



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: 11-15-2022

PROPOSED REPLAT OF LOT 3 OWENS SUBDIVISION, PRECINCT No. 3.

ENGINEER SOUTH TEXAS INFRASTRUCTURE GROUP DEVELOPER: LIMAN VENTURES LTD.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 2

LOCATION DESCRIPTION: NORTH OF I-2 AND APPROXIMATELY 200 FT WEST OF MAIN BLVD.

SUBDIVISION LIES WITHIN THE: ETI OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-03-2022 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION WITH A PROPOSED 8" BLEEDER LINE CONNECTING ONTO A TXDOT SYSTEM.

ROAD R.O.W. DEDICATION: 75.0 FEET ONTO I-2

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-28-2022 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-26-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER
 SEWER SYSTEM

SEWER SYSTEM PROVIDER: MISSION. LINE SIZE: 8" LOCATION: NORTH SIDE OF LOT.

WATER SERVICE PROVIDER: H.C.M.U.D.1. LINE SIZE: 10" LOCATION: WEST SIDE OF LOT.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-06-2022: BY 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.

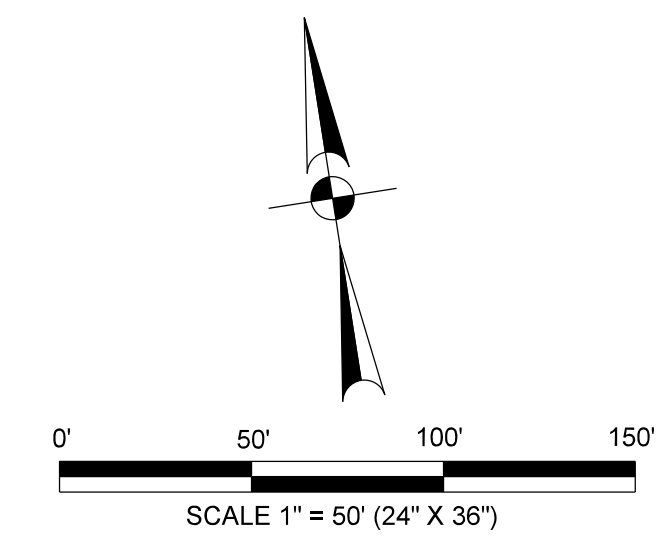
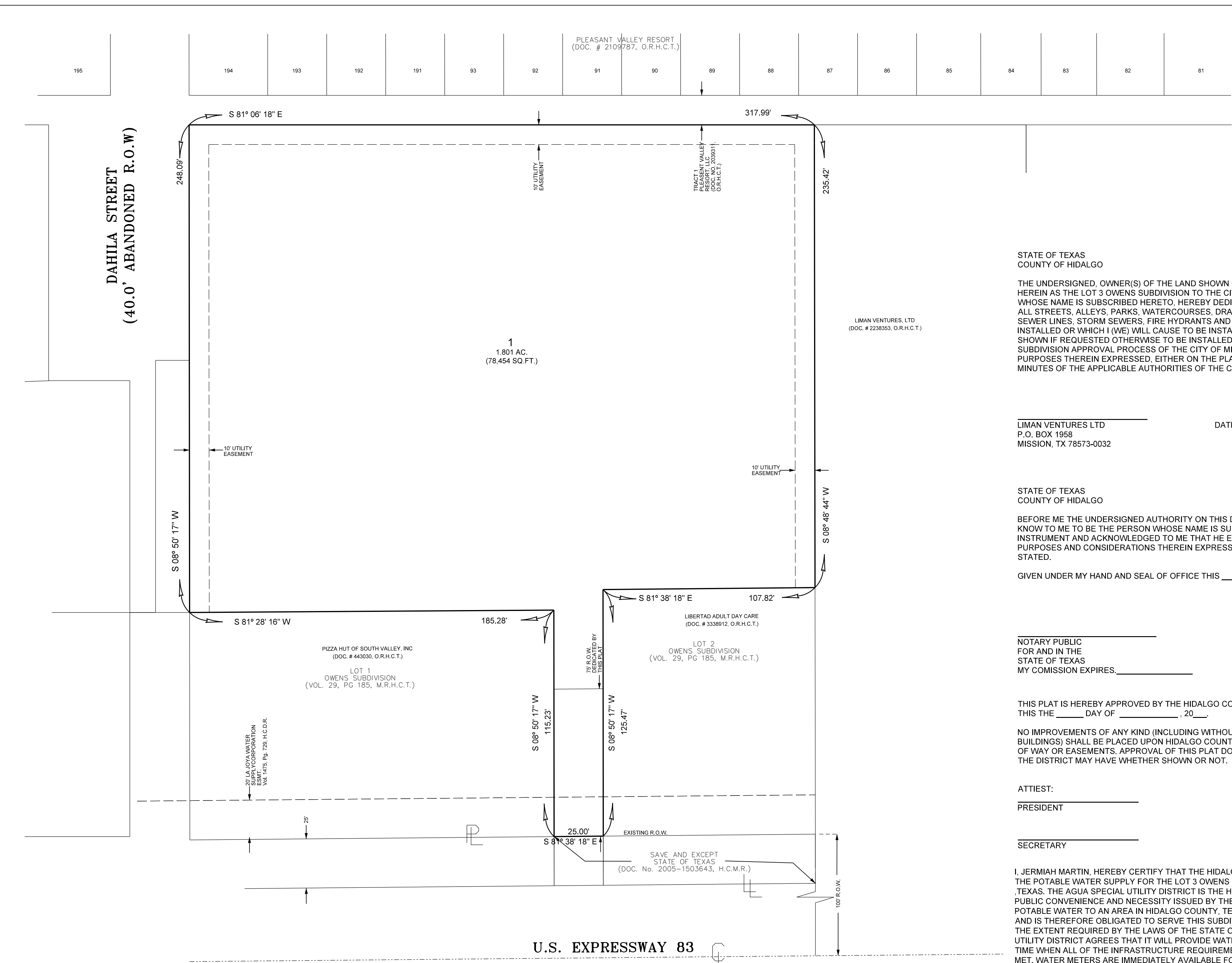
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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

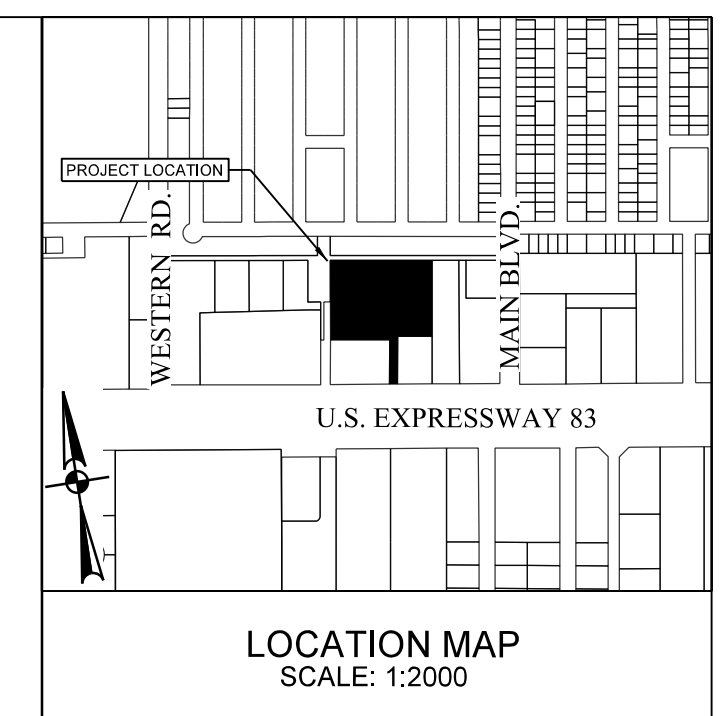
Final Approval subject to recommendations other departments

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.



LEGEND:
 SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "TRIO DELTA SURVEYING" UNLESS OTHERWISE NOTED
 FOUND 1/2" IRON PIN



LOCATION DESCRIPTION:
 REPLAT OF LOT 3 OWENS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 3 IN THE WEST SIDE OF HIDALGO COUNTY, WEST OF MAIN BLVD. AND NORTH OF THE US HWY 83. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION. ACCORDING TO THE OFFICIAL MAP IN THE CITY OFFICE OF PLANNING AND ZONING (POPULATION 83,394). REPLAT OF LOT 3 OWENS SUBDIVISION LIES APPROXIMATELY 3 1/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.

STATE OF TEXAS
 COUNTY OF HIDALGO

THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE LOT 3 OWENS SUBDIVISION TO THE CITY OF MISSION, 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 REQUESTED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MISSION, 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 MISSION.

 LIMAN VENTURES LTD
 P.O. BOX 1958
 MISSION, TX 78573-0032

DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO

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

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

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

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 6 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

I, JERMAH MARTIN, HEREBY CERTIFY THAT THE HIDALGO COUNTY M.U.D 1 HAS APPROVED THE POTABLE WATER SUPPLY FOR THE LOT 3 OWENS 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 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

 JERMAH MARTIN
 GENERAL MANAGER
 HIDALGO COUNTY M.U.D 1

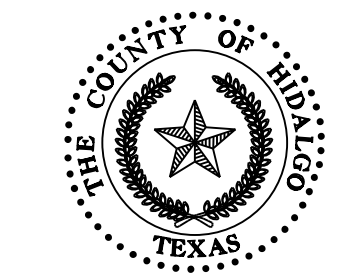
CITY OF MISSION CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOT 3 OWENS SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

 MAYOR CITY OF MISSION

DATE _____

ATTEST: CITY SECRETARY _____ DATE _____



STATE OF TEXAS
 COUNTY OF HIDALGO

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

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

 NOTARY PUBLIC

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

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 49.21(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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVINO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

 VICTOR H. TREVINO, P.E.
 LICENSED PROFESSIONAL ENGINEER,
 TEXAS LIC. NO. 128195

THIS PLAT OF LOT 3 OWENS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PALMVIEW, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 20____.

 CHAIRMAN

STATE OF TEXAS
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, JOSE MARIO GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON _____ UNDER MY DIRECTION.

 JOSE MARIO GONZALEZ, R.P.L.S.
 REG. PROFESSIONAL LAND SURVEYOR # 5571
 FIRM # 10013900
 24593 FM 88
 MONTE ALTO, TEXAS 78538

REVISION NOTES			
NO	SHEET	REVISION	DATE

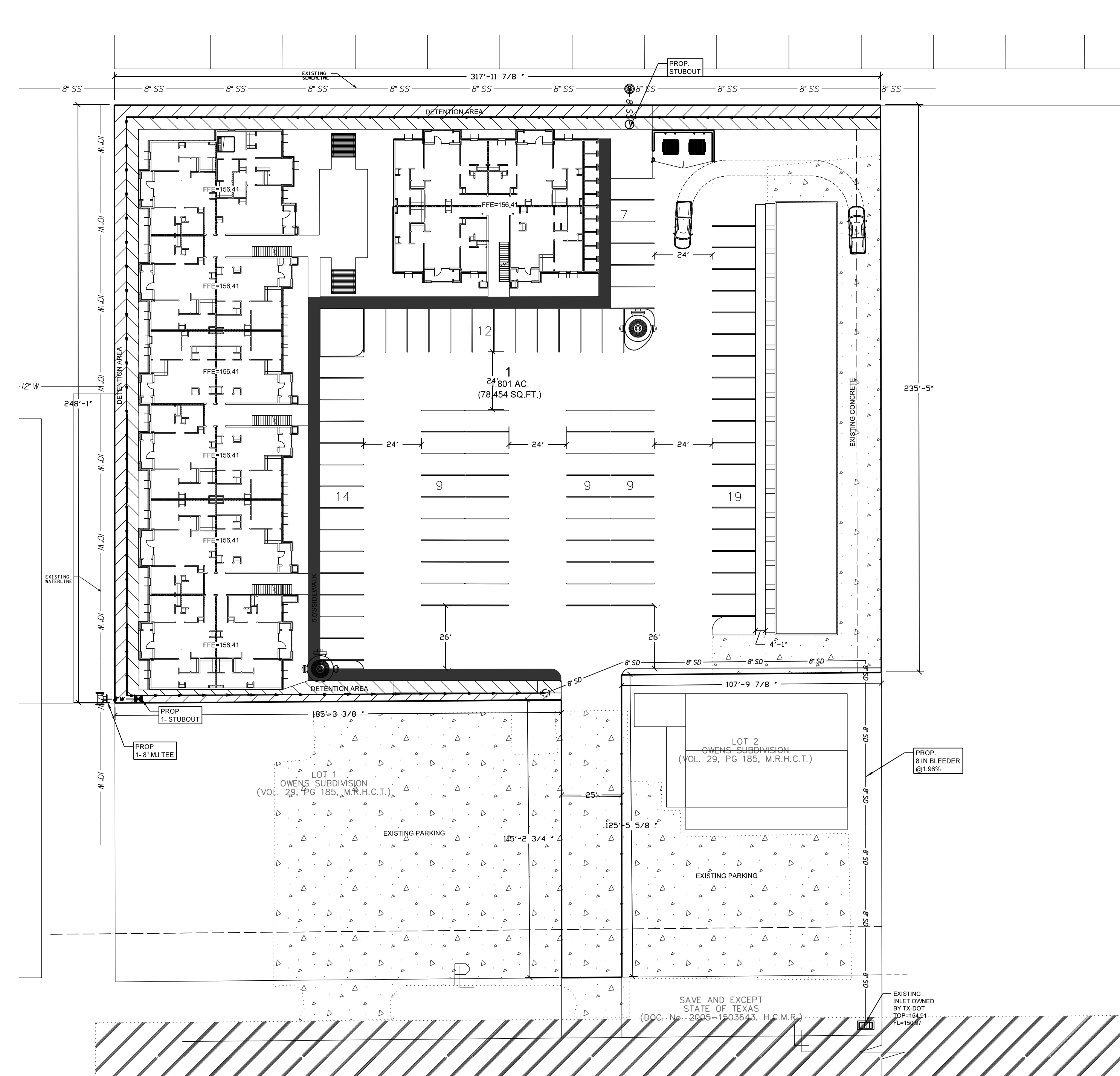
PRINCIPAL CONTACTS:					
OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
	LIMAN VENTURES LTD	P.O. BOX 1958	MISSION, TEXAS 78573-0032	(956) _____	_____
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	JOSE MARIO GONZALEZ, R.P.L.S.	24593 FM 88	MONTE ALTO, TEXAS 78538	(956) 380-5154	(956) 380-5156

SOUTH TEXAS INFRASTRUCTURE GROUP
 900 S. STEWART, SUITE 13
 MISSION, TEXAS 78572
 PH: (956) 424-3335
 FAX: (956) 424-3132
 TBE REG. # 1500

LOT LAYOUT

REPLAT OF LOT 3 OWENS SUBDIVISION

ALL OF LOT 3, OWENS SUBDIVISION, AND ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 29, PAGE 1858, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.



WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY (DESCRIPTION, COST, AND OPERABILITY DATE):
 LOT 3 OWENS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY HIDALGO COUNTY M.U.D. 1. THE SUBDIVIDER AND HIDALGO COUNTY M.U.D. 1 HAVE ENTERED INTO A CONTRACT IN WHICH HIDALGO COUNTY M.U.D. 1 HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND HIDALGO COUNTY M.U.D. 1 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.

LOT 3 OWENS SUBDIVISION HAS 1 LOT, HIDALGO COUNTY M.U.D. 1 HAS AN EXISTING WATER LINE RUNNING IN THE WEST SIDE OF THE LOT. A 12" DIAMETER LINE RUNNING THROUGH THE WEST SIDE OF THE LOT.

LOT 3 OWENS SUBDIVISION WILL BE CONNECTED TO THE EXISTING WATER SYSTEM WITH AN (1) 8" MJ TEE EACH WITH A (1) GATE VALVE. WATER DISTRIBUTION FOR LOT 3 OWENS SUBDIVISION CONSISTS OF ONE (1) 1" DIAMETER SINGLE SERVICE THAT RUNS INTO THE LOT. THE LINE, THE 1" SINGLE SERVICE LINES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$ _____ PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID AGUA SUD THE SUM OF \$ _____ WHICH COVERS 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 CONNECTION TO THE INDIVIDUAL LOTS IN THE SUBDIVISION. UPON REQUEST BY THE LOT OWNER, HIDALGO COUNTY M.U.D. 1 WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY HIDALGO COUNTY M.U.D. 1 AND SAID DISTRIBUTION SYSTEM OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAN.

SEWAGE FACILITIES (DESCRIPTION, COSTS, AND OPERABILITY DATE):
 SEWAGE FOR LOT 3 OWENS WILL BE SERVED BY HIDALGO COUNTY M.U.D. 1 WITH A SANITARY SEWER SERVICE IN THE NORTH PART OF THE PROPERTY WHICH WILL BE CONNECTED TO AN EXISTING 8 INCH SANITARY SEWER LINE LOCATED AT THE NORTH OF THE PROPERTY.

FROM THE 8" SANITARY SEWER LINES, ONE SHORT SINGLE SERVICES OF 6" DIAMETER SEWER LINE WITH 4" WYE FOR EACH LOT. THE 6" DIAMETER SANITARY SEWER LINES, THE _____ MANHOLES, THE 6" SINGLE SERVICES LINES AND THE 6" DOUBLE SERVICES LINES WITH 4" WYE WILL BE CONSTRUCTED AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. THE SUBDIVIDER HAS PROVIDED AS OF THE 14 M.U.D. 2 IN THE AMOUNT OF \$ _____ TO COVER THE COST OF INSTALLATION OF THE PROPOSED SEWER SYSTEM. THE SUBDIVIDER WILL IN ADDITION PAY TO HIDALGO COUNTY M.U.D. 1 IMPACT CHARGES OF \$ _____ FOR LOT OR \$ _____ TOTAL. TOTAL WILL BE PAID TO HIDALGO COUNTY M.U.D. 1 AT THE TIME OF FINAL PLAT SUBMITTED.

EVERY LOT WILL BE READY FOR CONNECTION AND THE PROPOSED IMPROVEMENTS SHALL BE COMPLETE BEFORE _____ 20____.



SOIL EVALUATION REPORT:
 EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 10 ACRES IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATES A SANDY SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE. AT OPPOSITE AREAS OF THE SUBDIVISION, A TOTAL OF 8 SOIL BORING EXCAVATIONS WERE PERFORMED. ADDITIONAL BORNINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA. THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 30 FEET BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 30' OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

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, WATER CODE, I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
 WATER FACILITIES: THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ _____ PER LOT. FOR THE SUBDIVISION, SANITARY SEWER TAPPING FEES WILL BE PAID TO HIDALGO COUNTY M.U.D. 1 AT \$ _____ PER LOT OR \$ _____ TOTAL.

REPORT DE INGENIERIA DE AGUA Y DRENAJE

WATER SUPPLY (DESCRIPCION, GASTOS Y FECHAS DE INICIO):
 LA SUBDIVISION LOT 3 OWENS RECIBIRA SU PROVISION DE AGUA DE HIDALGO COUNTY M.U.D. 1. EL DUEÑO DE LA SUBDIVISION Y HIDALGO COUNTY M.U.D. 1 HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRASU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. HIDALGO COUNTY M.U.D. 1 HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA SUBDIVISION LOT 3 OWENS TIENE 1 LOTE. HIDALGO COUNTY M.U.D. 1 TIENE UNA LINEA EXISTENTE DE AGUA CORRIENDO SOBRE LA PARTE OESTE DEL LOTE. ES DE 8 PULGADAS DE DIAMETRO Y CORRE SOBRE EL LADO OESTE DEL LOTE.

LA SUBDIVISION LOT 3 OWENS SERA CONECTADA CON UN MJ TEE DE 8 PULGADAS DE DIAMETRO CON UNA VALVULA. LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION LOT 3 OWENS CONSISTE EN UN (1) SERVICIO SENCILLO LARGO DE 1" DE DIAMETRO QUE CORREN HACIA EL LOTE. SE HAN INSTALADO YA LA LINEA DE 1" LAS CALAS DE LOS MEDIDORES Y UN COSTO TOTAL DE \$ _____ POR LOTE. EL DUEÑO REPRESENTANTE DE LA SUBDIVISION LE HA PAGADO A HIDALGO COUNTY M.U.D. 1 LA CANTIDAD DE \$ _____ QUE CUBRE EL COSTO DE LOS MEDIDORES (E. ESTE PRECIO INCLUYE TAMBIEN EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION CUANDO EL DUEÑO DE ALGUNO DE LOS LOTES SOLICITE UN MEDIDOR DE AGUA. AGUA SUD LO INSTALARA SIN COSTO ALGUNO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMIO DE HIDALGO.

DRENAJE (DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION):
 EL SISTEMA DE DRENAJE SANITARIO SERA SERVIDO POR HIDALGO COUNTY M.U.D. 1. EN LA SUBDIVISION LOT 3 OWENS CONSTRIRA UN SERVICIO DE DRENAJE SANITARIO QUE SE CONECTARA A UNA LINEA EXISTENTE DE 6" DE DIAMETRO QUE CORRE POR EL LADO NORTE DE LA SUBDIVISION.

DE LAS LINEAS DE DRENAJE DE 6" DE DIAMETRO, UN SERVICIO CORTO SENCILLO DE 6" DE DIAMETRO CON "Y" PARA CADA LOTE. LA LINEA DE DRENAJE DE 6" DE DIAMETRO, LAS _____ ALICANTARILLAS, LOS SERVICIOS SENCILLOS CORTOS DE 6" DE DIAMETRO Y LOS SERVICIOS DOBLES DE 6" DE DIAMETRO SERAN CONSTRUIDOS POR UN COSTO TOTAL DE \$ _____ O \$ _____ POR LOTE. EL FRACCIONADOR HA PROVEITO GARANTIAS A HIDALGO COUNTY M.U.D. 1 POR LA CANTIDAD DE \$ _____ PARA CUBRIR EL COSTO DEL SISTEMA DE DRENAJE. LOS CARGOS DEL SERVIDOR POR AGUA DE DRENAJE SON \$ _____ POR LOTE O \$ _____ TOTAL QUE SERA PAGADO A HIDALGO COUNTY M.U.D. 1 CUANDO EL PLANO FINAL SEA FIRMADO.

ESTARAN LISTOS PARA CONEXION Y TODA LA INFRAESTRUCTURA PROPUUESTA ESTARA TERMINADA PARA _____ 20____.

REPORT DE EVALUACION DE SUELO:
 CADA LOTE EN LA SUBDIVISION PROPUUESTA MIDE MAS DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS DE LA SUBDIVISION. UN TOTAL DE 8 EXCAVACIONES DE EVALUACION FUERON REALIZADAS. EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES BIEN REPRESENTATIVAMENTE UNIFORME. EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 30 PULGADAS BAJA TODAS LAS EXCAVACIONES PROPUUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJA DE LAS EXCAVACIONES PROPUUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSA SEPTICA ES DE \$ _____ 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 \$ _____ EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACION DE LA FOSA SEPTICA DESDE _____ 20____.

CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBIERNANDO LAS SUBDIVISIONES, ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CORRIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SON: AGUA: EL SISTEMA DE DRENAJE DE AGUA SERA INSTALADO Y COMPLEMENTAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTAR UN TOTAL DE \$ _____. SERVICIOS DE DRENAJE: LAS LINEAS DE DRENAJE Y LAS ALICANTARILLAS SERAN INSTALADAS A UN COSTO TOTAL DE \$ _____ PARA LA SUBDIVISION. LOS COSTOS POR CONEXION DE DRENAJE SERAN PAGADOS A HIDALGO COUNTY M.U.D. 1 A UN PRECIO DE \$ _____ POR LOTE O \$ _____ TOTAL.



VICTOR H. TREVINO, P.E.
 LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

DRAINAGE REPORT

PROJECT LOCATION:
 THE REPLAT OF LOT 3 OWENS SUBDIVISION IS A PROPOSED MULTIFAMILY RESIDENTIAL LOT SUBDIVISION LOCATED WITHIN THE CITY OF MISSION, 3 1/2 MILE EXTRAJURISDICTIONAL JURISDICTION (E.T.A.) BEING A 1.81 ACRES IN TRACT 4 IN OWENS LOT 3 OF AN ADDITION TO THE CITY OF MISSION, E.T.A. HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 229, PAGE 1858, MAY RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, NORTH OF THE US HWY 83 AND PIZZA HUT, WEST OF MAIN BLVD. AND SOUTH OF PLEASANT VALLEY RESORT.

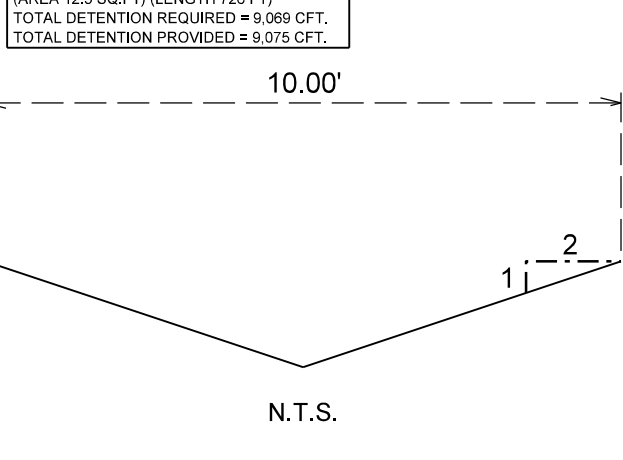
FLOOD PLAN:
 THE PROPERTY IS IN "ZONE "C", ZONE "C" ARE AREAS MINIMAL FLOODING; COMMUNITY PANEL NO. 48034 9400 C, REVISED NOVEMBER 16, 1982.

SOIL CONDITIONS:
 ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100% OF HIDALGO FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES EXISTING TERRAIN HAS A WESTERLY NATURAL FLOW DIRECTION. THESE SOILS ARE WELL DRAINED SURFACE RUNOFF IS NEGLIGIBLE PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS HIGH. THE SOILS ARE LISTED IN HYDROLOGIC GROUP 8, SEE APPENDIX C.

EXISTING CONDITIONS:
 THE SUBJECT PROPERTY IS PARTIALLY UNDEVELOPED WITH AN EXISTING STORAGE FACILITY. TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A VERY SLIGHT GRADE APPROXIMATELY (0-4%) FLOWING NORTHEAST OF THE PROPERTY IN ACCORDANCE WITH THE DRAINAGE POLICIES OF THE CITY OF MISSION AND COUNTY OF HIDALGO. THE RATIONALE METHOD 10-YEAR FREQUENCY STORM EVENT WAS UTILIZED TO DETERMINE THE EXISTING STORM WATER RUNOFF FOR THIS SITE. THE TOTAL CONTRIBUTING 10-YEAR EXISTING STORM WATER RUNOFF FROM THIS SITE IS APPROXIMATELY 4.18 CFS.

PROPOSED CONDITIONS:
 IN ACCORDANCE WITH THE CITY OF MISSION AND COUNTY OF HIDALGO DRAINAGE POLICY, THE PEAK RATE FOR RUNOFF FOR THIS DEVELOPMENT WILL BE MITIGATED TO THE PROPOSED 10-YEAR STORM WATER RUNOFF. THE PEAK RATE WILL BE 7.16 CFS WHICH WILL GIVE US A NET INCREASE OF 2.98 CFS. FOR PROPOSED LOT 3 OWENS SUBDIVISION ONLY 9.009 CUBIC FEET OR 6.208 ACRO-FEET OF STORM WATER RUNOFF WILL NEED TO BE OBTAINED ON THE REGIONAL POND WHICH WILL BE COLLECTED ALONG THE NORTH AND WEST SIDE OF THE PROPERTY FLOWING TOWARDS THE SOUTH CENTER OF THE PROPERTY LOT. SUBSEQUENTLY CONNECTING A 8" PVC PIPE TO AN EXISTING INLET UNDER BY TRODOT LOCATED AT U.S. EXPRESSWAY 83, SEE SITE PLAN.

DETENTION AREA DETAIL (TYP.)



DRAINAGE AREA CALCULATION	
TOTAL AREA	1.81 AC.
EXISTING WEIGHTED RUNOFF COEFFICIENT	0.56
LOADING TIME OF CONCENTRATION	25 MIN.
EXTENT OF DRAINAGE	1.81 AC.
LOADING "C"	4.31 ECU

DATA FOR PROPOSED IMPROVEMENTS	
PROPOSED WEIGHTED RUNOFF COEFFICIENT	0.57
PROPOSED TIME OF CONCENTRATION	25 MIN.
FREQUENCY OF RAINFALL	10-YEAR
LOADING "C"	7.16 ECU



REVISION NOTES			
No	SHEET	REVISION	DATE

SUBDIVIDER CERTIFICATION

SUBDIVIDER CERTIFICATION
 I, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAN, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT IN WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND IN 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, LILIAN VENTURES LTD SUBDIVIDER FOR LOT 3 OWENS SUBDIVISION HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT ON THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

LMAN VENTURES LTD _____ DATE _____

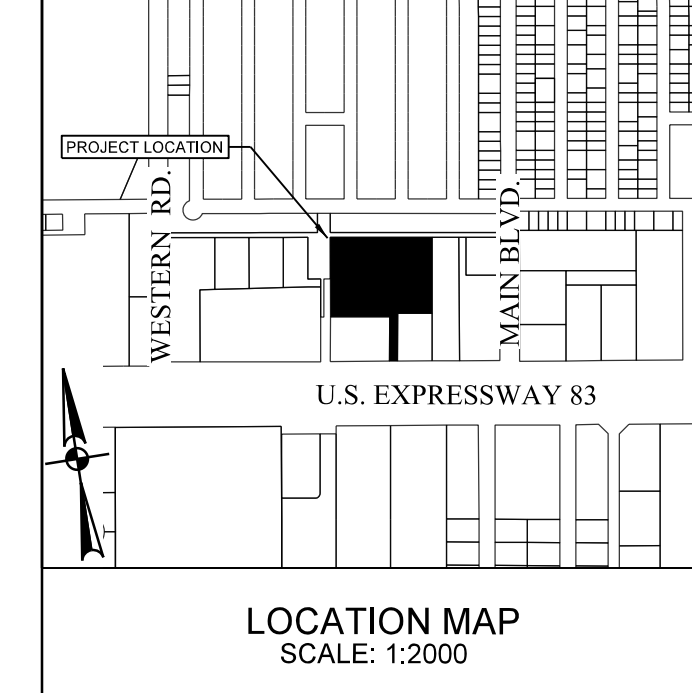
STATE OF TEXAS
 COUNTY OF HIDALGO

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

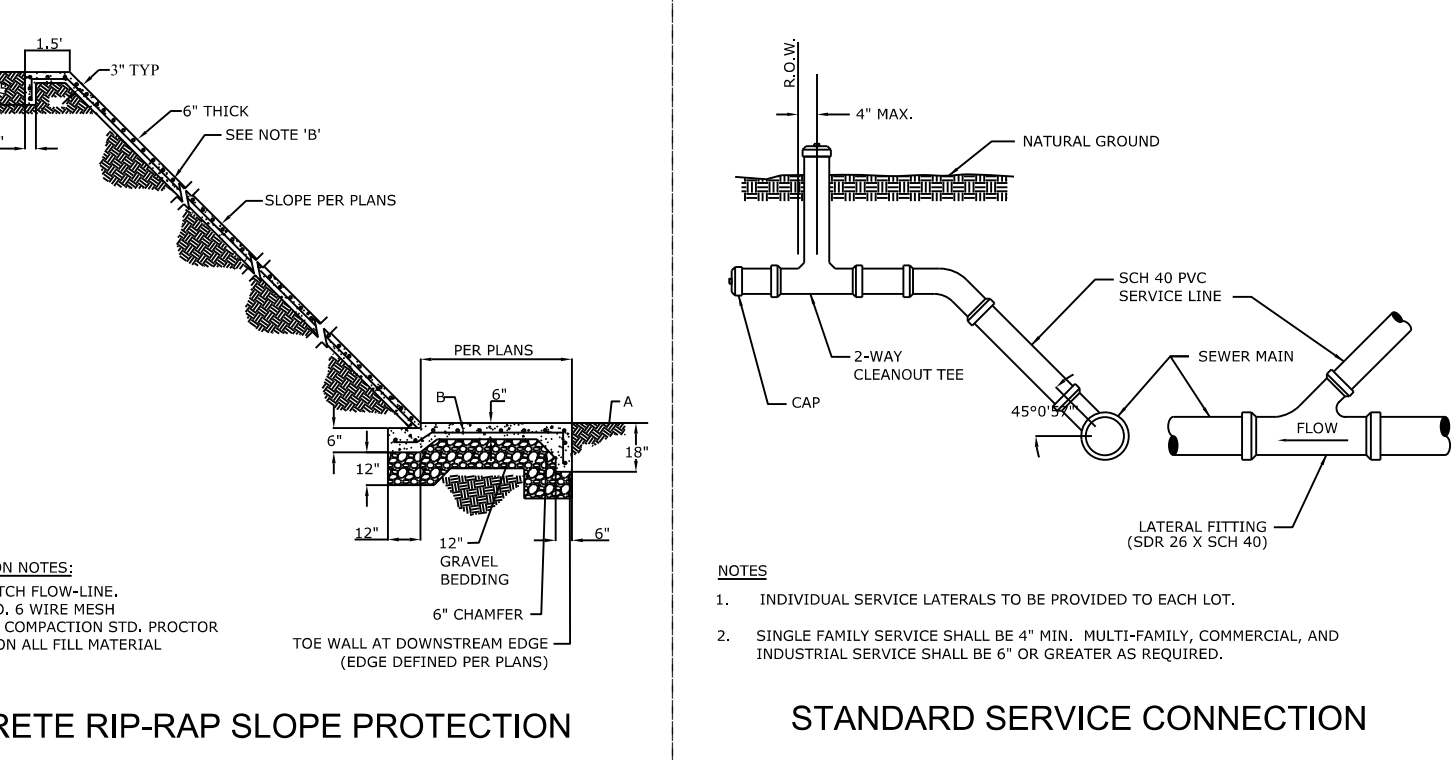
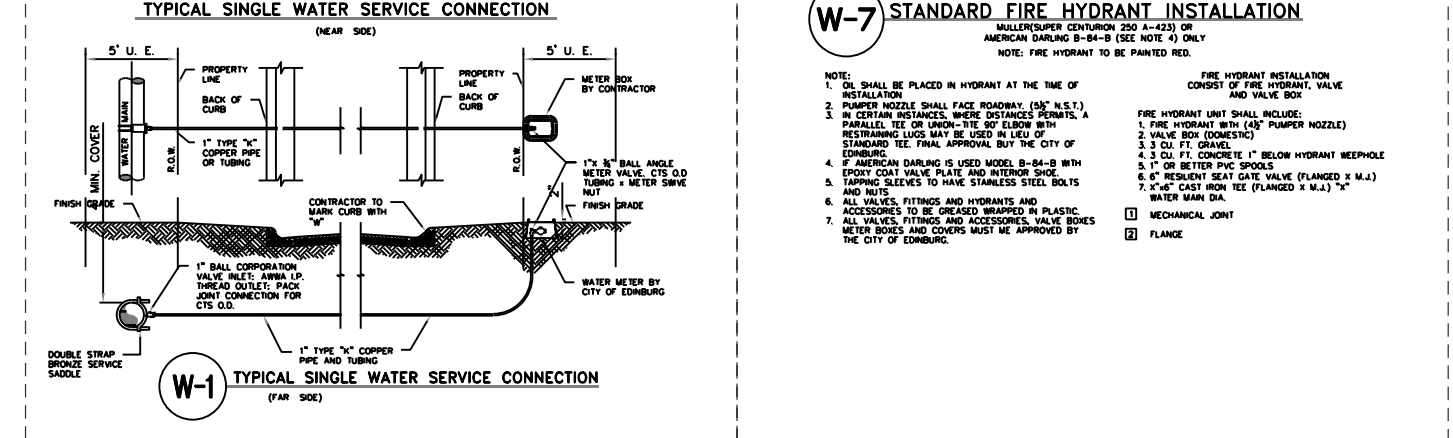
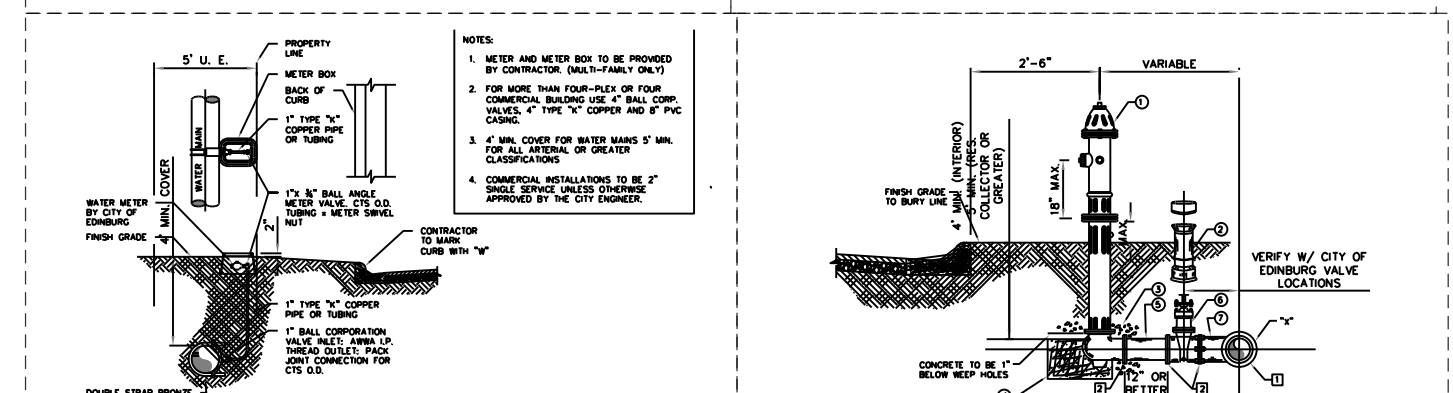
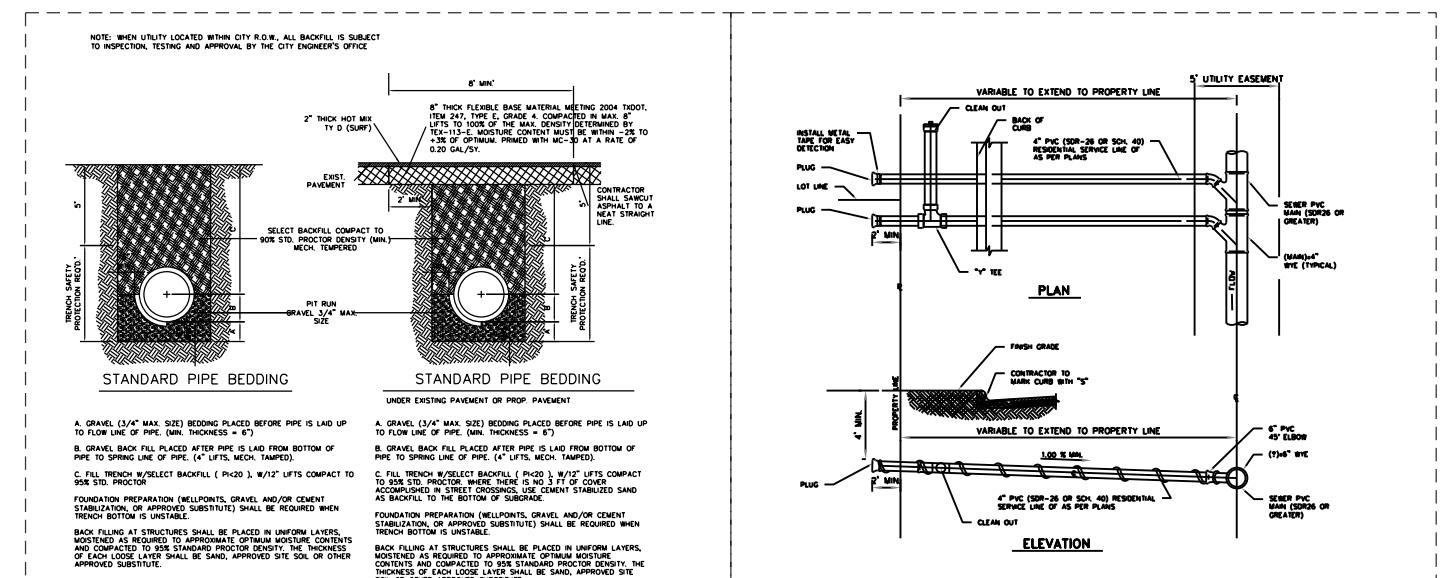
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____

NOTARY PUBLIC

- LEGEND:**
- CHAIN LINK FENCE
 - SET 8" IRON ROD WITH PLASTIC CAP STAMPED "ROWS PROP. COR."
 - FOUND IRON ROD
 - WOOD FENCE
 - PROPOSED PAVEMENT
 - OVERHEAD ELECTRIC
 - PROPOSED CASING
 - FOR 8" WATERLINE= 1" STEEL CASING
 - FOR 2" WATERLINE= 2" PVC CASING
 - FOR 1" WATERLINE= 2" PVC CASING
 - PROPOSED STREET LIGHT
 - SOIL BORING LOCATION
 - EXISTING POWER POLE
 - 1 IN SINGLE WATER SERVICE
 - 2 IN DOUBLE WATER SERVICE



STANDARD DETAILS



UTILITY & DRAINAGE LAYOUT
REPLAT OF LOT 3 OWENS SUBDIVISION

ALL OF LOT 3, OWENS SUBDIVISION, AND ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 229, PAGE 1858, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

SOUTH TEXAS INFRASTRUCTURE GROUP
 800 S. STEWART, SUITE 13
 MISSION, TEXAS 78752
 PH: (956) 424-3335
 FAX: (956) 424-3132
 TBP# REG # 15000



PRINCIPAL CONTACTS:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
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ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78752	(956) 424-3335	(956) 424-3132
SURVEYOR:	JOSE MARIO GONZALEZ, R.P. L.S.	24593 FM 88	MONTE ALTO, TEXAS 78538	(956) 380-5154	(956) 380-5156