



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: 10-18-2022

PROPOSED BUENA SUERTE ONE SUBDIVISION PRECINCT No. 3.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: CL3 PROPERTIES, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 21 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 5

FILLING STATIONS: 2

LOCATION DESCRIPTION: SOUTH OF MILE 6 ROAD APPROXIMATELY 1/4 MILE EAST OF WESTERN ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-01-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER DISCHARGING ONTO HCDD#1 REGIONAL FACILITY.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO MILE 6 ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 9-08-2022 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 9-20-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: AGUA SUD EXISTING LINE SIZE: 8" LOCATION: MILE 6 ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 9-06-2022 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI 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.

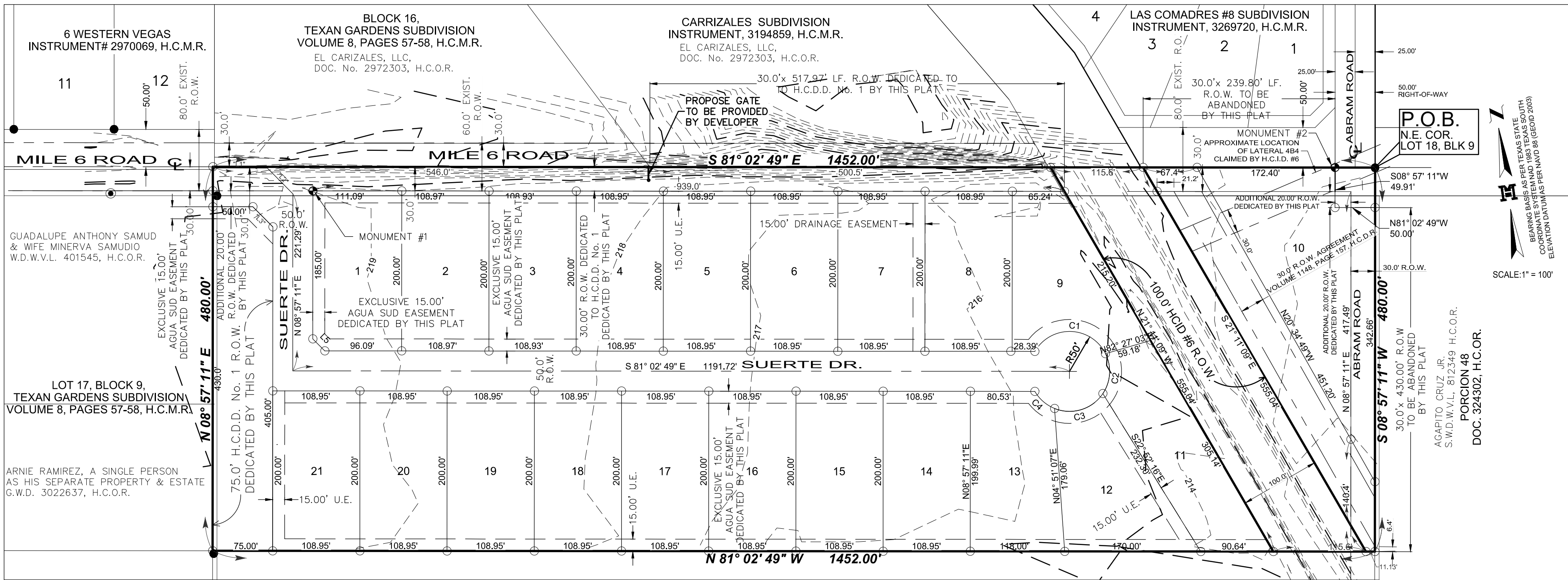
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: DECEMBER 28, 2021

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

Final Approval subject to recommendations other departments

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

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LOT 16, BLOCK 9, TEXAN GARDENS SUBDIVISION VOLUME 8, PAGES 57-58, H.C.M.R.

LEGEND

FOUND No.4 REBAR
 FOUND PIPE
 SET No.4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT BENCH MARK
 R.O.W. - RIGHT OF WAY
 H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 N.E. COR. - NORTHEAST CORNER
 P.O.B. - POINT OF BEGINNING
 S.U.D. - SPECIAL UTILITY DISTRICT
 C - CENTER LINE
 SQ. FT. - SQUARE FEET
 U.E. - UTILITY EASEMENT
 12" IRRIGATION VENT PIPE
 32" IRRIGATION STAND PIPE
 IRRIGATION VALVE

Lot #	SQ. FT.	Area
1	22,104.90	0.507
2	21,794.22	0.500
3	21,785.78	0.500
4	21,790.00	0.500
5	21,790.00	0.500
6	21,790.00	0.500
7	21,790.00	0.500
8	21,790.00	0.500
9	22,760.47	0.523
10	41,159.78	0.945
11	23,107.41	0.530

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	108.62	50.00	123° 48' 42"	N79° 09' 01" W	88.20	93.80
C2	52.14	50.00	099° 44' 40"	N12° 38' 40" E	49.81	28.72
C3	68.37	50.00	078° 21' 06"	N81° 39' 33" E	63.17	40.74
C4	33.28	50.00	038° 07' 03"	S40° 09' 23" E	32.85	17.27

BUENA SUERTE ONE SUBDIVISION

A RESUBDIVISION OF A 14.726-ACRE TRACT BEING ALL OF LOT 18, BLOCK 9, TEXAN GARDENS SUBDIVISION AS PER THE PLAT RECORDED IN VOLUME 8, PAGES 57-58, H.C.M.R. HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

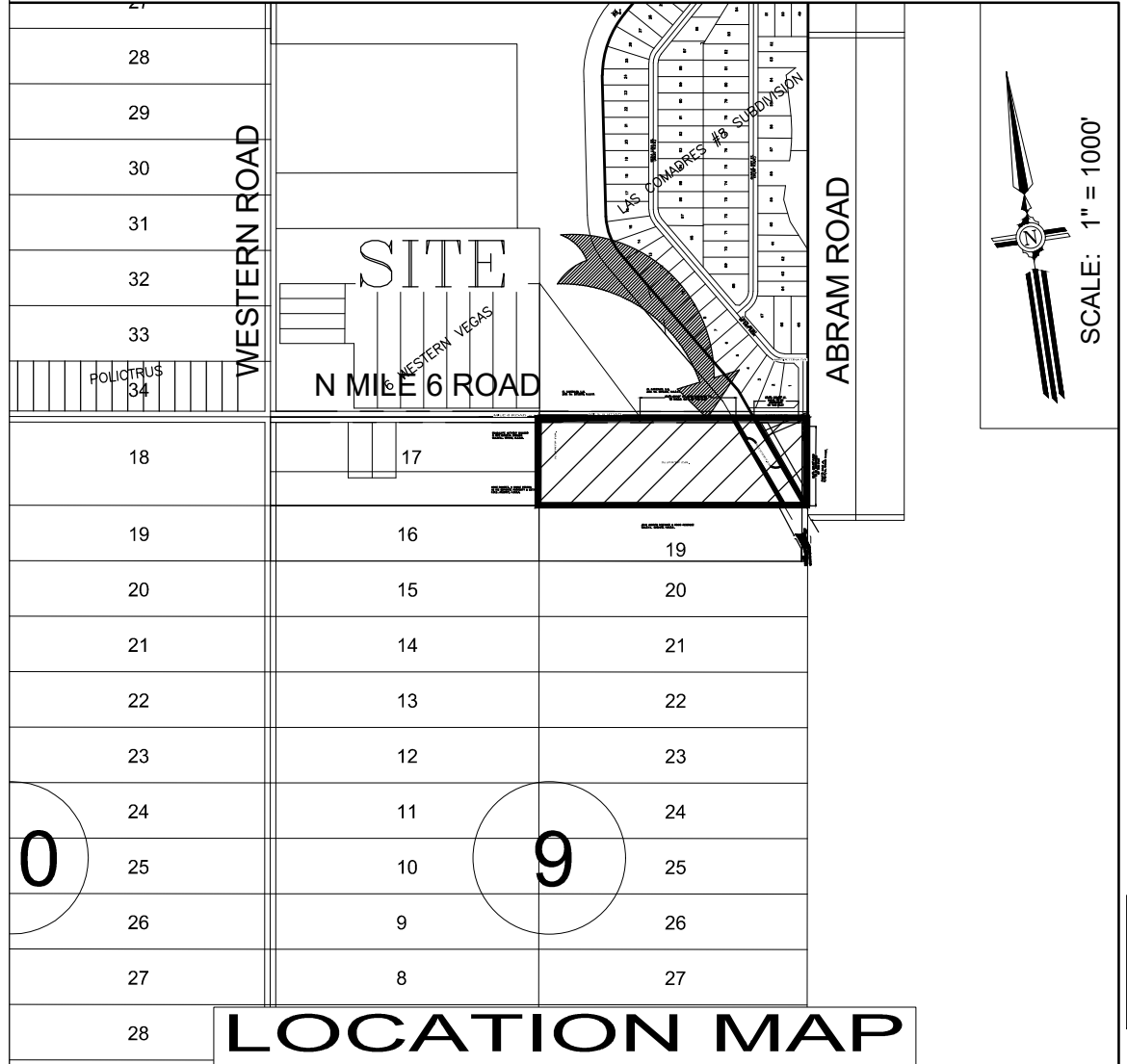
A TRACT OF LAND CONTAINING 14.726 ACRES SITUATED IN THE COUNTY OF HIDALGO TEXAS, BEING ALL OF LOT 18, BLOCK 9, TEXAN GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57-58, HIDALGO COUNTY MAP RECORDS, WHICH SAID 14.726 ACRES BEING ALL OF A CERTAIN TRACT CONVEYED TO JAMES W. HOOSE, BY VIRTUE OF AN EXECUTOR'S DEED RECORDED UNDER DOCUMENT NUMBER 865090, HIDALGO COUNTY OFFICIAL RECORDS, SAID 14.726 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND ON THE NORTHEAST CORNER OF SAID LOT 18, AND INTERSECTION OF MILE 6 ROAD AND ABRAM ROAD FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 08° 57' 11" W A DISTANCE OF 480.00 FEET ALONG THE WEST LINE OF SAID LOT 18, TO A NO. 4 REBAR SET ON THE SOUTH LINE OF LOT 18 AND NORTH LINE OF LOT 19, BLOCK 9 TEXAN GARDENS, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 02' 49" W AT A DISTANCE OF 1113.33 FEET PASSING A NO. 4 REBAR SET IN THE EAST RIGHT-OF-WAY LINE OF A 100.00 FOOT CANAL, RIGHT-OF-WAY FOR HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 (H.C.I.D. NO. 6) AT A DISTANCE OF 126.76 FEET PASSING A NO. 4 REBAR SET IN THE WEST RIGHT-OF-WAY LINE OF SAID 100.00 FOOT CANAL, A TOTAL DISTANCE OF 1452.00 FEET TO A NO. 4 REBAR SET ON THE SOUTHWEST CORNER OF LOT 18, (FROM WHICH A NO. 4 REBAR FOUND BEARS S 12° 57' 15" E, 3.76 FEET); FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 57' 11" E ALONG THE WEST LINE OF SAID LOT 18 AND EAST LINE OF LOT 17, BLOCK 9, AT A DISTANCE OF 450.00 FEET PASS A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE OF MILE 6 ROAD CONTINUING A TOTAL DISTANCE OF 480.00 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 02' 49" E AT A DISTANCE OF 1046.56 FEET PASS A NO. 4 REBAR SET ON THE WEST RIGHT-OF-WAY LINE OF SAID 100.00 FOOT CANAL, AT A DISTANCE OF 1162.19 FEET PASS A NO. 4 REBAR SET ON THE EAST RIGHT-OF-WAY OF SAID 100.00 FOOT CANAL, CONTINUING A TOTAL DISTANCE OF 1452.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.00 ACRES, SAVE AND EXCEPT 1.274 ACRES LYING IN THE CANAL RIGHT-OF-WAY, LEAVING 14.726 ACRES GROSS OF WHICH 1.226 ACRES LIE IN THE EXISTING MILE 6 ROAD & ABRAM ROAD RIGHT-OF-WAY, LEAVING A NET OF 13.500 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT
 COMMENCING AT A NO. 4 REBAR FOUND ON THE NORTHEAST CORNER OF SAID LOT 18;

- THENCE, N 81° 02' 49" W A DISTANCE OF 289.81 FEET TO A NO. 4 REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF SAID 100.00 FOOT CANAL FOR THE NORTHEAST CORNER OF THIS TRACT AND POINT OF BEGINNING;
- THENCE, S 21° 11' 09" E AT A DISTANCE OF 34.69 FEET PASS A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 6 ROAD, CONTINUING A TOTAL DISTANCE OF 555.03 FEET ALONG THE EAST LINE OF SAID 100.00 FOOT CANAL, TO A NO. 4 REBAR SET ON THE SOUTH LINE OF SAID LOT 18 FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 02' 49" W A DISTANCE OF 115.63 FEET ALONG THE SOUTH LINE OF SAID LOT 18 AND NORTH LINE OF SAID LOT 19 TO A NO. 4 REBAR SET IN THE WEST RIGHT-OF-WAY LINE OF SAID 100.00 FOOT CANAL, RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 21° 11' 09" W AT A DISTANCE OF 503.69 FEET PASS A NO. 4 REBAR SET IN THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 6 ROAD, CONTINUING A TOTAL DISTANCE OF 555.03 FEET ALONG SAID 100.00 FOOT CANAL, RIGHT-OF-WAY, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 02' 49" E A DISTANCE OF 115.63 FEET ALONG THE NORTH LINE OF SAID LOT 18 AND CENTERLINE OF SAID MILE 6 ROAD TO THE POINT OF BEGINNING AND CONTAINING 1.274 ACRES, MORE OR LESS.



NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	CARLOS G. LEAL III	2314 SILVERADO SOUTH	MISSION, TX 78573	C/(956) 381-0981 C/(956) 381-1839
ENGINEER:	CL3 PROPERTIES, LLC.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839
SURVEYOR:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839
	ROBERT N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839

MELDEN & HUNT, INC. TEXAS REGIST. F-1425

MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com

HIDALGO COUNTY IRRIGATION DISTRICT No. 16

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 16 ON THIS THE _____ DAY OF _____, 20____.

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

ATTEST: _____
 PRESIDENT SECRETARY

- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT #16, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS 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 HIDALGO COUNTY IRRIGATION DISTRICT NO. 16.
- NO PERMANENT STRUCTURE, UTILITY POE, 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 OR 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.

I, ROBERTO SALINAS P.E., HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR BUENA SUERTE ONE 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 THIS 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. _____ DATE _____
 GENERAL MANAGER
 AGUA SPECIAL UTILITY DISTRICT

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BUENA SUERTE ONE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT

ON _____ DAY OF _____, 20____.

ATTEST: _____
 HIDALGO COUNTY JUDGE

_____ HIDALGO COUNTY CLERK

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BUENA SUERTE ONE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON _____ DAY OF _____, 20____.

_____ ENVIRONMENTAL HEALTH DIVISION MANAGER

THIS PLAT OF BUENA SUERTE ONE SUBDIVISION HAS BEEN CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED ON THIS _____ DAY OF _____, 20____.

_____ CHAIRMAN

CITY OF MISSION CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF BUENA SUERTE ONE SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION

ON _____ DAY OF _____, 20____.

_____ MAYOR OF THE CITY OF MISSION

ATTEST: _____
 SECRETARY OF THE CITY OF MISSION

DRAWN BY: CL3RD	DATE: _____
SURVEYED, CHECKED BY: _____	DATE: _____
FINAL CHECK: _____	DATE: _____

STATE OF TEXAS §
 COUNTY OF HIDALGO §

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, CL3 PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS OWNER OF THE 14.726 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BUENA SUERTE ONE SUBDIVISION, HEREBY SUBMIT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

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

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.
 CL3 PROPERTIES, LLC.

BY: CARLOS G. LEAL III, MEMBER _____ DATE: _____
 P.O. BOX 631
 MISSION, TEXAS 78573

STATE OF TEXAS §
 COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CARLOS G. LEAL III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
 MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
 COUNTY OF HIDALGO §

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

DATED THIS THE _____ DAY OF _____, 20____.

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
 STATE OF TEXAS
 DATE SURVEYED: 06/24/21
 ENGINEERING JOB # 21119.00

STATE OF TEXAS §
 COUNTY OF HIDALGO §

I, ROBERT N. TAMEZ, A 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, 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 MISSION, TEXAS.

DATED THIS THE _____ DAY OF _____, 20____.

ROBERT N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
 STATE OF TEXAS
 DATE SURVEYED: 08/17/18
 T-1065, PG. 51-52
 SURVEY JOB # 21521.08

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (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 AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

_____ HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

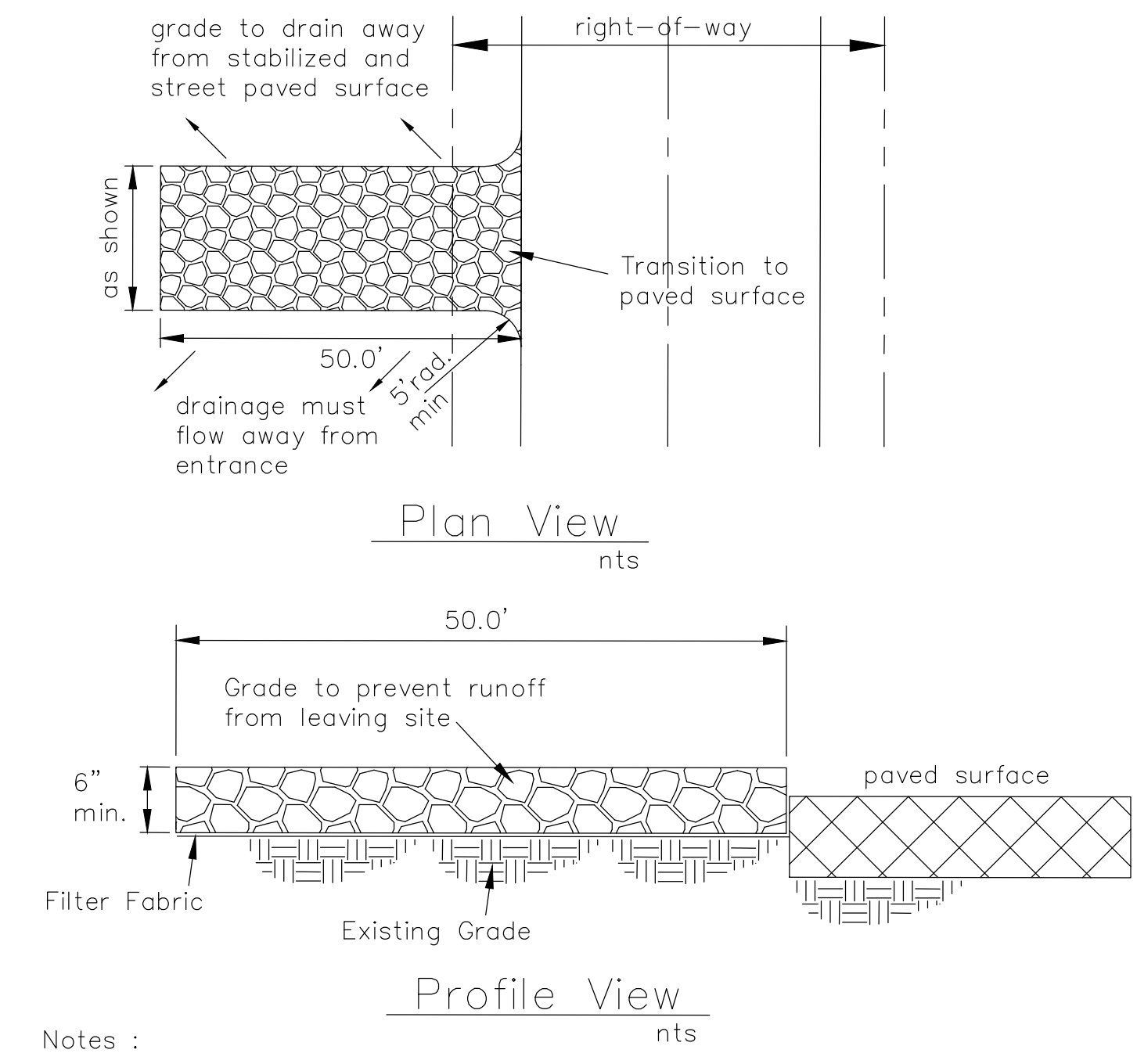
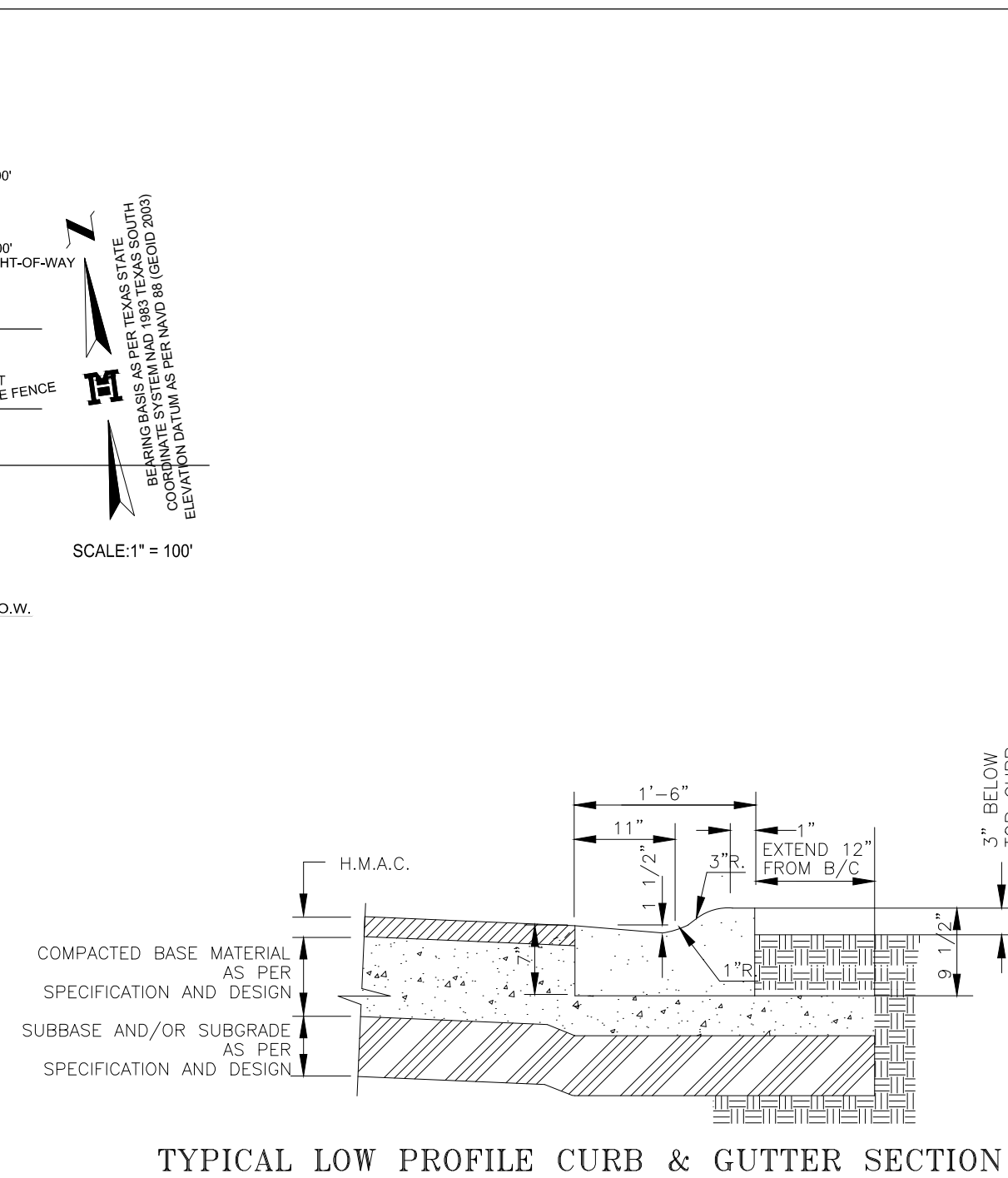
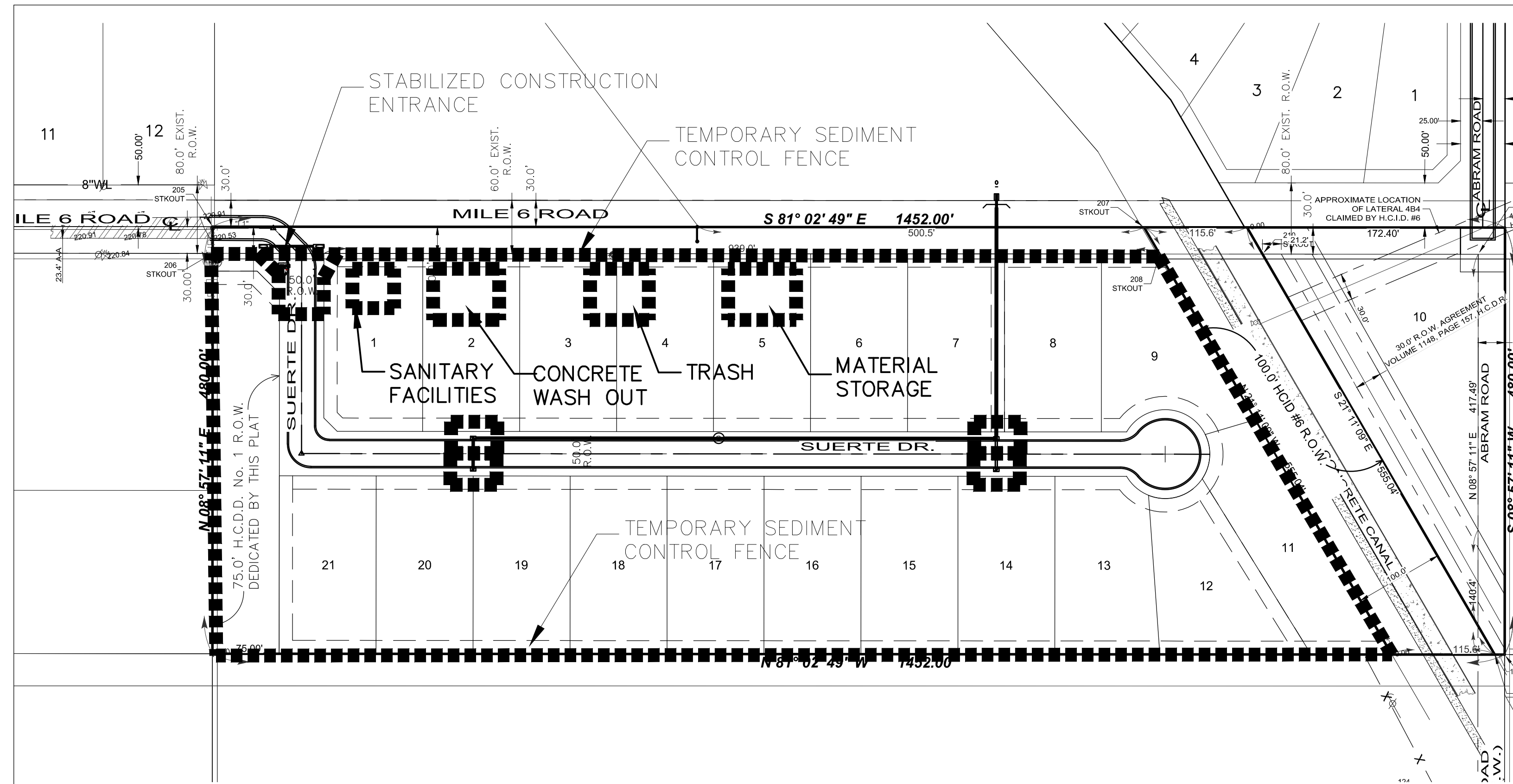
RAUL E. SESIN, P.E., C.F.M. _____ DATE _____
 GENERAL MANAGER

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

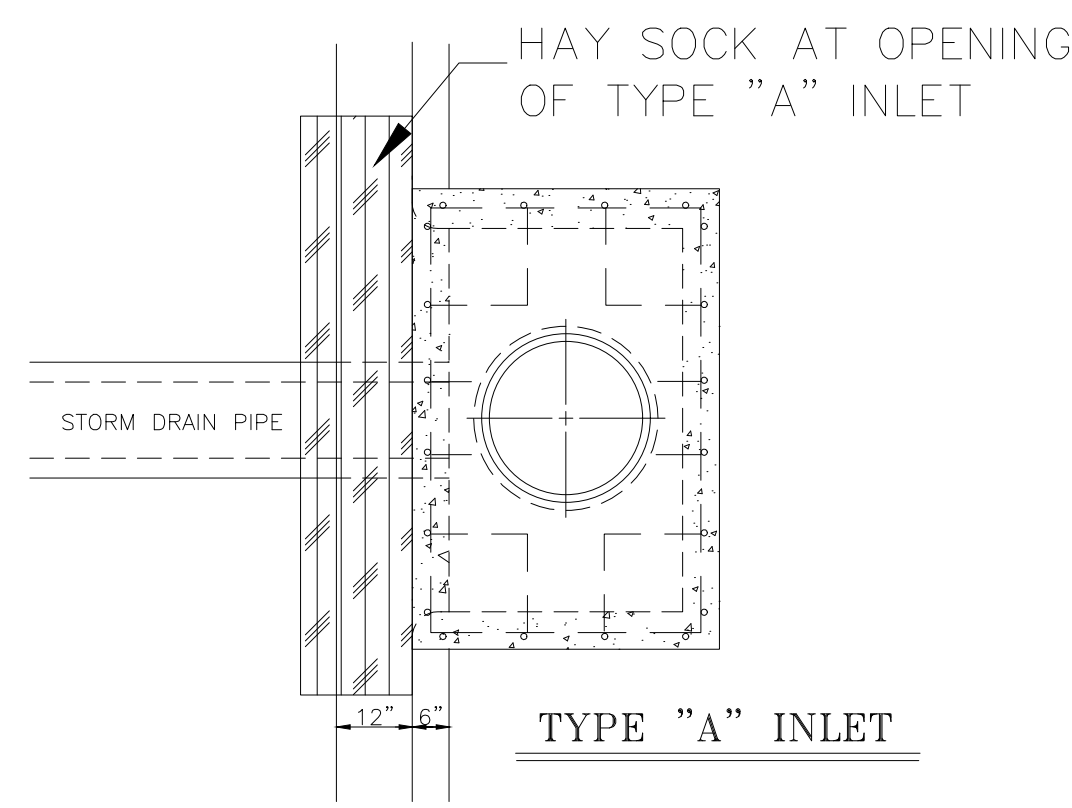
ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

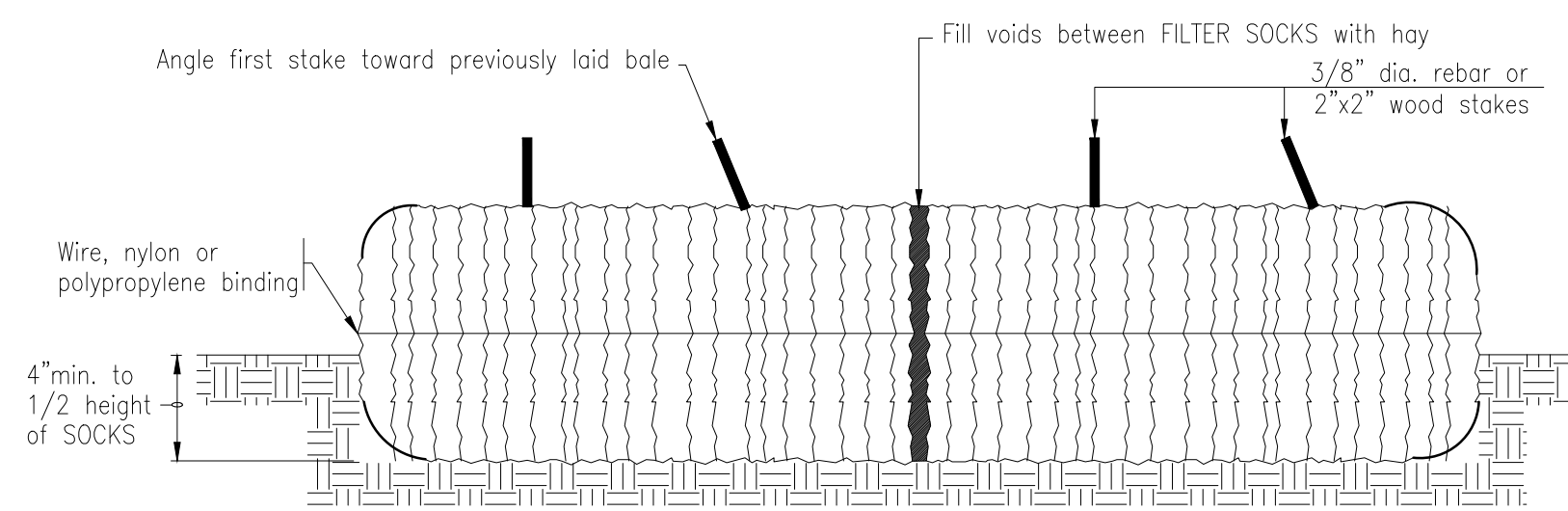
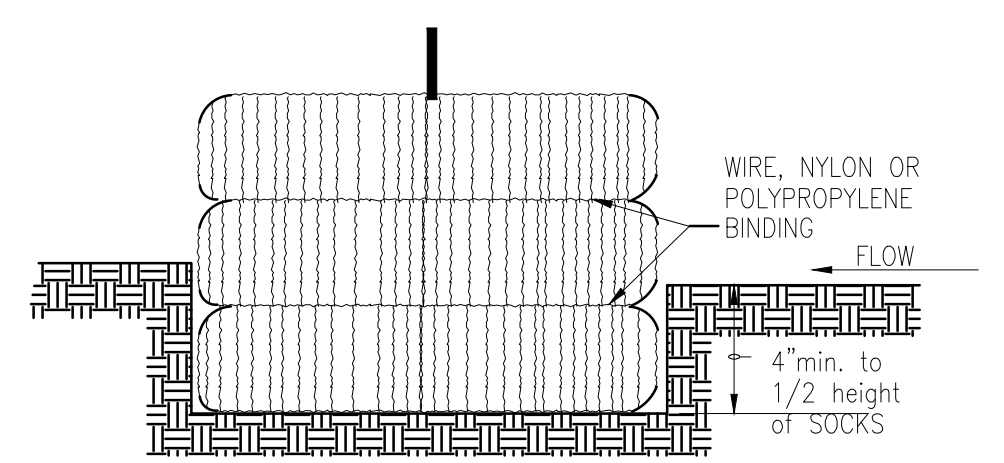
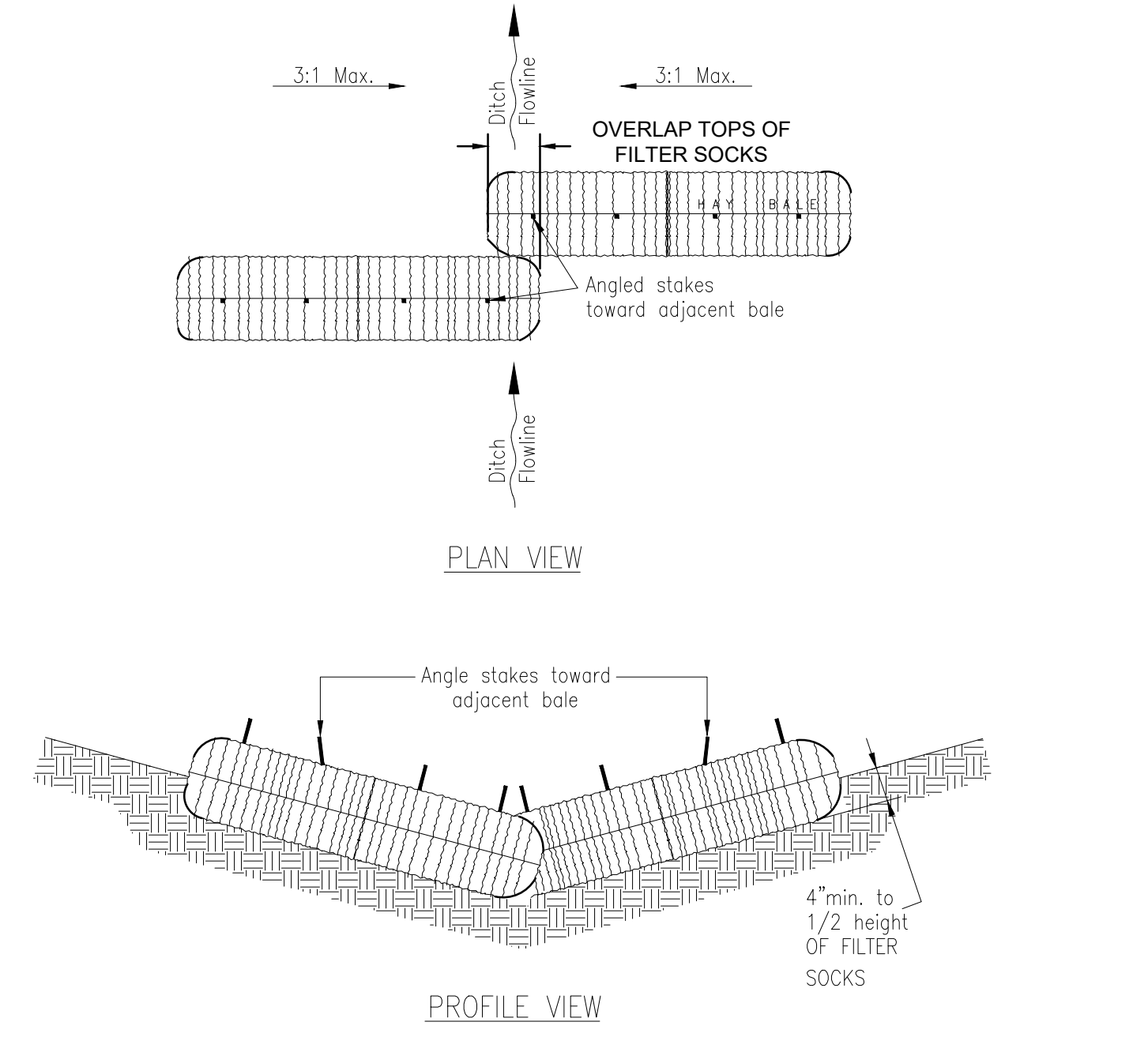
BY: _____ DEPUTY



- Notes :
- Construction entrance(s) shall be located at the time of pre-construction meeting.
 - Stone shall be 3 to 5 inch diameter crushed rock or acceptable crushed Portland Cement Concrete.
 - When necessary, vehicles shall be cleaned to remove sediment prior to entrance onto a public roadway. When washing is required, it shall be done on a area stabilized with crushed stone with drainage flowing away from both the street and the stabilized entrance. All sediment shall be prevented from entering any storm drain, ditch or watercourse using approved methods.
 - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto paved surfaces. This may require periodic top dressing with additional stone as conditions demand. All sediment spilled, dropped, washed or tracked onto paved surfaces, must be removed immediately.
 - The entrance must be properly graded or incorporate a drainage swale to prevent runoff from leaving the construction site.



- GENERAL NOTES :
- Filter socks shall be a minimum of 8" diameter.
 - Filter shall be bound by either wire nyl or polypropylene string, the filter socks shall be composed entirely of vegetable matter.
 - Filter socks shall be embedded in the soil a minimum of 4" and where possible height of the hay sock.
 - Filter socks shall be placed in a row with ends tightly abutting the adjacent socks, the socks shall be placed with bindings parallel to the ground.
 - Filter socks shall be securely anchored in place with 3/8" dia. rebar or 2"x2" wood stakes, driven through the filter socks. The first stake shall be angled towards the previously laid sock to force the hay socks together.
 - The guidelines shown hereon are suggestion only any may be modified by the engineer.
 - No hay bales are allowed.

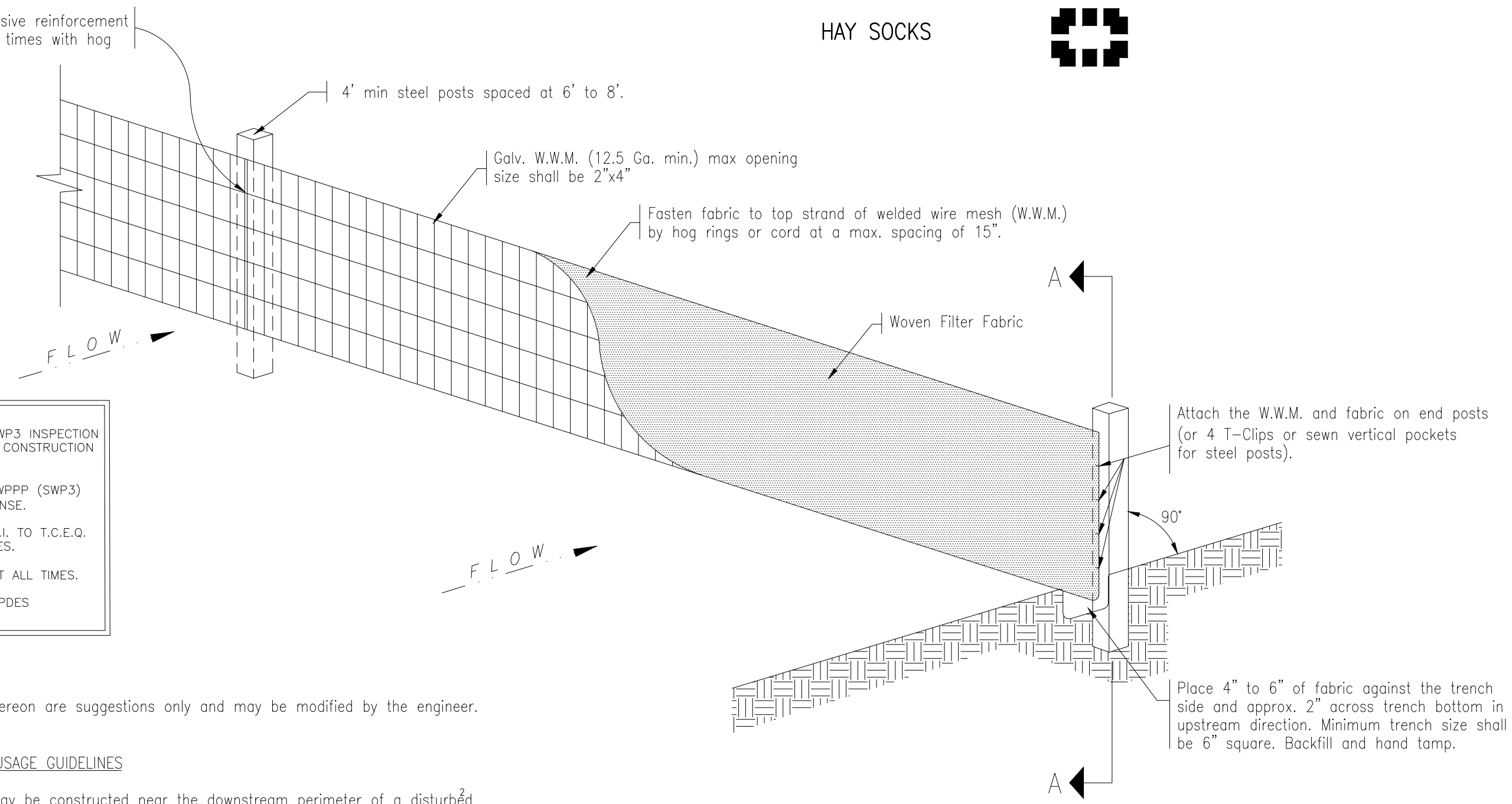


BALED HAY FOR EROSION CONTROL



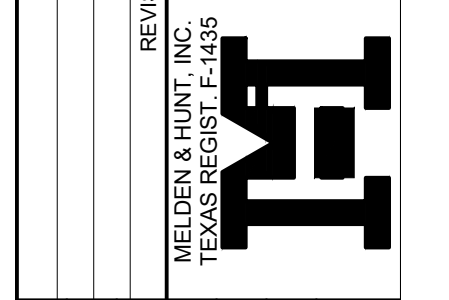
- *CONTRACTOR SHALL PRESENT SWP3 INSPECTION SCHEDULE TO ENGINEER AT PRE CONSTRUCTION MEETING.
 *CONTRACTOR SHALL MAINTAIN SWPPP (SWP3) ON-SITE AT CONTRACTOR'S EXPENSE.
 *CONTRACTOR SHALL SUBMIT N.O.I. TO T.C.E.Q. AND KEEP ON SITE AT ALL TIMES.
 *NOI SHALL ALSO BE ONSITE AT ALL TIMES.
 *CONTRACTOR SHALL ABIDE BY TPDES REQUIREMENTS.

- GENERAL NOTES :
- The guidelines shown hereon are suggestions only and may be modified by the engineer.
- SEDIMENT CONTROL FENCE USAGE GUIDELINES
- A sediment control fence may be constructed near the downstream perimeter of a disturbed area along a contour to intercept sediment from overland runoff. A 2-year storm frequency may be used to calculate the flow rate to be filtered.
- Sediment control fence should be sized to filter a max. flow through rate of 100 GPM/FT. Sediment control fence is not recommended to control erosion from a drainage area larger than two acres.



TEMPORARY SEDIMENT CONTROL FENCE

BY DATE
 REVISION
 MELDEN & HUNT, INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. MCINTYRE - EDINBURG, TX. 78641
 PH: (936) 381-0981 - FAX: (936) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com



ENG. TECH. CIRC.	PROJECT ENG. MARIO A. REYNA
T-BOOK: PG.	1. RELEASE DATE
	2. RELEASE DATE
	3. RELEASE DATE
	SCALE: 1" = 100'

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

MARIO A. REYNA
 117368
 LICENSED PROFESSIONAL ENGINEER
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368
 1-27-2022
 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

BUENA SUERTE ONE
 SUBDIVISION
 MISSION, TEXAS

PROPOSE EROSION CONTROL

BY DATE
 REVISION
MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. MOUNTYRE - EDINBURG, TX 78641
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com

ENG. TECH. CIRC.	PROJECT ENG. MARIO A. REYNA
T-BOOK: PG.	1. RELEASE DATE
	2. RELEASE DATE
	3. RELEASE DATE
	SCALE: 1" = 50'

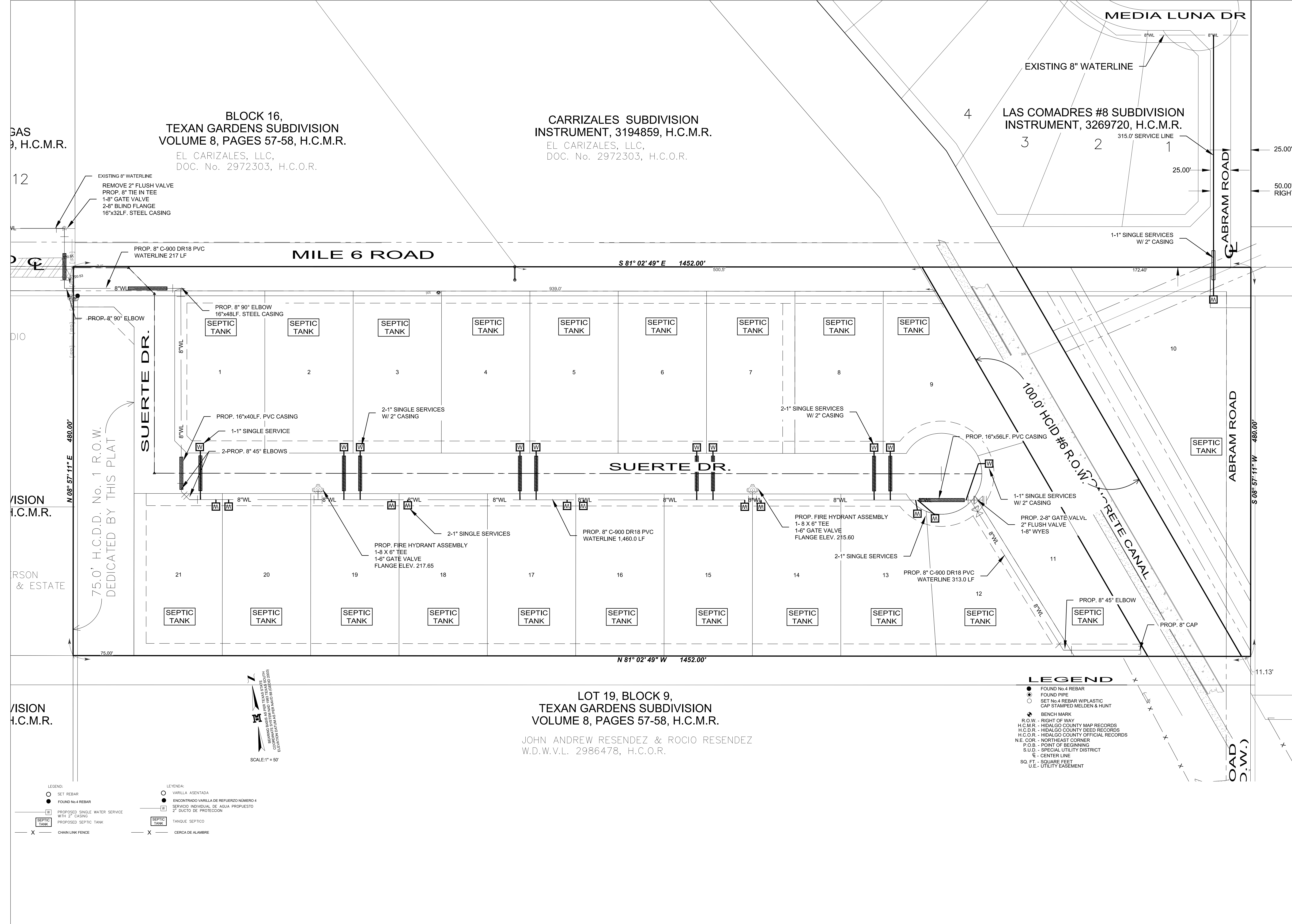
MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

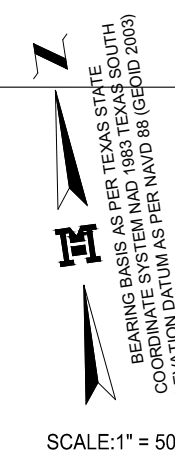
BUENA SUERTE ONE SUBDIVISION
 MISSION, TEXAS

WATER IMPROVEMENTS

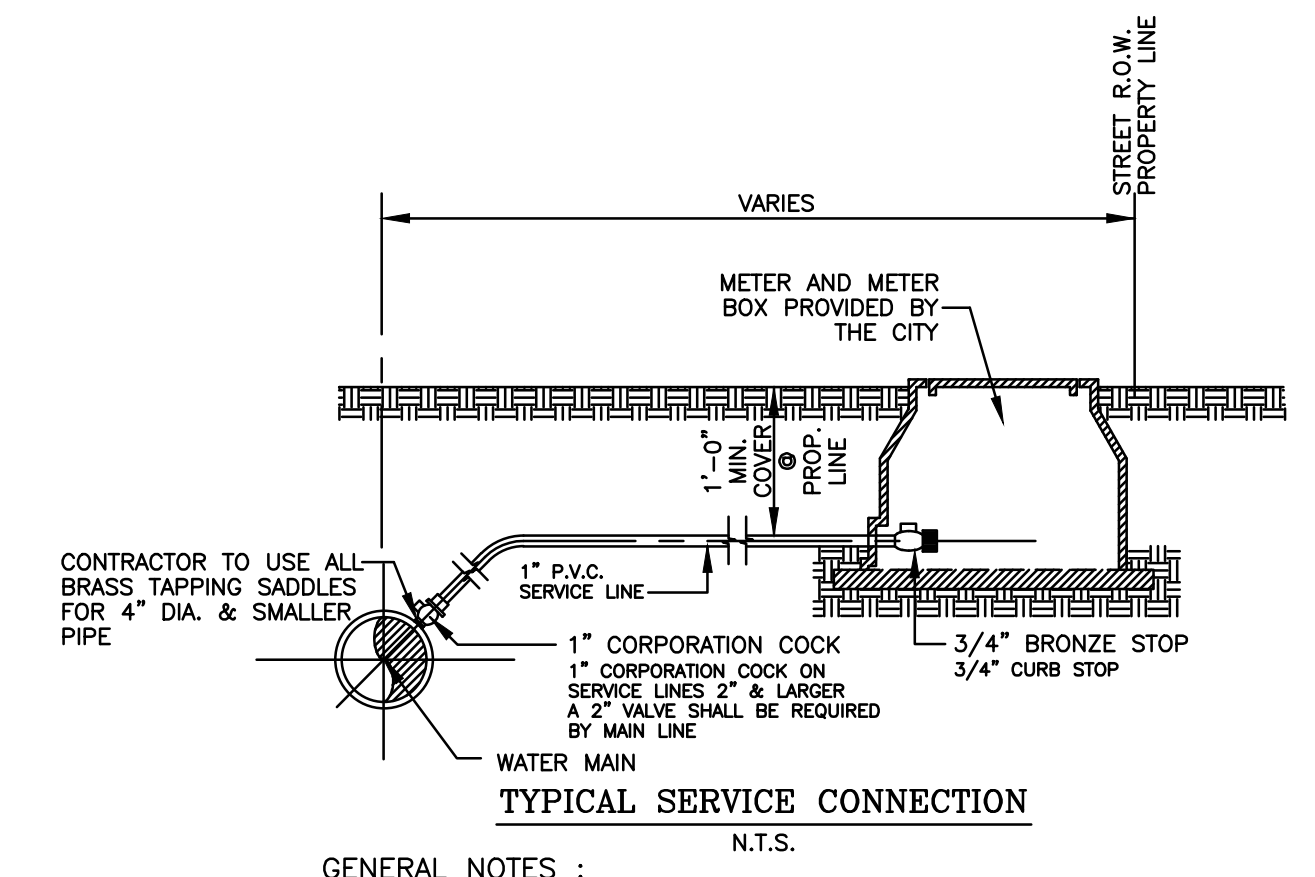
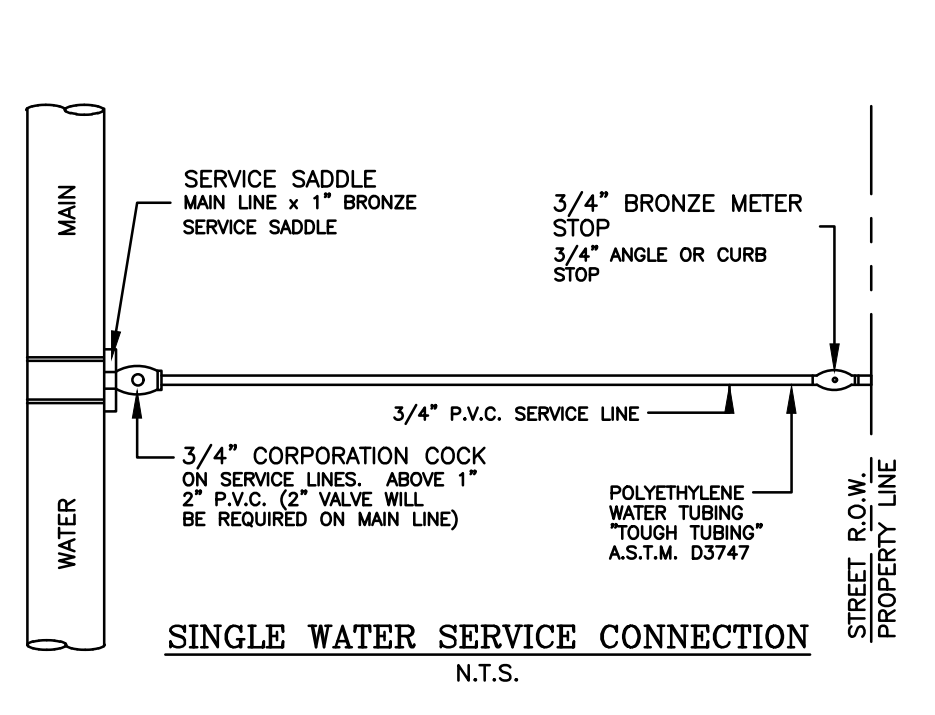
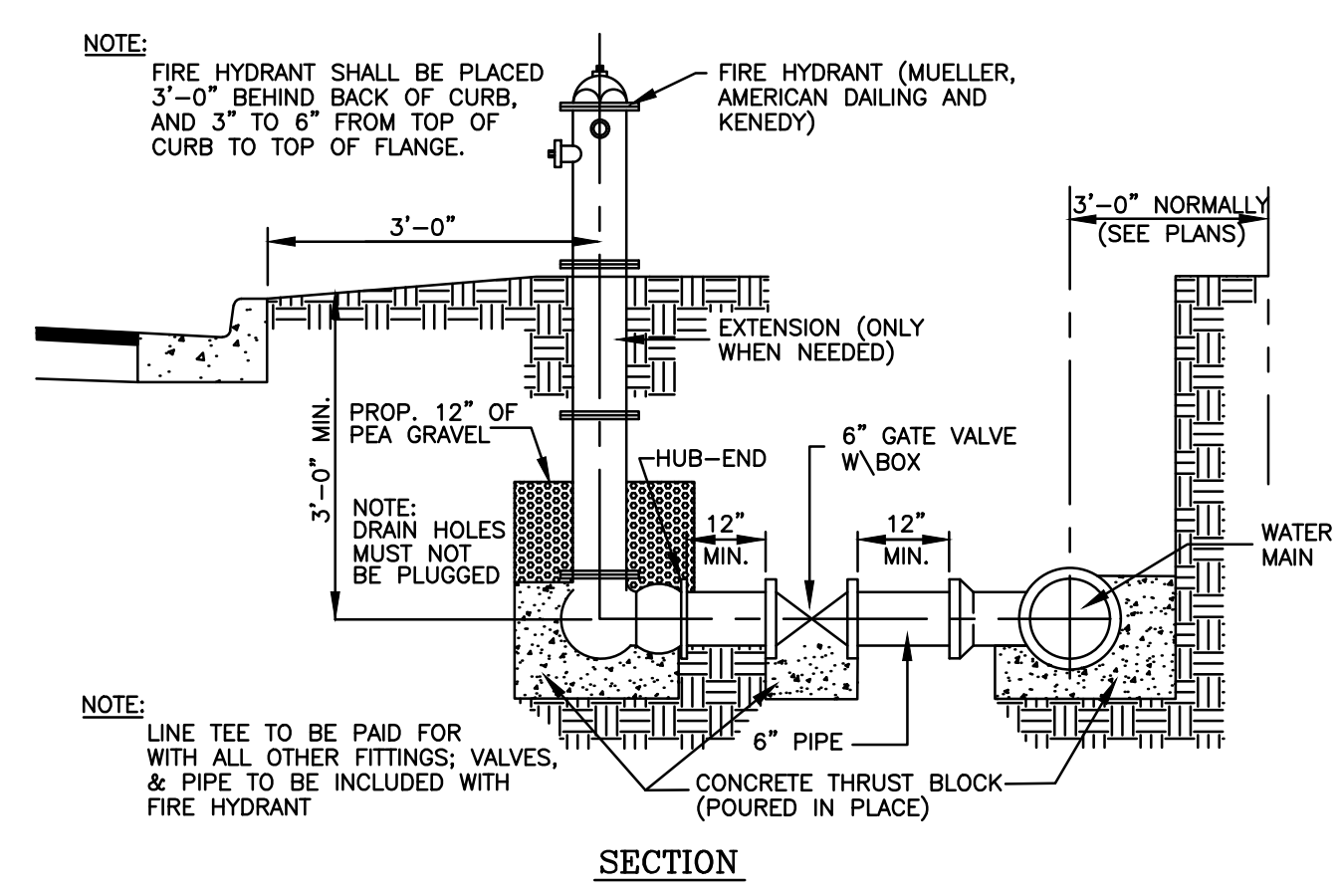


- LEGEND**
- FOUND No.4 REBAR
 - FOUND PIPE
 - SET No.4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
 - ⬇ BENCH MARK
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - N.E. COR. - NORTHEAST CORNER
 - P.O.B. - POINT OF BEGINNING
 - S.U.D. - SPECIAL UTILITY DISTRICT
 - ⊙ CENTER LINE
 - SQ. FT. - SQUARE FEET
 - U.E. - UTILITY EASEMENT

- LEGEND:**
- SET REBAR
 - FOUND No.4 REBAR
 - PROPOSED SINGLE WATER SERVICE WITH 2" CASING
 - PROPOSED SEPTIC TANK
 - X CHAIN LINK FENCE
- LEYENDA:**
- VARILLA ASENTADA
 - ENCONTRADO VARILLA DE REFUERZO NUMERO 4
 - SERVICIO INDIVIDUAL DE AGUA PROPUESTO
 - TANQUE SEPTICO
 - X CERCA DE ALAMBRE

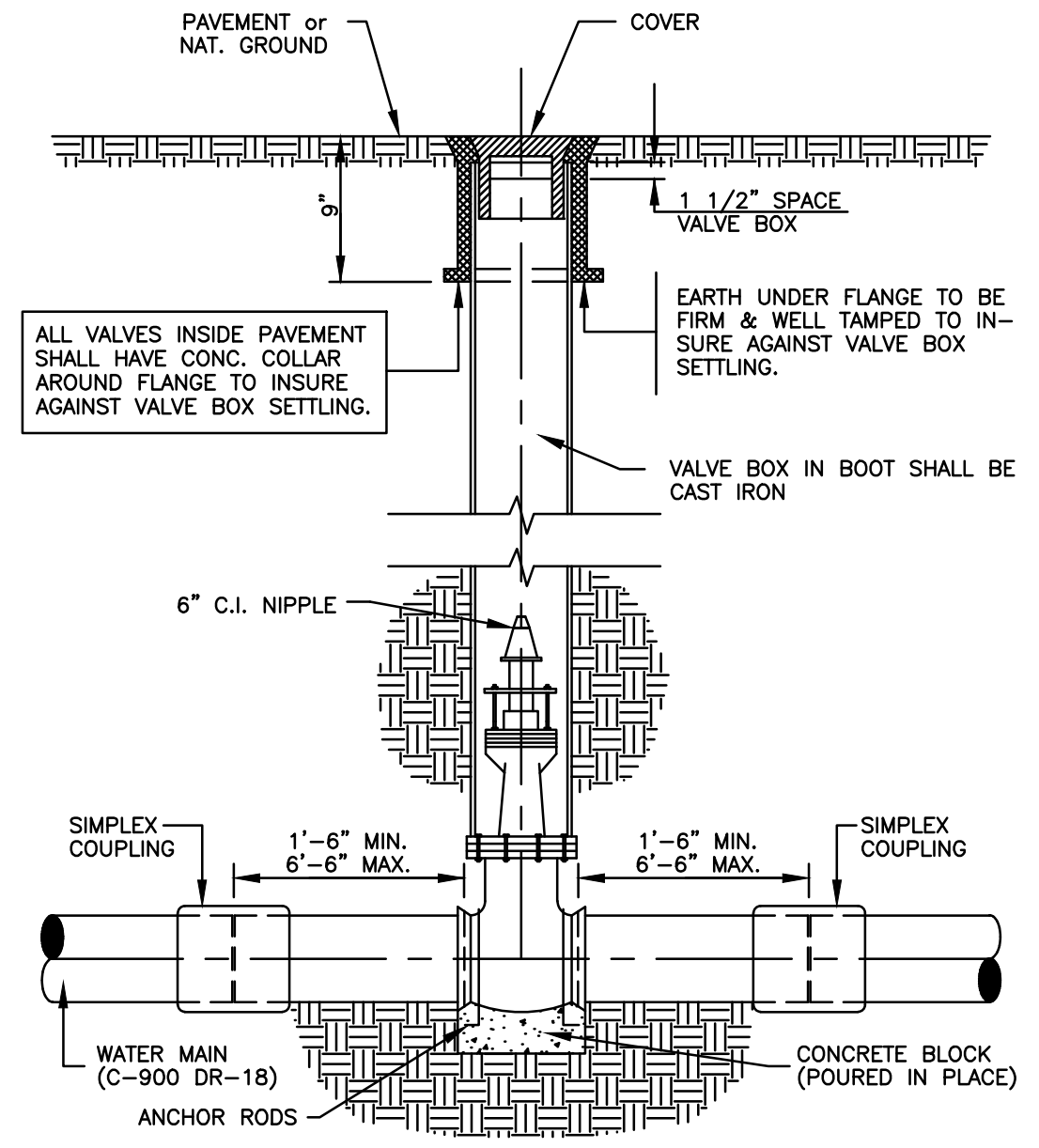


LOT 19, BLOCK 9,
 TEXAN GARDENS SUBDIVISION
 VOLUME 8, PAGES 57-58, H.C.M.R.
 JOHN ANDREW RESENDEZ & ROCIO RESENDEZ
 W.D.W.V.L. 2986478, H.C.O.R.

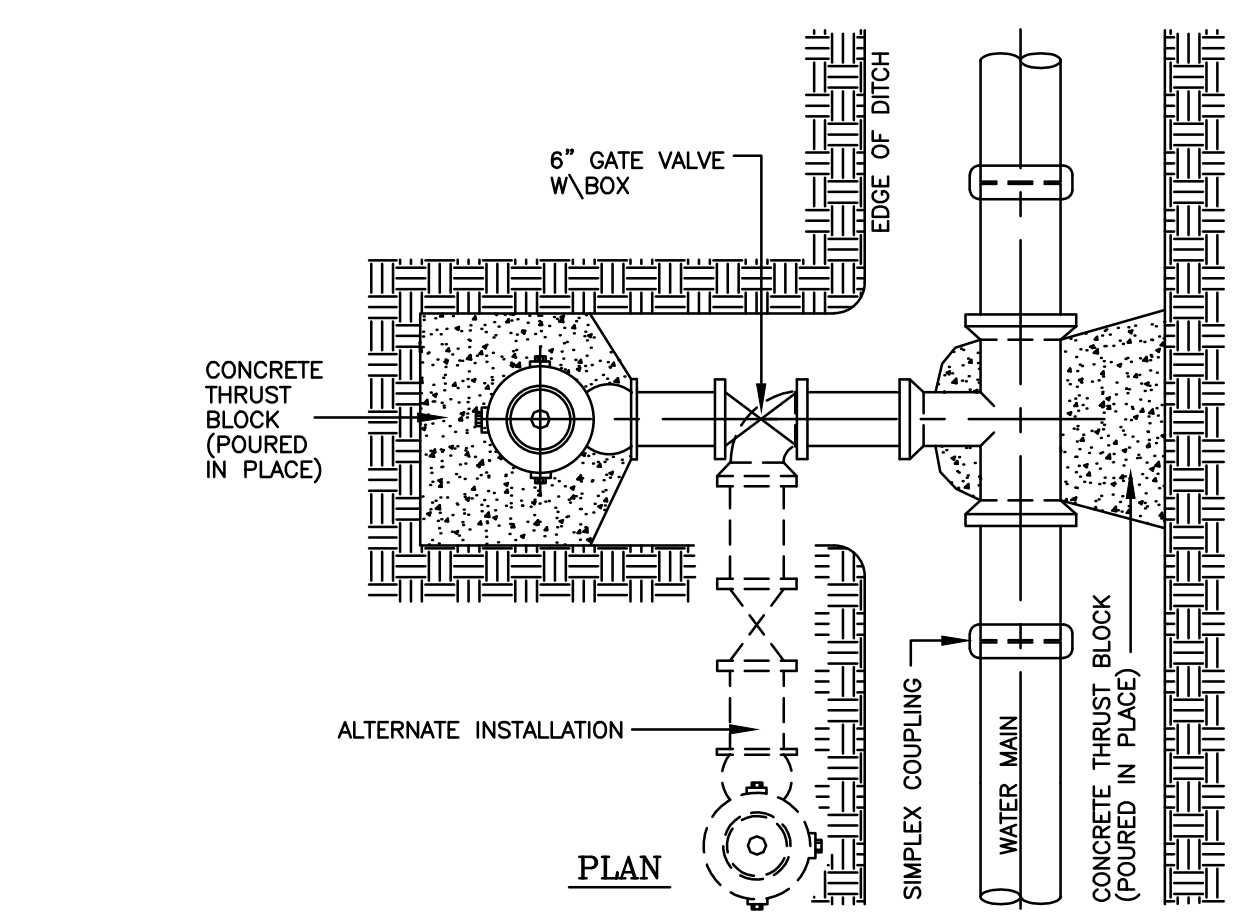


- GENERAL NOTES :**
- DRAWINGS INDICATE COPPER SERVICE LINES.
 - FOR P.V.C. SERVICE LINES REFER TO SMALLER TYPE NOTES.
 - ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
 - WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" P.V.C. SH-40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

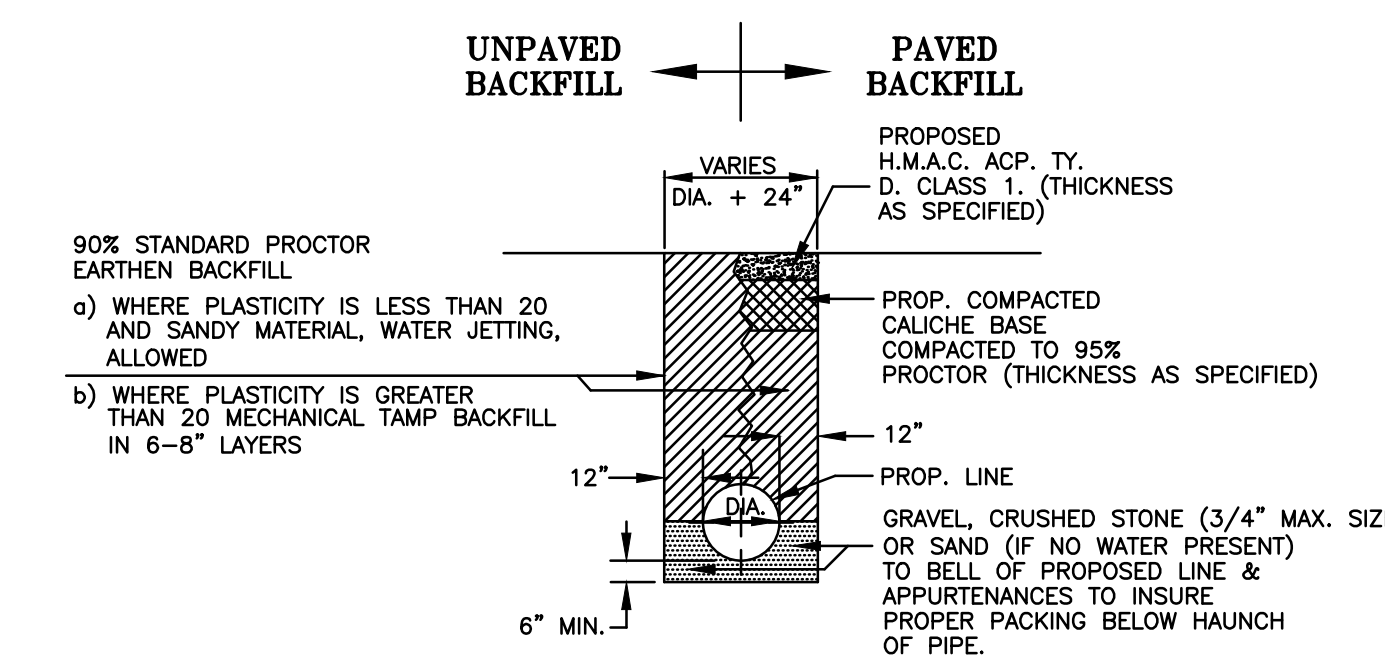
TYPICAL WATER SERVICE CONNECTIONS
N.T.S.



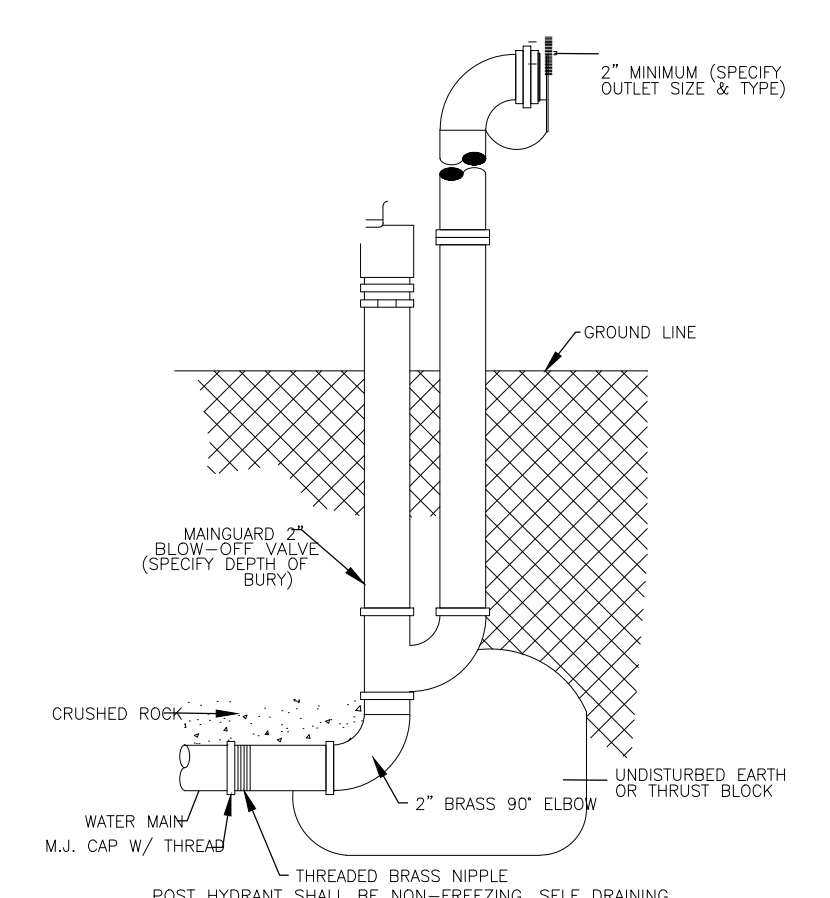
TYPICAL VALVE and VALVE BOX INSTALLATION
N.T.S.



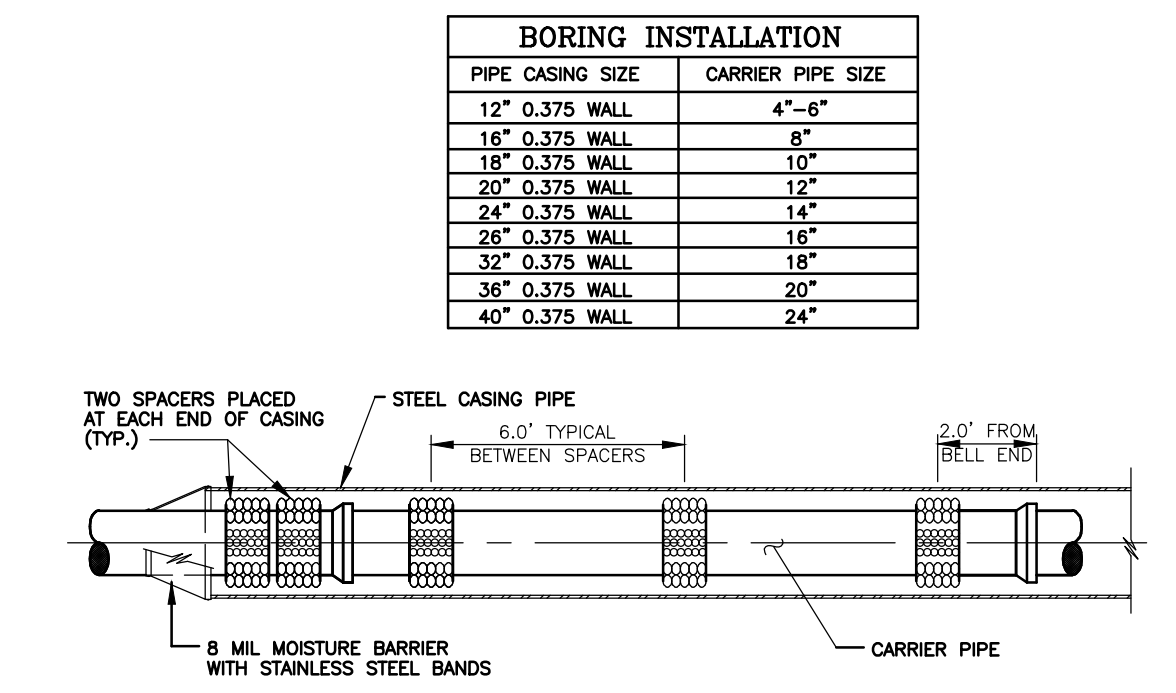
TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.



PIPE BEDDING DETAILS
N.T.S.



POST HYDRANT SHALL BE NON-FREEZING, SELF DRAINING TYPE WITH A 3" MIN. DEPTH OF BURY. THESE FLUSH VALVES WILL BE FURNISHED WITH A 2" FIP INLET, A NON-TURNING OPERATING ROD AND SHALL OPEN TO THE LEFT. ALL WORKING PARTS SHALL BE BRONZE TO BRONZE DESIGN AND BE SERVICEABLE FROM ABOVE GRADE WITH NO DIGGING. THE OUTLET SHALL ALSO BE BRONZE AND DIGGING. THE OUTLET SHALL ALSO BE BRONZE AND BE 15" NST. FLUSH VALVES SHALL BE LOCKABLE TO PREVENT UNAUTHORIZED USE AS MANUFACTURED BY KUPFERLE FOUNDRY CO. ST. LOUIS, MO. OF APPROVED EQUAL.

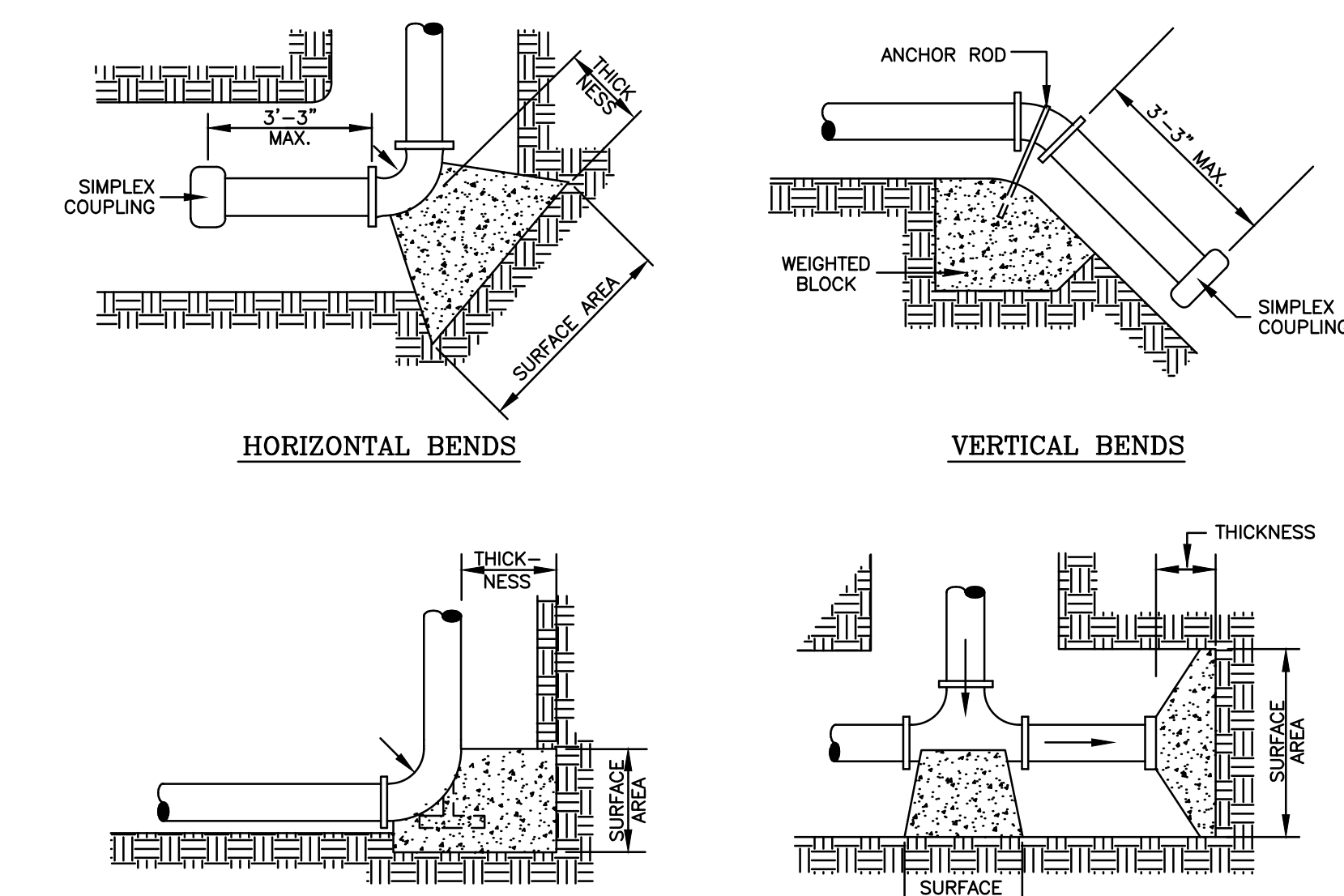


BORING and CASING DETAIL
N.T.S.

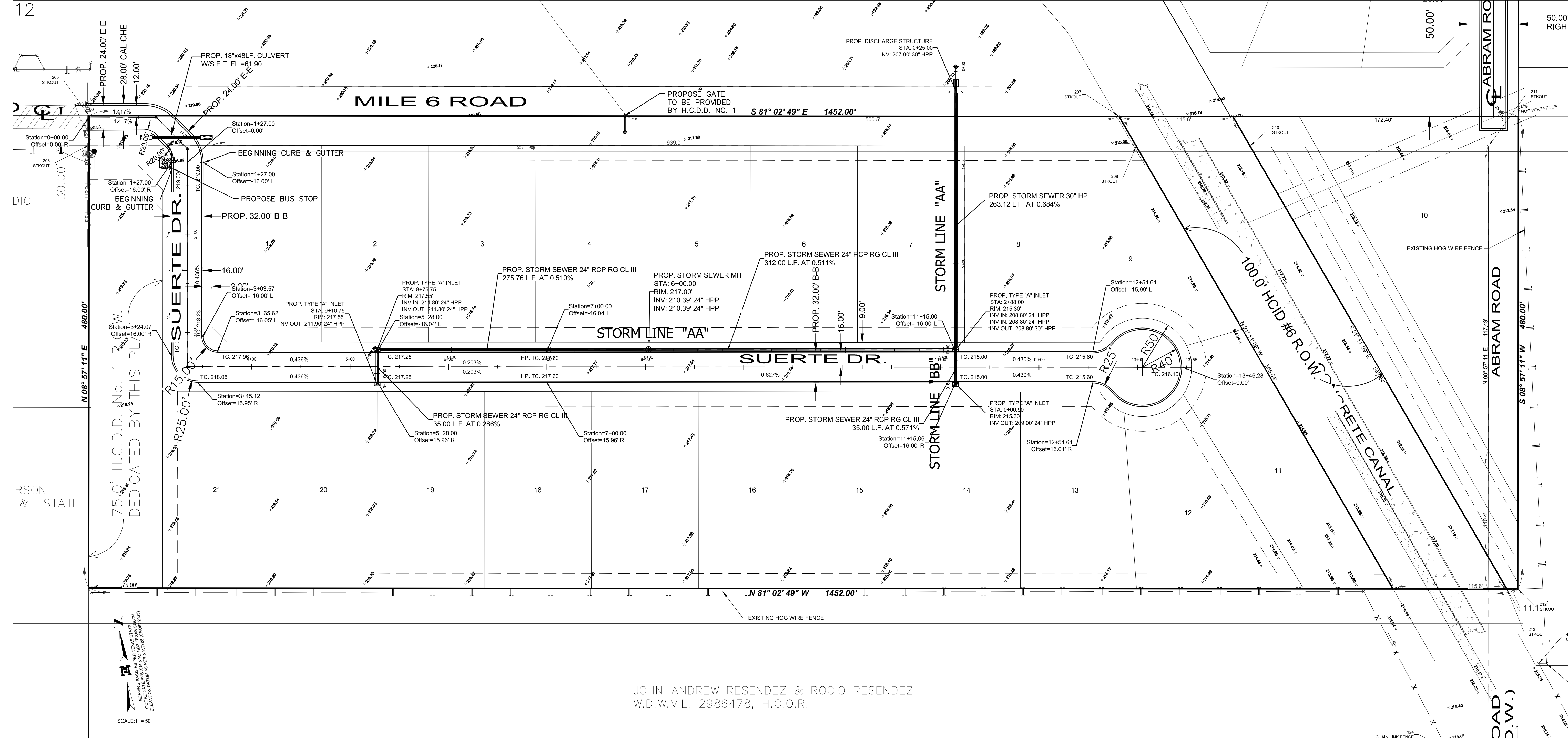
DIAMETER OF PIPE INCHES	THRUST BLOCK SIZE		WEIGHT AT VERTICAL BENDS - lbs.
	HORIZONTAL BEND SURFACE AREA SQ. FT.	THICKNESS INCHES	
22 1/2 BENDS			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	12	4,500
12	4	14	6,600
14	5	18	9,000
16	6	18	11,800
45° BENDS			
6 OR LESS	4	12	3,200
8	5	14	5,800
10	6	18	8,000
12	7	18	13,000
14	8	24	17,000
16	11.5	24	23,200
90° BENDS			
6 OR LESS	6	12	6,000
8	8	15	10,700
10	10	18	16,700
12	12	18	24,000
14	15	24	32,600
16	21	24	42,700
TEES & DEAD ENDS			
6 OR LESS	3	12	---
8	4	15	---
10	6	18	---
12	8.5	18	---
14	11.5	24	---
16	15	24	---

- GENERAL NOTES :**
- ALL VALVES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS./SQ.FT WITH PIPELINE HAVING A MINIMUM OF 30" OF COVER.
 - THE CONTRACTOR SHALL CONSIDER REDUCTIONS OF THRUST BLOCK SURFACE AREA UPON SUBMITTAL OF APPROVED SOIL RESISTANT TEST RESULTS GREATER THAN 2000 LBS./SQ.FT.
 - THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTINGS.

THRUST BLOCK DETAILS
N.T.S.



THRUST BLOCK DETAILS
N.T.S.



JOHN ANDREW RESENDEZ & ROCIO RESENDEZ
 W.D.W.V.L. 2986478, H.C.O.R.

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JOB No. 21119.01

BY: MELDEN & HUNT, INC.
 DATE: _____
 REVISION: _____

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 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com

ENG. TECH. CIBO: MARIO A. REYNA
 PROJECT ENG. MARIO A. REYNA
 T-BOOK: PG. _____
 1. RELEASE DATE: _____
 2. RELEASE DATE: _____
 3. RELEASE DATE: _____
 SCALE: 1" = 50'

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

STATE OF TEXAS
 MARIO A. REYNA
 117368
 LICENSED PROFESSIONAL ENGINEER

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BUENA SUERTE ONE SUBDIVISION
 MISSION, TEXAS

PROPOSE STORM & STREET IMPROVEMENTS

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SHEET 7 OF 11

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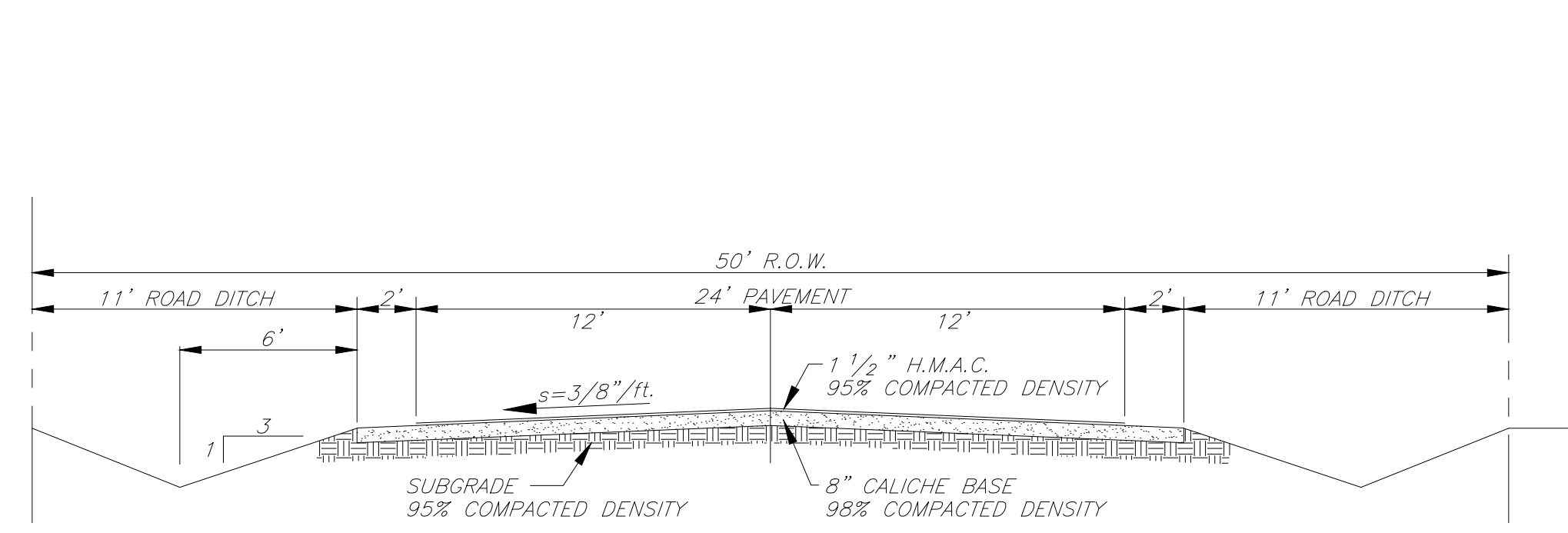
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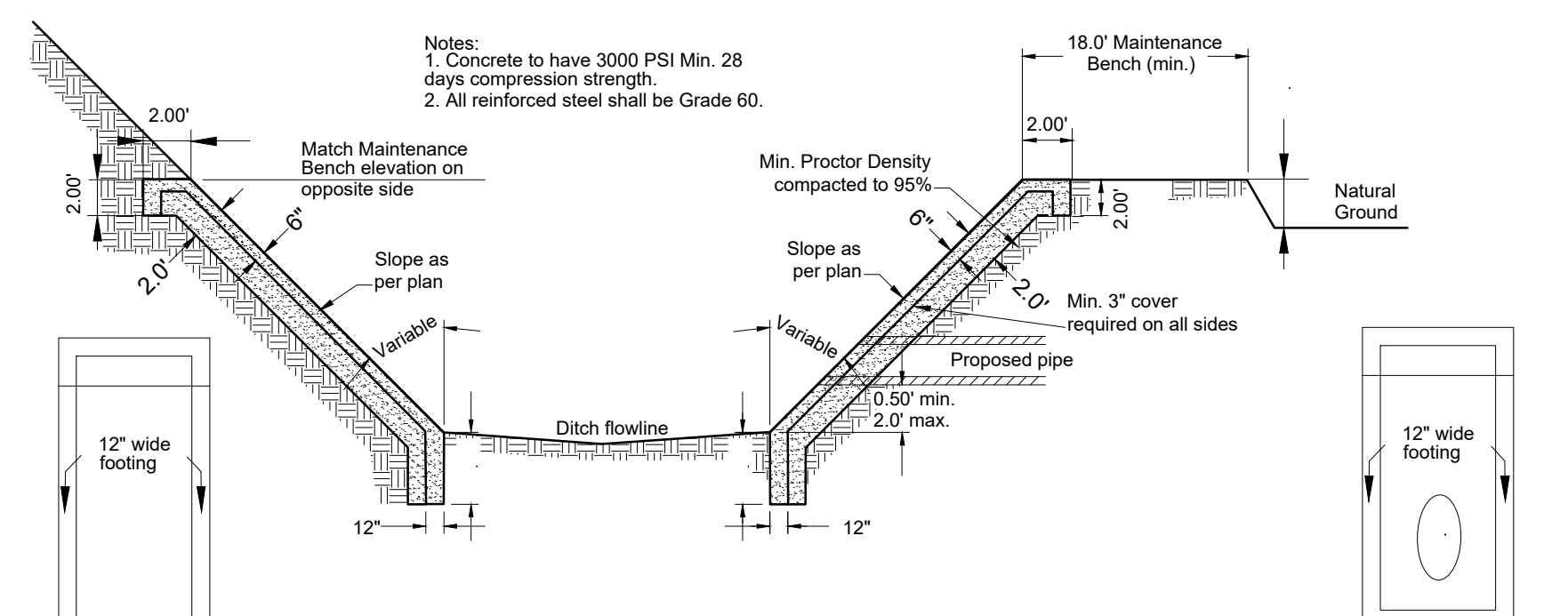
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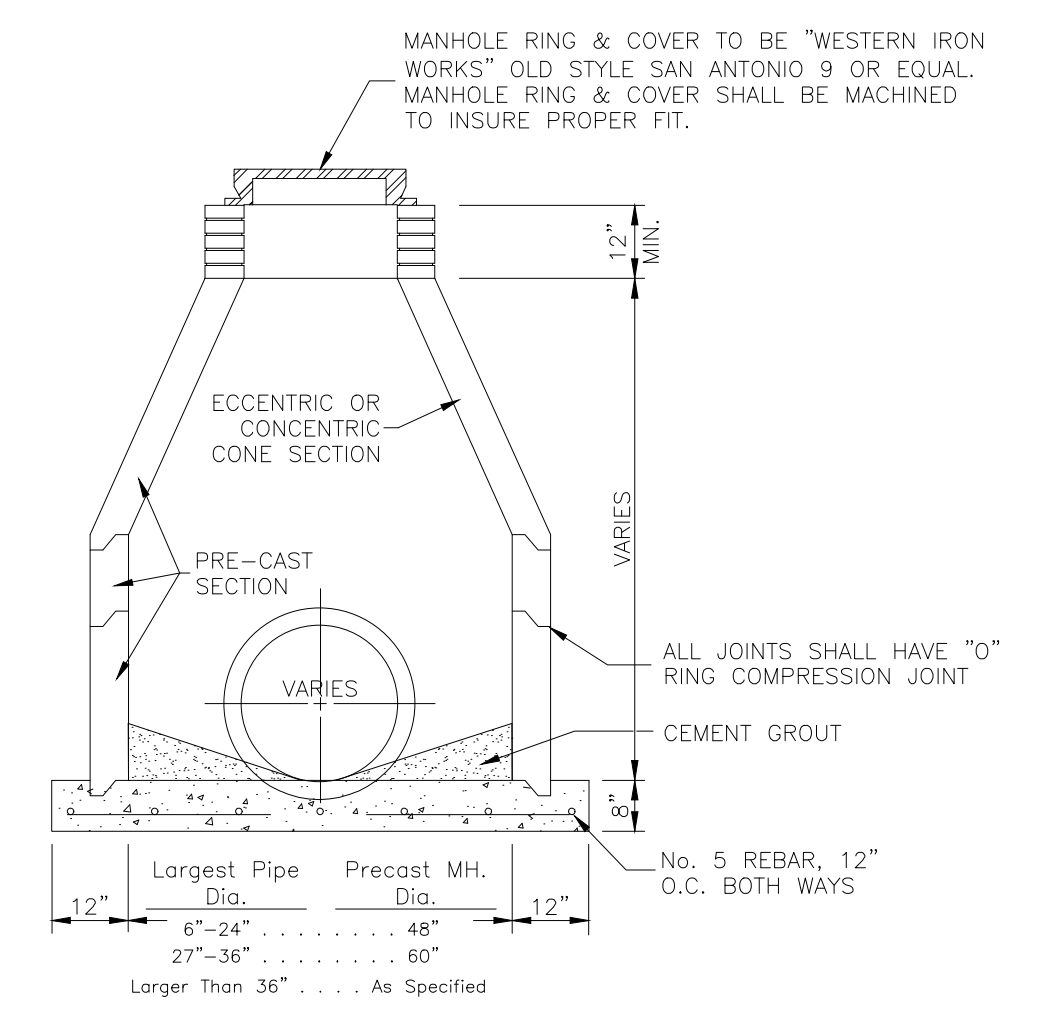
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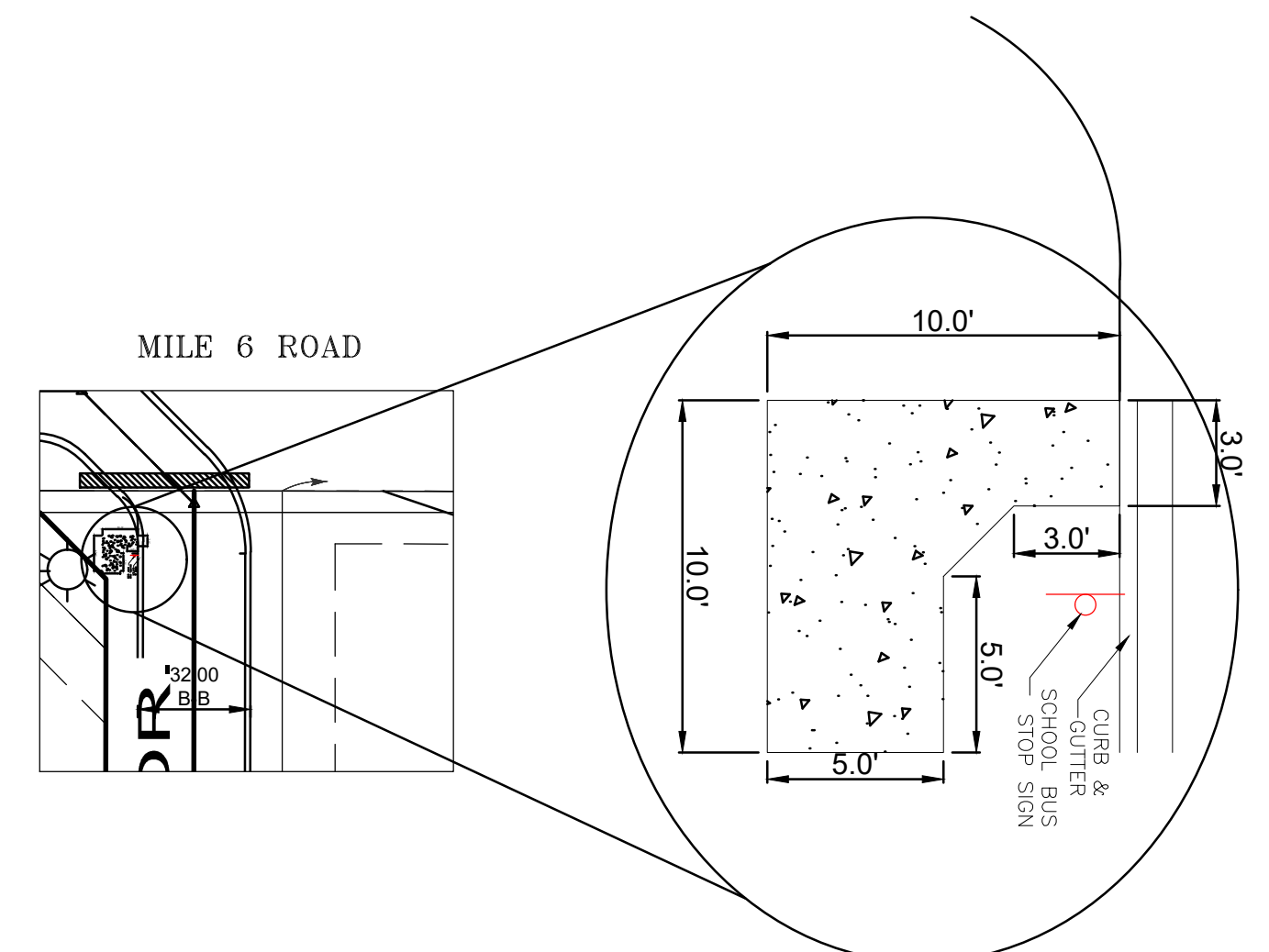
TYPICAL PAVING SECTION



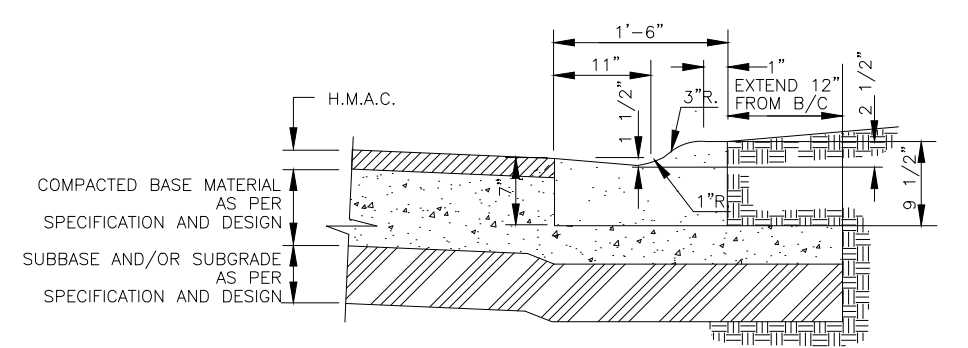
H.C.D.D.#1 STORM DISCHARGE STRUCTURE (DITCH WITH NO BENCH)



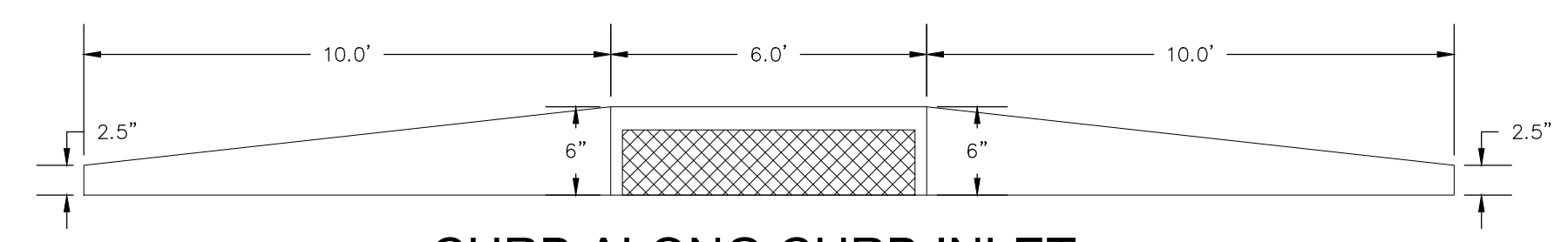
STANDARD STORM SEWER PRE-CAST CONCRETE MANHOLE N.T.S.



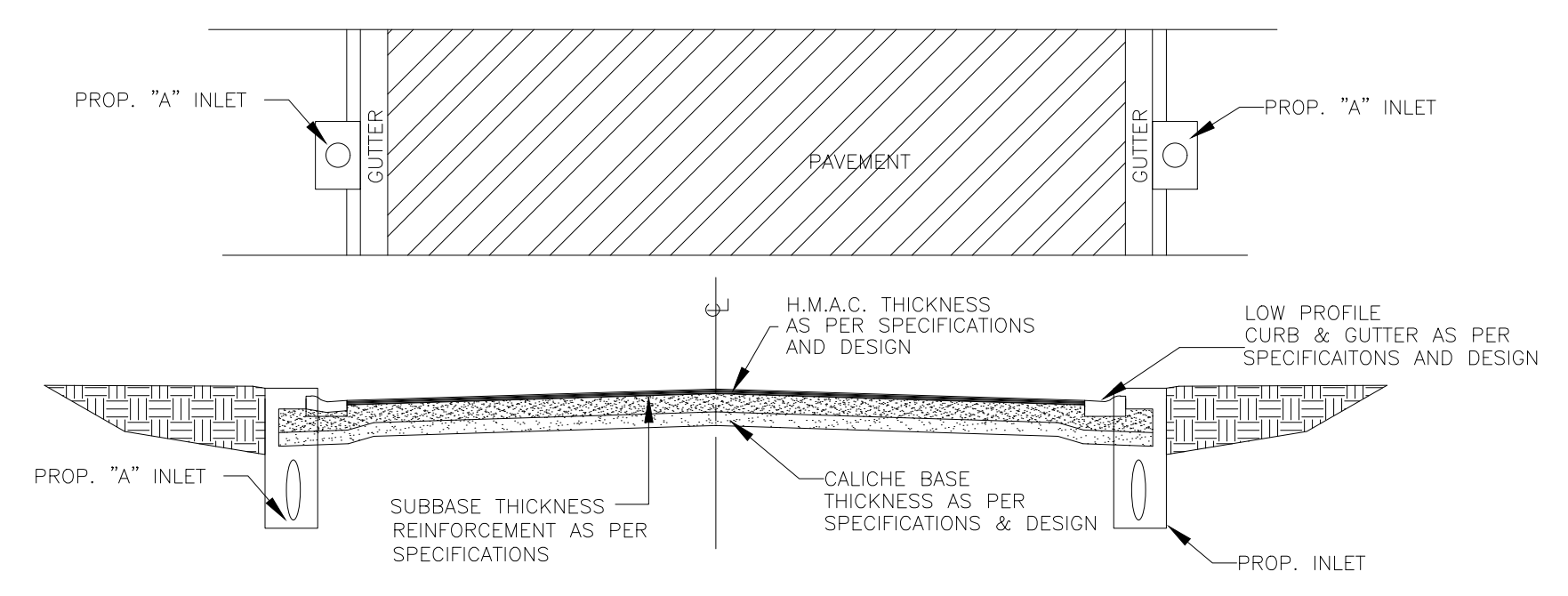
SCHOOL BUS STOP PICKUP AREA



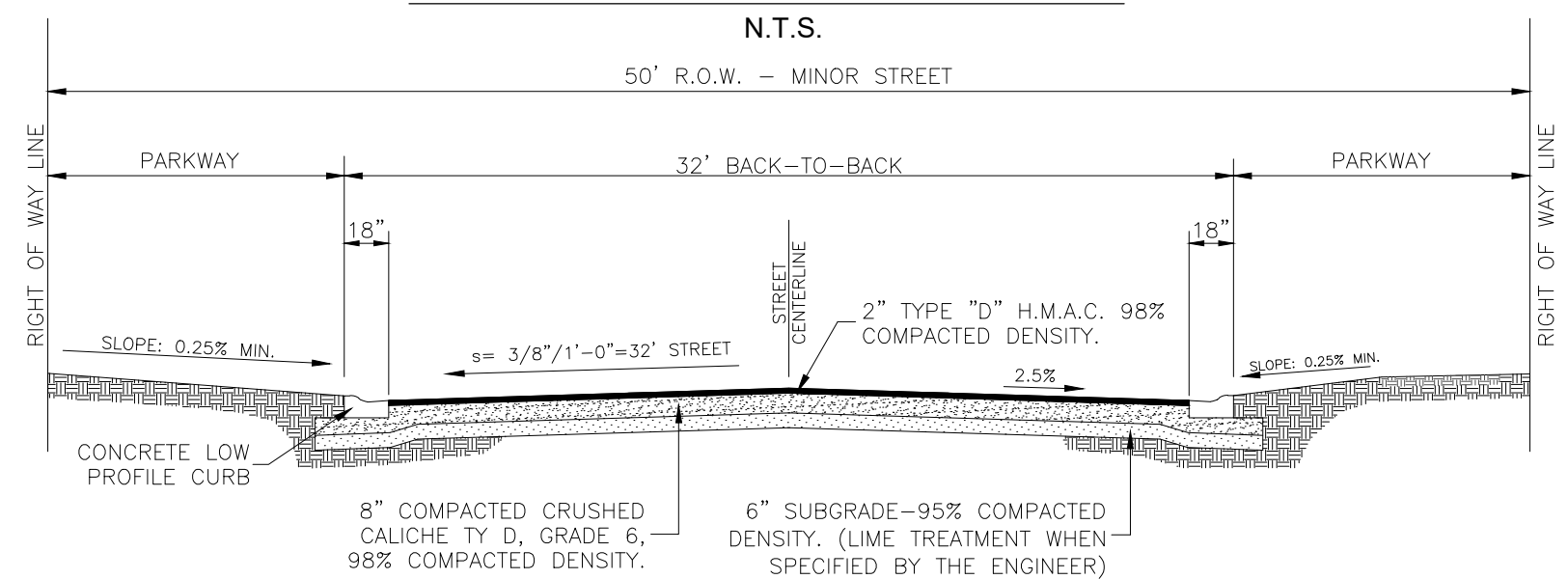
TYPICAL LOW PROFILE CURB & GUTTER SECTION N.T.S.



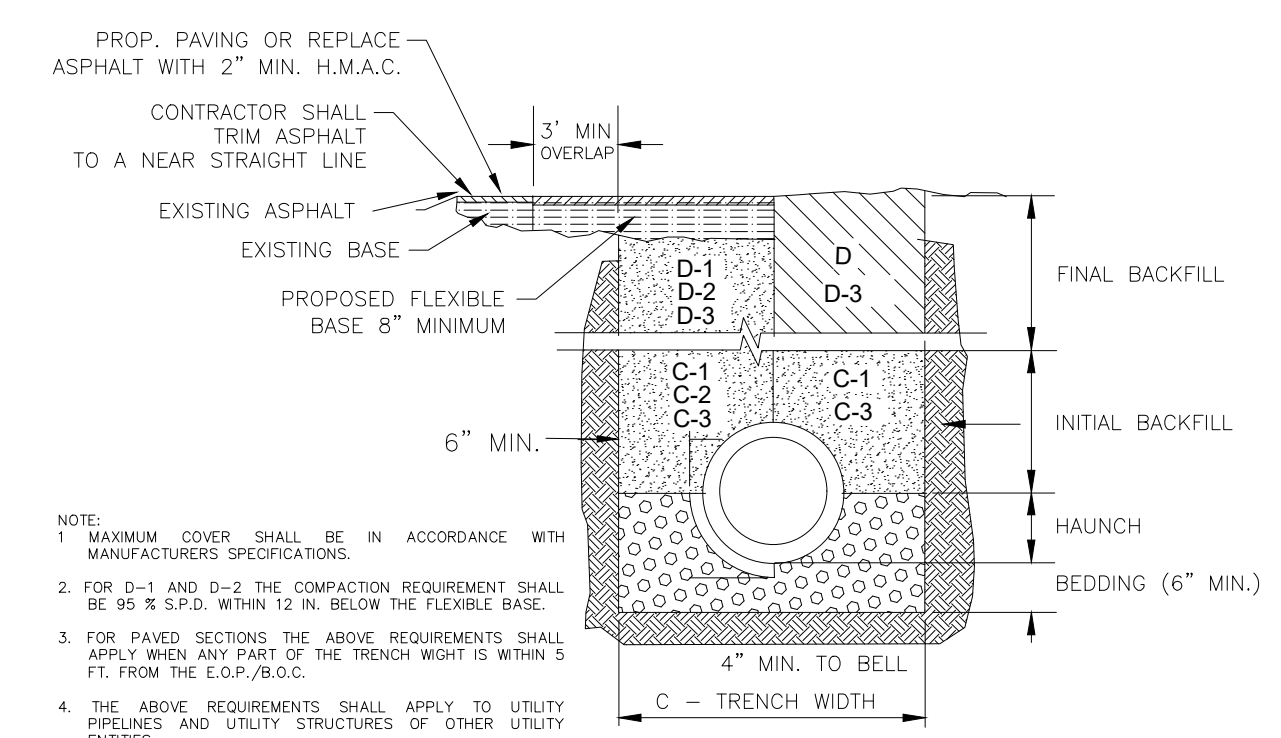
CURB ALONG CURB INLET N.T.S.



TYPICAL ROAD SECTION W/ LOW CURB & GUTTER N.T.S.

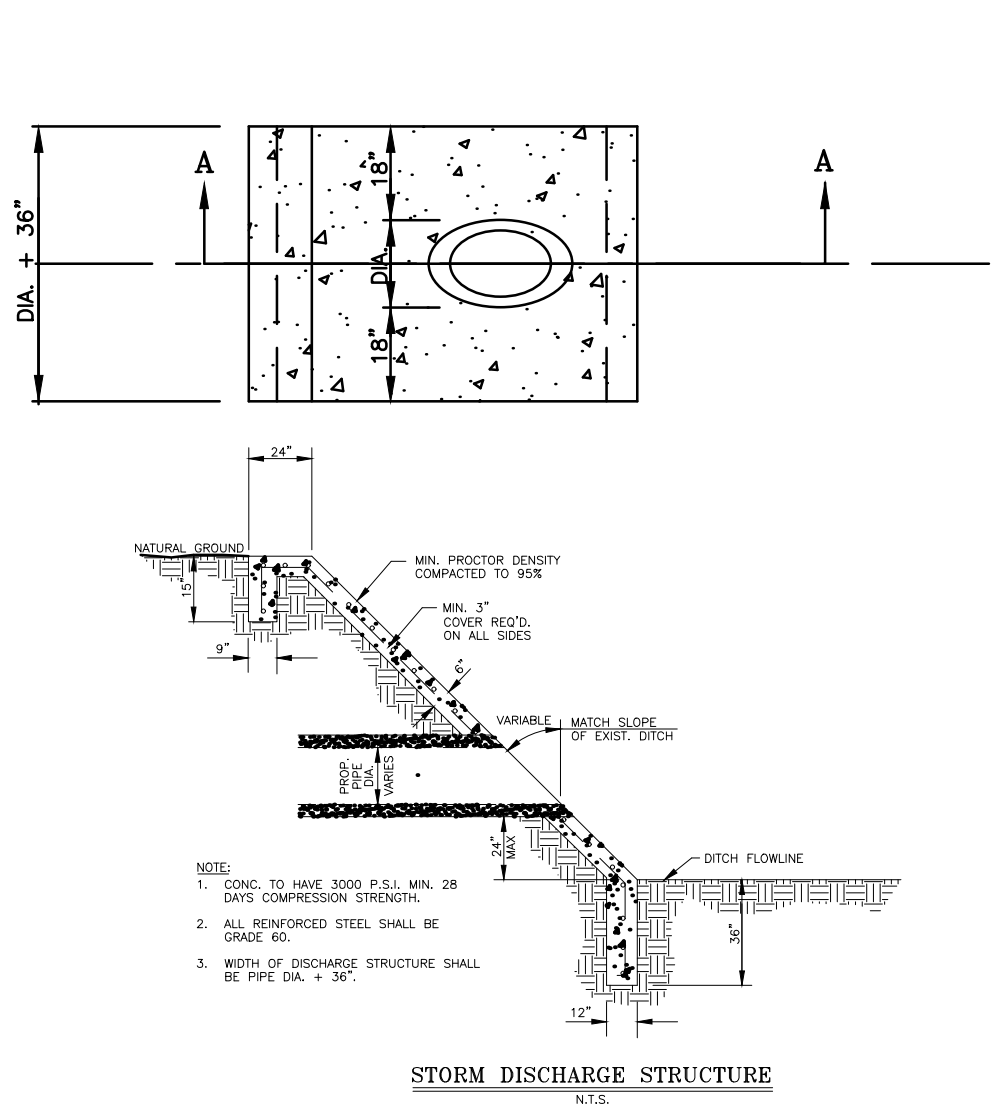


50' R.O.W. - MINOR STREET N.T.S.

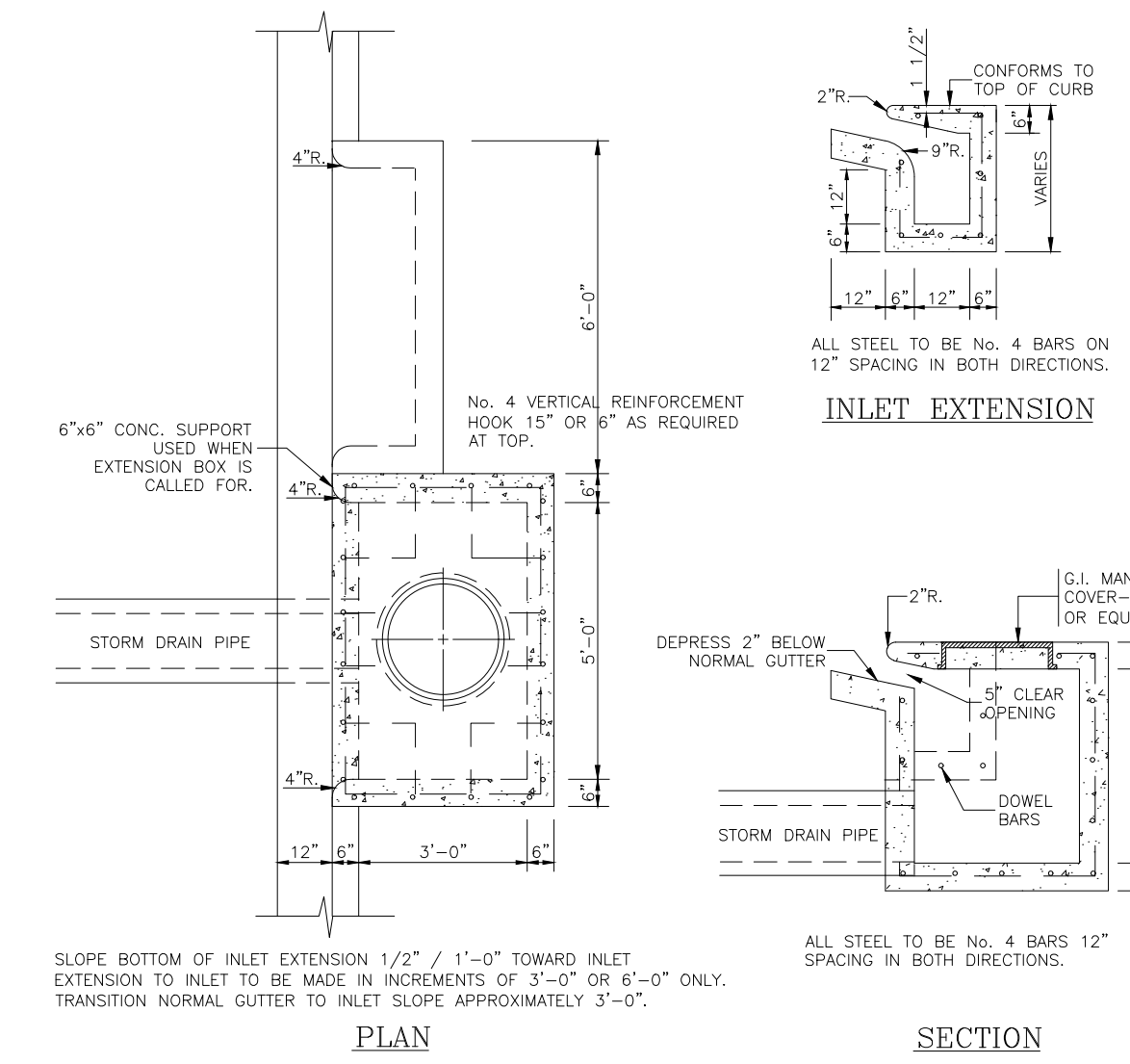


STORM TRENCH BEDDING AND BACKFILL DETAILS N.T.S.

- ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
 - WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE PLACED.
 - BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
 - CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
 - REINFORCING STEEL AS SHOWN.
 - MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.
- NOTE:
 1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
 3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
 4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITIES.



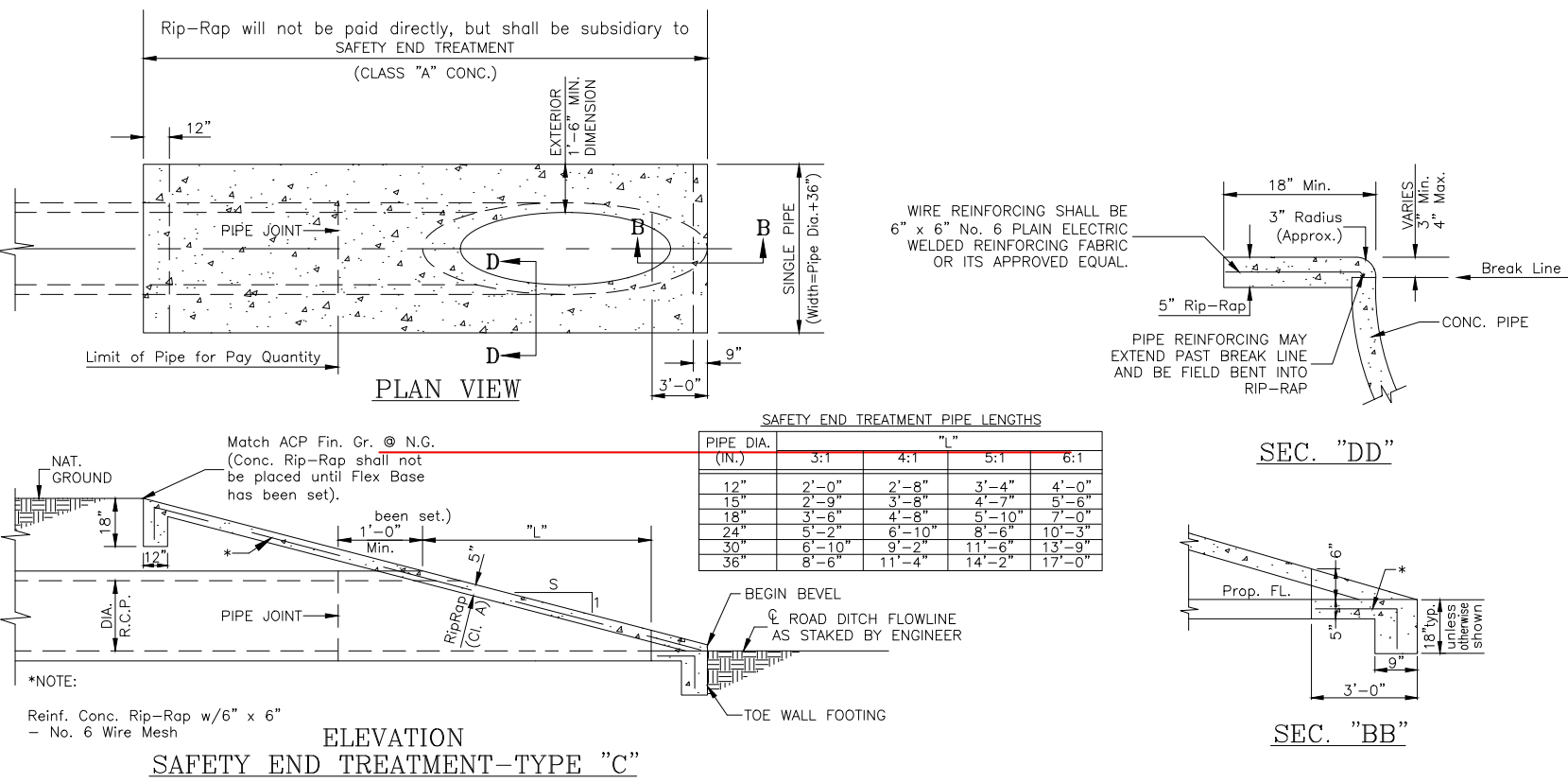
H.C.D.D.#1 STORM DISCHARGE STRUCTURE



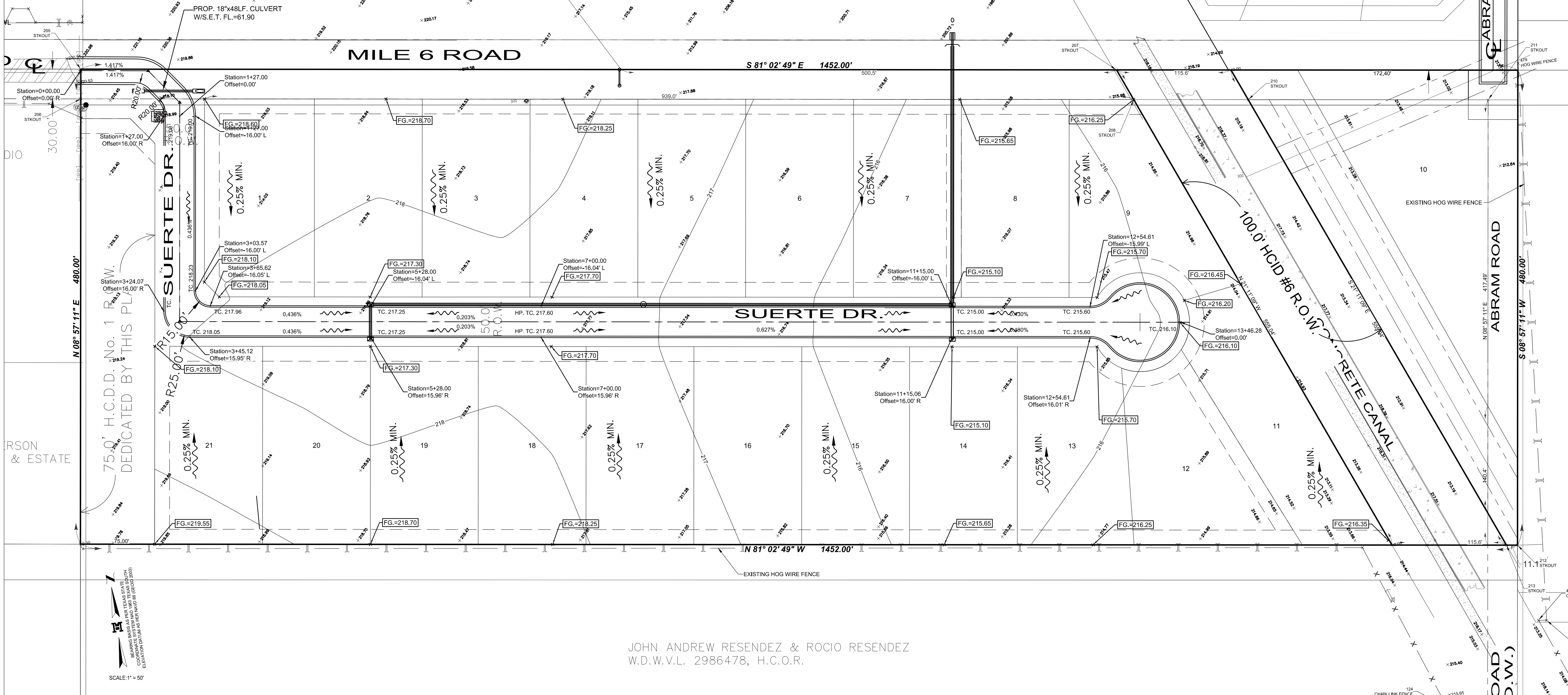
TYPE "A" INLET N.T.S.



INLET EXTENSION



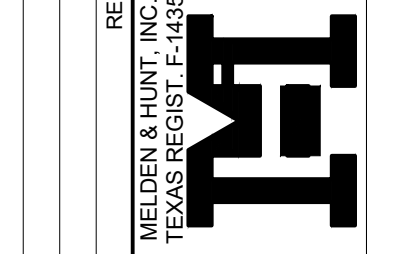
SAFETY END TREATMENT - (Type "C") DETAILS N.T.S.



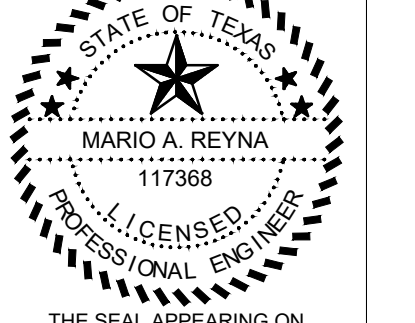
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PROPOSE LOT GRADING

