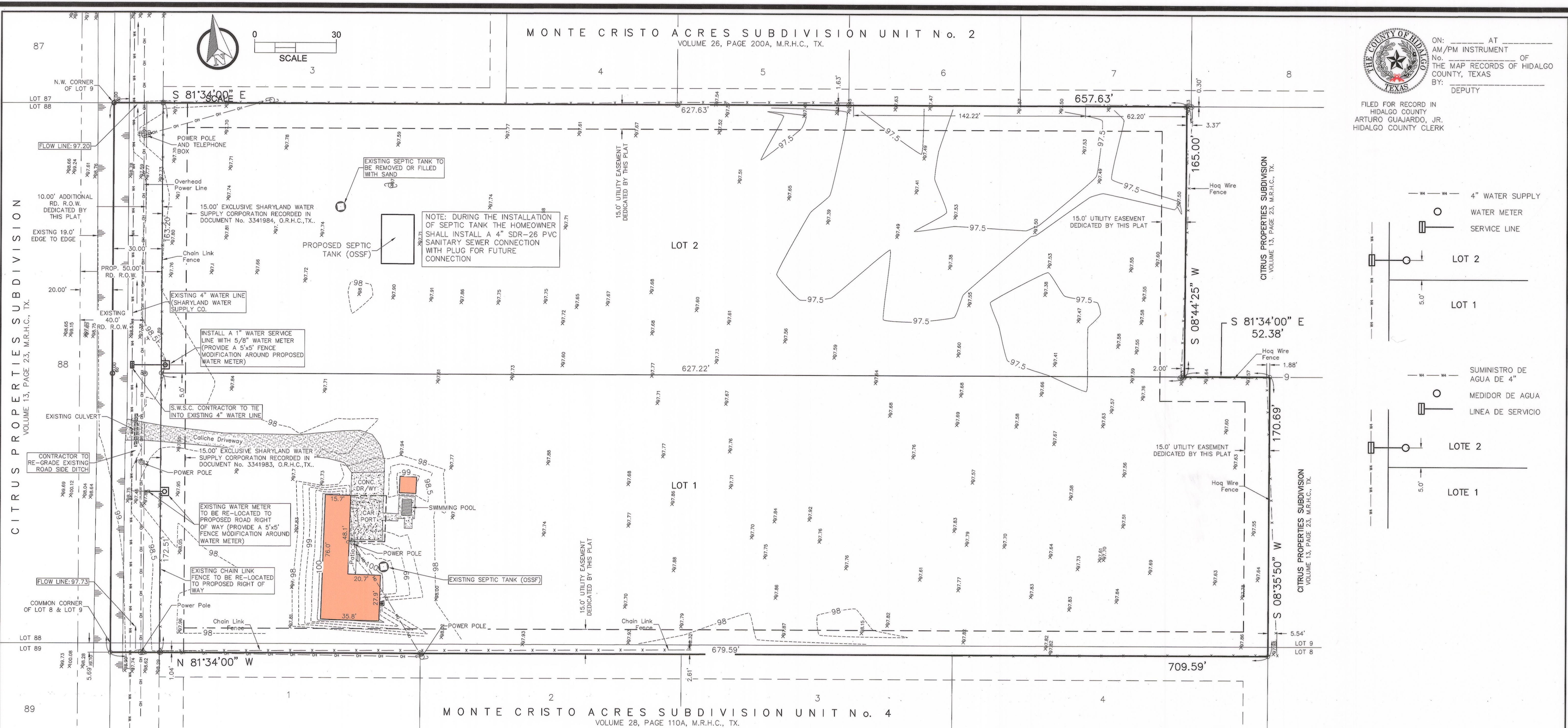
SUBDIVISION PLAT OF
 A. PEÑA SUBDIVISION
 A 5.27 ACRE TRACT OF LAND COMPRISING OF 0.09 OF AN ACRE OF LAND OUT OF LOT 8 AND 5.18 ACRES OF LAND OUT OF LOT 9, CITRUS PROPERTIES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 13, PAGE 23, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



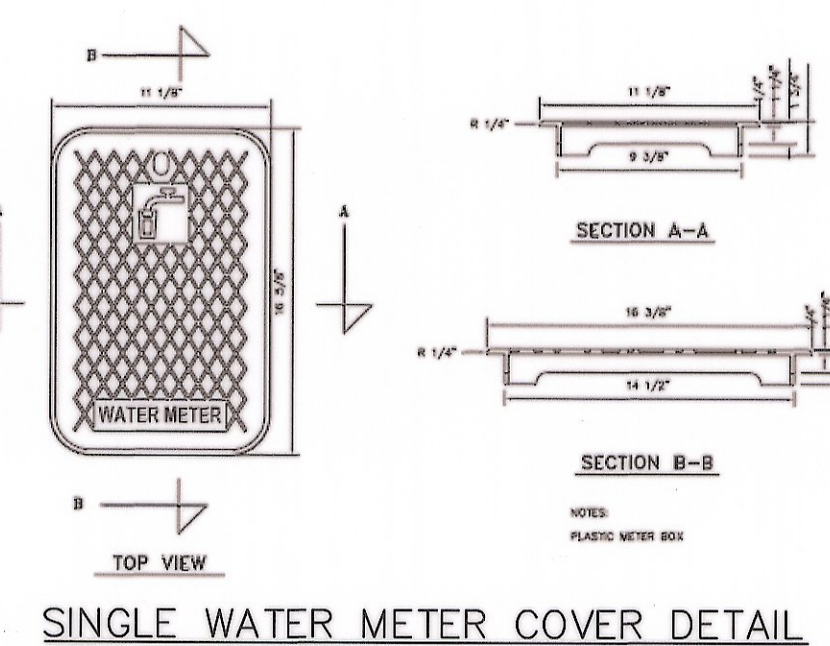
MONTE CRISTO ACRES SUBDIVISION UNIT No. 2
VOLUME 26, PAGE 200A, M.R.H.C., TX.

ON: _____ AT _____
AM/PM INSTRUMENT
No. _____ OF
THE MAP RECORDS OF HIDALGO
COUNTY, TEXAS
BY: _____ DEPUTY

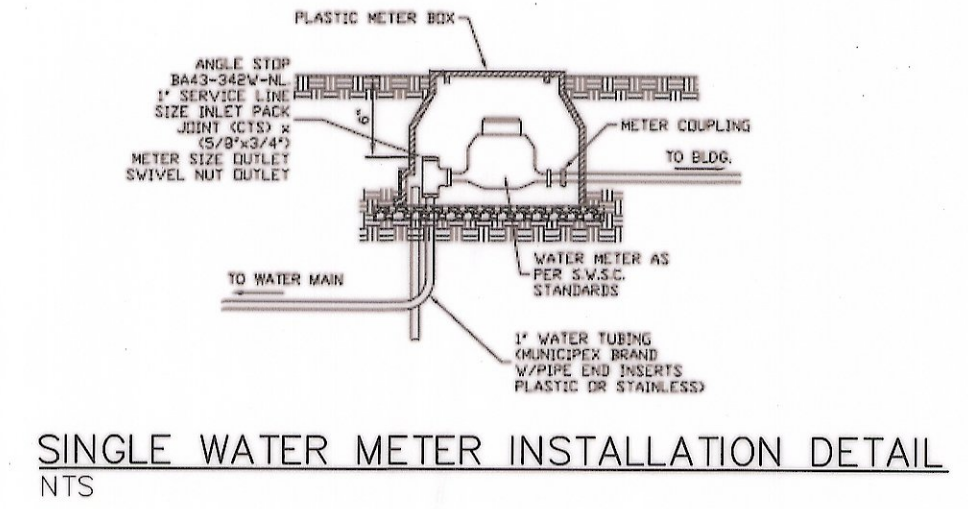
FILED FOR RECORD IN
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HIDALGO COUNTY CLERK



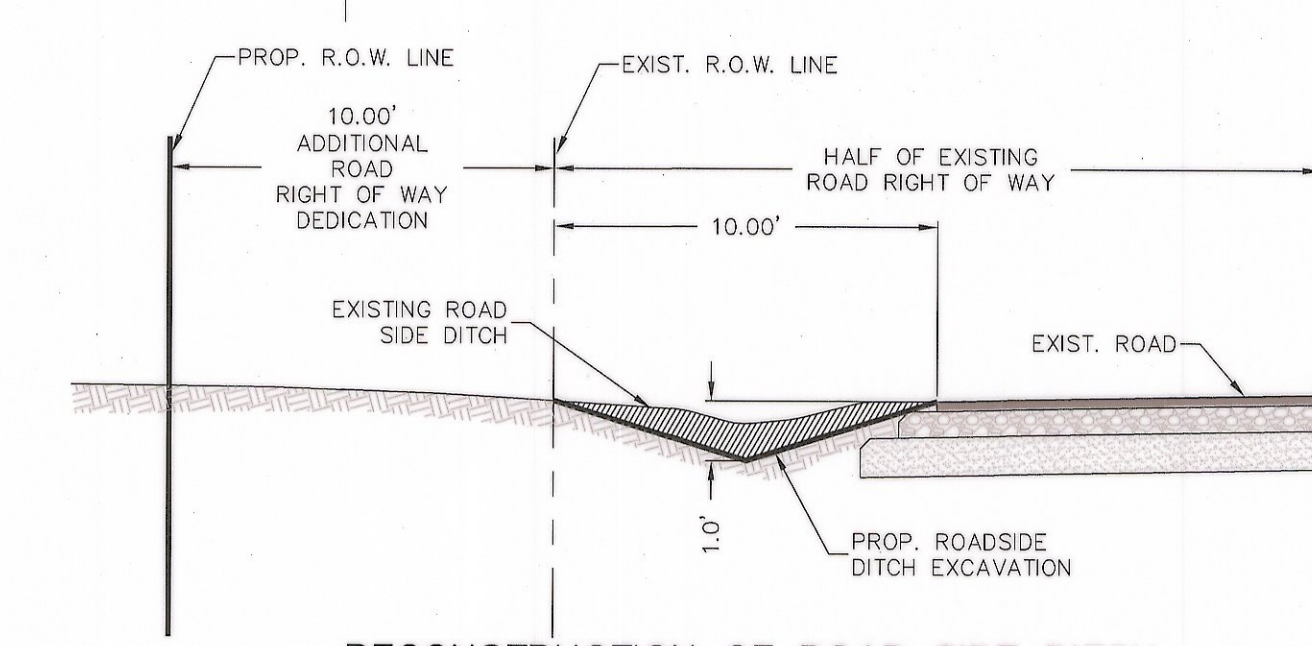
SINGLE WATER SERVICE CONNECTION DETAIL
NTS



SINGLE WATER METER COVER DETAIL
NTS



SINGLE WATER METER INSTALLATION DETAIL
NTS



RECONSTRUCTION OF ROAD SIDE DITCH
NTS
RE-GRADING 1,500 LF OF EXISTING ROADSIDE DITCH TO PROVIDE A 10-FOOT WIDE x 1 FOOT DEEP "V" SHAPE ROADSIDE DITCH WILL PROVIDE APPROXIMATELY 7,500 CUBIC FEET OF STORAGE VOLUME.
THE REQUIRED STORAGE VOLUME FOR THIS SUBDIVISION IS 6,366 CUBIC FEET THEREFORE, THE STORAGE VOLUME REQUIREMENTS ARE MET.



Ramiro Gutierrez
7/14/22
RAMIRO GUTIERREZ, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 65948
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577

TOPOGRAPHY MAP, WATER LAYOUT, SANITARY SEWER IMPROVEMENT, DRAINAGE DETENTION PLAN, AND DETAILS

SUBDIVISION PLAT
OF
A. PEÑA SUBDIVISION
A 5.27 ACRE TRACT OF LAND COMPRISING OF 0.09 OF AN ACRE OF LAND OUT OF LOT 8 AND 5.18 ACRES OF LAND OUT OF LOT 9, CITRUS PROPERTIES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 13, PAGE 23, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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Professional Engineers & Land Surveyors
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(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

FINAL ENGINEERING REPORT FOR A. PEÑA SUBDIVISION

WATER SUPPLY DESCRIPTION, COST AND OPERABILITY DATE

A. PEÑA SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.W.S.C. 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.

S.W.S.C. HAS AN EXISTING 4 INCH DIAMETER WATER LINE RUNNING ALONG AND WITHIN THE EAST RIGHT OF WAY LINE OF CITRUS DRIVE. THE WATER SYSTEM FOR PEÑA CONSIST OF AN EXISTING WATER SERVICE CONNECTION WITH A WATER METER FOR LOT 1 AND A 5/8 INCH WATER SERVICE CONNECTION WITH A WATER METER FOR LOT 2 BY TAPPING INTO THE EXISTING 4 INCH WATER LINE THAT RUNS ALONG THE EAST RIGHT OF WAY OF CITRUS DRIVE. THE WATER METER HAS ALREADY BEEN INSTALLED AT A TOTAL COST OF \$ 650.00 FOR LOT 2, IN ADDITION THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF \$2590.50, WHICH COVERS THE TOTAL COST OF \$3240.50 FOR BOTH LOTS 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 AND COST

SEWAGE FROM A. PEÑA SUBDIVISION, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF AN EXISTING FACILITY ON LOT 1 AND AN EXISTING FACILITY ON LOT 2. THE ON-SITE EVALUATOR (LICENSE NUMBER: os12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT FOR EACH LOT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF.

HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 0.50 ACRE IN SIZE. THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY INDICATES A SANDY LOAM AND 2 TEST BORINGS WERE MADE AT OPPOSITE AREAS OF EACH LOT OF THE SUBDIVISION.

ALL OSSF HAVE BEEN INSPECTED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. HIDALGO COUNTY HEALTH DEPARTMENT INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON JUNE 14, 2022.

CERTIFICATION

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS: WATER FACILITIES: WATER FACILITIES COST A TOTAL OF \$650.00. SEWAGE FACILITIES: SEPTIC SYSTEM COST A TOTAL OF \$0.00.

Signature of Ramiro Gutierrez, P.E. dated 7/14/22. Includes contact information for Ramiro Gutierrez, P.E., Texas Registered Engineering Firm # 486, Pharr, Texas 78577, Phone (956) 782-2557.



COST ESTIMATE

WATER SUPPLY SYSTEM: \$ 650.00
S.W.S.C. FEES: \$ 2590.50

SUBDIVIDER CERTIFICATION

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER(S) 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 CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT

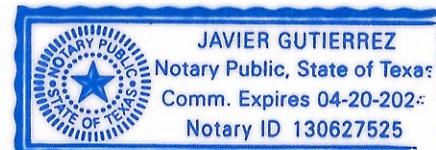
I (WE), RODOLFO R. PEÑA Sr. AND MELISSA M. PEÑA-MONTES, SUBDIVIDER(S) OF A. PEÑA SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE 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.

Signatures of Rodolfo R. Peña Sr. and Melissa M. Peña-Montes dated 7/15/22 and 7/15/22 respectively. Includes addresses in Edinburg, TX.

THE STATE OF TEXAS--COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATION

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED THE ABOVE NAMED OWNER(S) KNOWN TO ME TO ME THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE,(SHE), (THEY), EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF July, 2022. Notary Public, State of Texas, Commission Expires 04-20-2024, My Commission Expires 4-20-2024.



INFORME FINAL DE INGENIERIA PARA PEÑA SUBDIVISION

DESCRIPCION DEL SUMINISTRO DE AGUA, COSTO Y FECHA DE OPERATIVIDAD

A. PEÑA SUBDIVISION SERÁ PROVISTO DE AGUA POTABLE POR SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). LA SUBDIVIDEN Y S.W.S.C. HAN CELEBRADO UN CONTRATO EN EL QUE S.W.S.C. HA PROMETIDO PROPORCIONAR AGUA SUFICIENTE A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y S.W.S.C. HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL PLENO DESARROLLO DE ESTA SUBDIVISION.

S.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 4 PULGADAS DE DIAMETRO QUE CORRE A LO LARGO Y DENTRO DE LA LINEA EAST RIGHT OF WAY DE CITRUS DRIVE. EL SISTEMA DE AGUA PARA PEÑA CONSISTE EN UNA CONEXION DE SERVICIO DE AGUA EXISTENTE CON UN MEDIDOR DE AGUA PARA EL LOTE 1 Y UNA CONEXION DE SERVICIO DE AGUA DE 5/8 PULGADAS CON UN MEDIDOR DE AGUA PARA EL LOTE 2 APROVECHANDO LA LINEA DE AGUA EXISTENTE DE 4 PULGADAS QUE CORRE A LO LARGO DEL DERECHO DE VIA ESTE DE CITRUS DRIVE. EL MEDIDOR DE AGUA YA HA SIDO INSTALADO A UN COSTO TOTAL DE \$ 650.00 PARA EL LOTE 2, ADEMÁS EL SUBDIVIDOR HA PAGADO A S.W.S.C. LA SUMA DE \$ 2590.50, QUE CUBRE EL COSTO TOTAL DE \$ 3240.50 PARA AMBOS LOTES COMO SE ESTABLECE EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS CUYA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIFAS DE ADQUISICION DE DERECHOS Y TODAS LAS CUOTAS DE MEMBRESIA U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A S.W.S.C. A SOLICITUD DEL PROPIETARIO DEL LOTE. S.W.S.C. INSTALARÁ DE INMEDIATO Y SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR S.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ES OPERABLE A PARTIR DE LA FECHA DE LA GRABACION DE LA PLAT.

SEWAGE FACILITIES DESCRIPTION AND COST

LAS AGUAS RESIDUALES DE LA SUBDIVISION A. PEÑA SON TRATADAS POR INSTALACIONES INDIVIDUALES DE ALCANTARILLADO EN EL SITIO ("OSSF") QUE CONSISTEN EN UNA INSTALACION EXISTENTE EN EL LOTE 1 Y UNA INSTALACION EXISTENTE EN EL LOTE 2. EL EVALUADOR DEL SITIO (NUMERO DE LICENCIA: os12258) HA EVALUADO LA IDONEIDAD DEL SITIO DE SUBDIVISION PARA OSSF Y HA PRESENTADO UN INFORME EN EL QUE CONCLUYE QUE EL SITIO ES ADECUADO PARA OSSF.

LOS ASPECTOS MÁS DESTACADOS DEL INFORME SON LOS SIGUIENTES:

CADA LOTE EN LA SUBDIVISION PROPUESTA TIENE AL MENOS 0.50 ACRES DE TAMAÑO. EL ESTUDIO DE SUELOS DEL SERVICIO DE CONSERVACION DE SUELOS DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS INDICA QUE LA TIERRA ES DE TIPO MARGA ARENOSA. SE HICIERON 2 PERFORACIONES PARA CADA LOTE EN ÁREAS OPUESTAS DE CADA LOTE DE LA SUBDIVISION.

EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO INSPECCIONÓ Y APROBÓ LA INSTALACION DE TODOS LOS OSSF EN JUNIO 14, 2022.

CERTIFICACION

POR MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE SON PARA INSTALAR INSTALACIONES DE AGUA Y ALCANTARILLADO. DISCUTIDOS ANTERIORMENTE, SON LOS SIGUIENTES: INSTALACIONES DE AGUA: LAS INSTALACIONES ACUATICAS CUESTAN UN TOTAL DE \$650.00 INSTALACIONES DE ALCANTARILLADO: EL SISTEMA SEPTICO COSTÓ UN TOTAL DE \$0.00.

Signature of Ramiro Gutierrez, P.E. dated 7/14/22. Includes contact information for Ramiro Gutierrez, P.E., Texas Registered Engineering Firm # 486, Pharr, Texas 78577, Phone (956) 782-2557.



A. PEÑA SUBDIVISION STANDARD NOTES

R. Gutierrez Engineering Corporation logo and address: 130 E. PARK AVENUE • PHARR, TEXAS 78577 (TEL) 956 782-2557 • (FAX) 956 782-2558 ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

DRAINAGE REPORT FOR

A. Peña Subdivision

I. PROJECT LOCATION

The proposed A. Peña Subdivision is located within the Hidalgo County Precinct No. 4 and outside of the city limits of McAllen, Texas and within the 3.5 Mile ETJ of the City of McAllen. The subdivision is situated on Citrus Drive approximately 540 feet South of Michelle Drive. The proposed subdivision is composed of a two (2) lot subdivision. Lot 1 and 2 will each be utilized as a single family residential lot. Lot 1 will be 2.66 acres and Lot 2 will be 2.38 acres out of a total of 5.27 acres comprised of 0.09 of an acre of land out of Lot 8 and 5.18 acres out of Lot 9, Citrus Properties Subdivision, Hidalgo County, Texas, as per map recorded in Volume 13, Page 23, M.R.H.C.

II. FEMA FLOOD PLAIN DESCRIPTION

The proposed A. Peña Subdivision is located within Zone X as depicted in the FEMA Community Panel Number 480334 0325 D with Map Revised Date: June 06, 2000. Areas determined to be outside 500-year floodplain.

III. SOIL CONDITIONS

A. Peña Subdivision is located within Hidalgo County and the soil classifications within the property are Brennan fine sandy loam (Map Symbol 3), Hidalgo sandy clay loam (Map Symbol 28), and Racombes sandy clay loam (Map Symbol 48). These soils are well drained and surface runoff for these soils is negligible. A Soil Resource Report with a summary of the subsurface soils at the location of the proposed subdivision is included in the attachments.

IV. PREDEVELOPMENT CONDITIONS

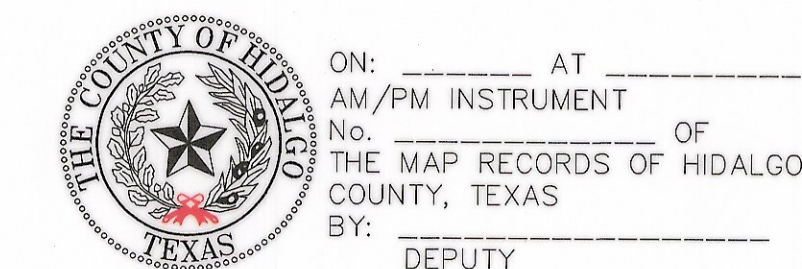
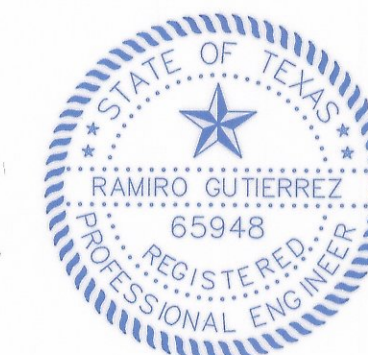
The existing condition for this tract of land is relatively flat with scattered trees throughout the property. An existing 76' x 16' mobile home with one (1) covered patio, one (1) storage shed, and one (1) swimming pool. The land gently slopes towards the east of the property. An existing runoff coefficient of 0.21 will be used. The total contributing 10-year existing storm water runoff from this site is approximately 3.94 cfs. Calculations are included in the attachments.

V. DEVELOPED CONDITIONS

The proposed subdivision is comprised of two (2) lots. Lot 1 will be 2.66 acres and Lot 2 will be 2.38 acres. Lot 1 will contain an existing mobile home with a covered patio, a storage shed, and a swimming pool. An existing septic tank will remain in place. Lot 2 will be utilized as a single dwelling residential lot. It was anticipated that a 2,000 sq. ft. home will be developed in the future. The total developed 50-year runoff will be approximately 5.29 cfs which is an increase of 1.35 cfs. With an allowable discharge of 3.94 cfs, the required storage volume is 6,354 cubic feet.

Storm water will be handled by existing roadside ditches starting on the west (front) side of the tract. The existing roadside ditch flows northward along Citrus Drive a distance of approximately 320-ft, then flows eastward along the south side of Michelle Drive a distance of approximately 1,180-ft, for a distance of approximately 1,500-ft. The roadside ditch elevation at the starting point is 97.2, and the elevation at the end point is 96.9 for a drop of 0.3-ft. With a depth of 1-ft, and a width of 10-ft, the 1,500-ft long the V-shaped roadside ditch will provide a storage volume of approximately 7,500 c.f. which is more than the required 6,354 c.f. for the proposed subdivision.

Signature of Ramiro Gutierrez, P.E. dated 7/14/22. Includes contact information for Ramiro Gutierrez, P.E., Texas Registered Engineering Firm # 486, Pharr, Texas 78577, Phone (956) 782-2557.



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

SUBDIVISION PLAT OF A. PEÑA SUBDIVISION A 5.27 ACRE TRACT OF LAND COMPRISING OF 0.09 OF AN ACRE OF LAND OUT OF LOT 8 AND 5.18 ACRES OF LAND OUT OF LOT 9, CITRUS PROPERTIES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 13, PAGE 23, MAP RECORDS OF HIDALGO COUNTY, TEXAS.