



T.J. Arredondo
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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 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 ¼ 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.

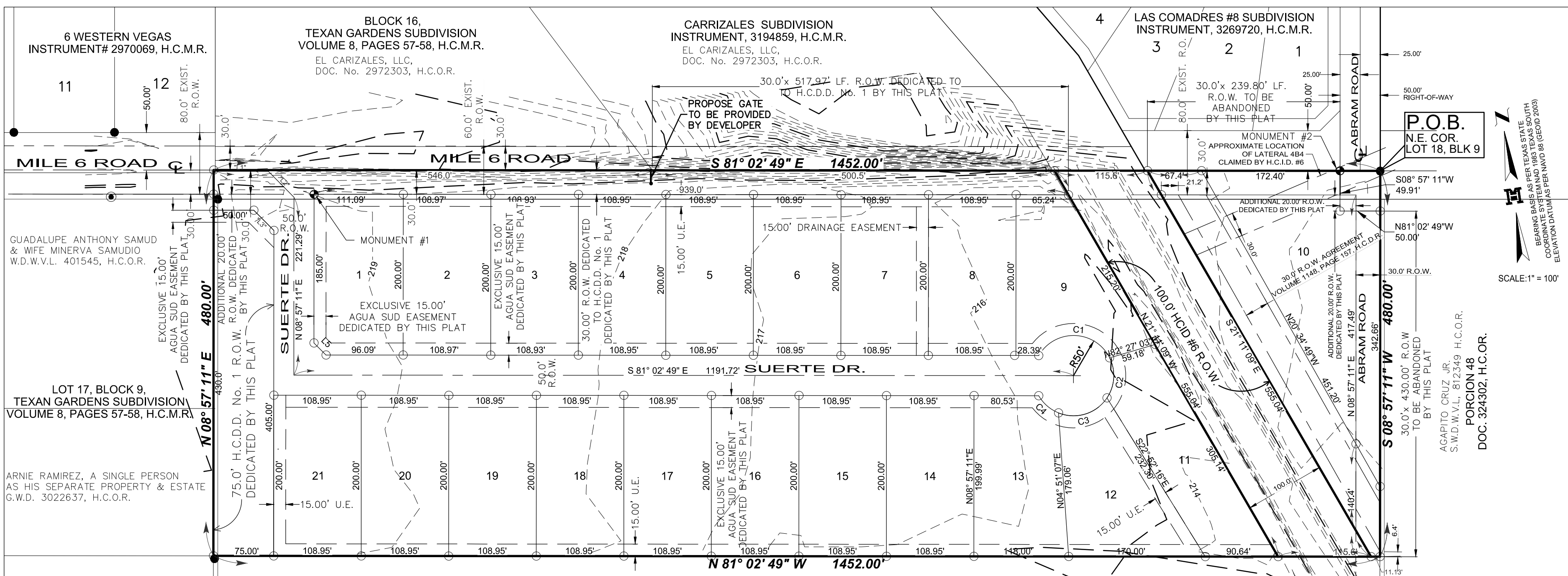
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: DECEMBER 28, 2021

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 Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	22,104.90	0.507	12	21,798.33	0.500
2	21,794.22	0.500	13	21,857.86	0.502
3	21,785.78	0.500	14	21,788.43	0.500
4	21,790.00	0.500	15	21,790.50	0.500
5	21,790.00	0.500	16	21,790.50	0.500
6	21,790.00	0.500	17	21,790.50	0.500
7	21,790.00	0.500	18	21,790.50	0.500
8	21,790.00	0.500	19	21,790.50	0.500
9	22,760.47	0.523	20	21,790.50	0.500
10	41,159.78	0.945	21	21,790.50	0.500
11	23,107.41	0.530			

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	108.62	50.00	123° 48' 42"	N79° 09' 01" W	88.29	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	32.65	17.27

Line Table		
Line #	Direction	Length
"1"	S 80° 53' 14" E	70.66
"2"	S 35° 53' 14" E	45.20
"3"	N 36° 02' 49" W	35.36
"5"	N 36° 02' 49" W	21.21

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;

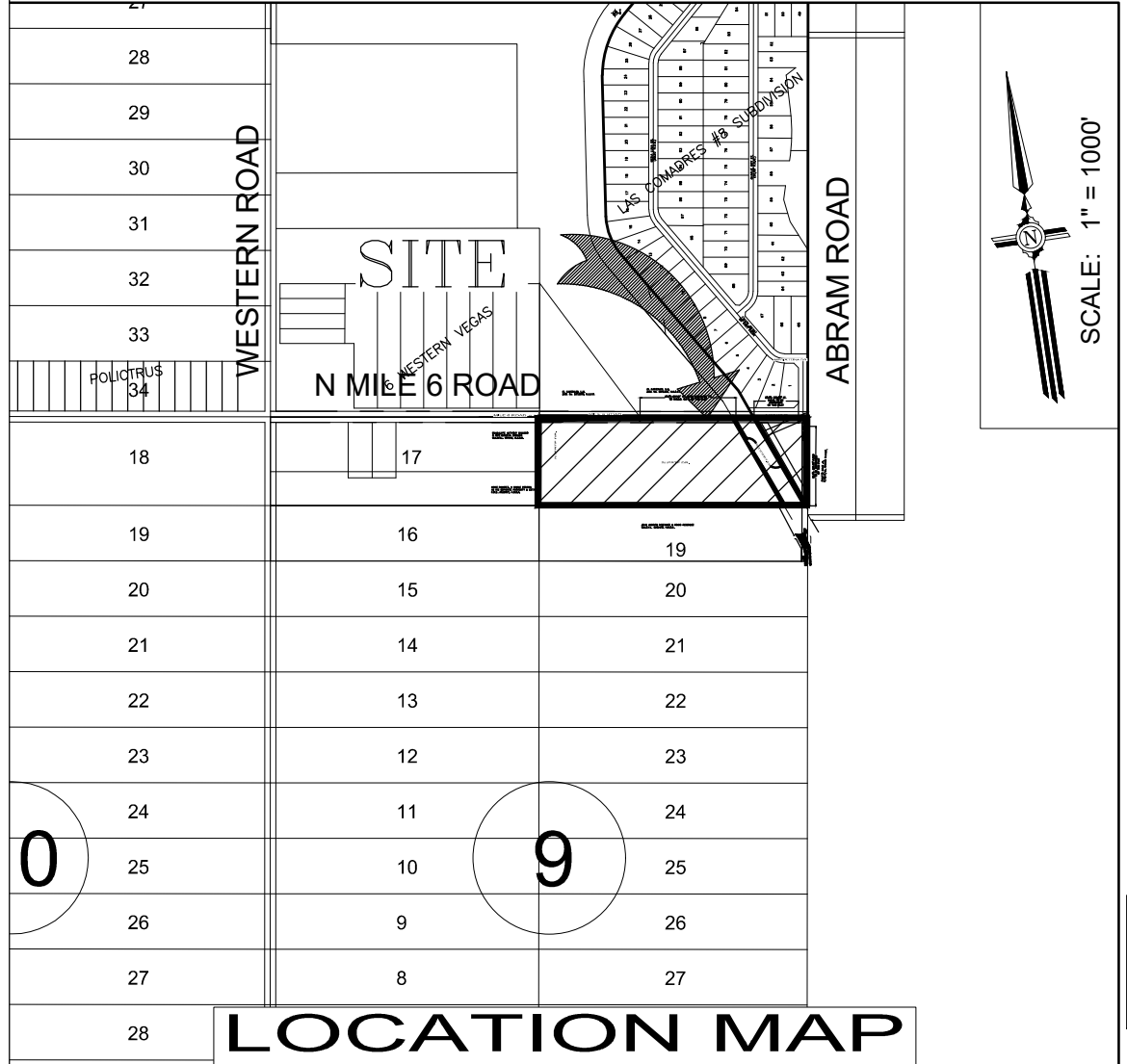
- THENCE, S 08° 57' 11" W A DISTANCE OF 480.00 FEET ALONG THE WEST LINE OF SAID LOT 18, TO A NO. 4 REBAR SET ON THE SOUTH LINE OF LOT 18 AND NORTH LINE OF LOT 19, BLOCK 9 TEXAN GARDENS, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 02' 49" W AT A DISTANCE OF 1113 FEET PASSING A NO. 4 REBAR 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, CONTAINING 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:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839
SURVEYOR:	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 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____.

ATTEST: _____
MAYOR OF THE CITY OF MISSION

ATTEST: _____
SECRETARY OF THE CITY OF MISSION

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

(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.

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____.

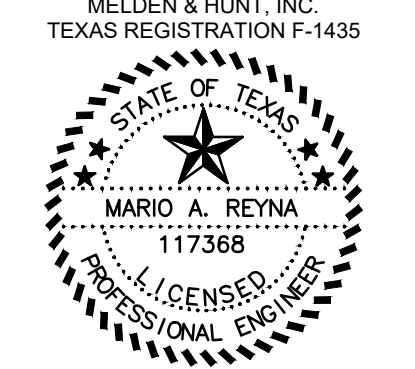
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

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

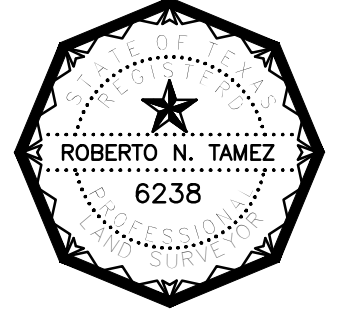


STATE OF TEXAS §
COUNTY OF HIDALGO §

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

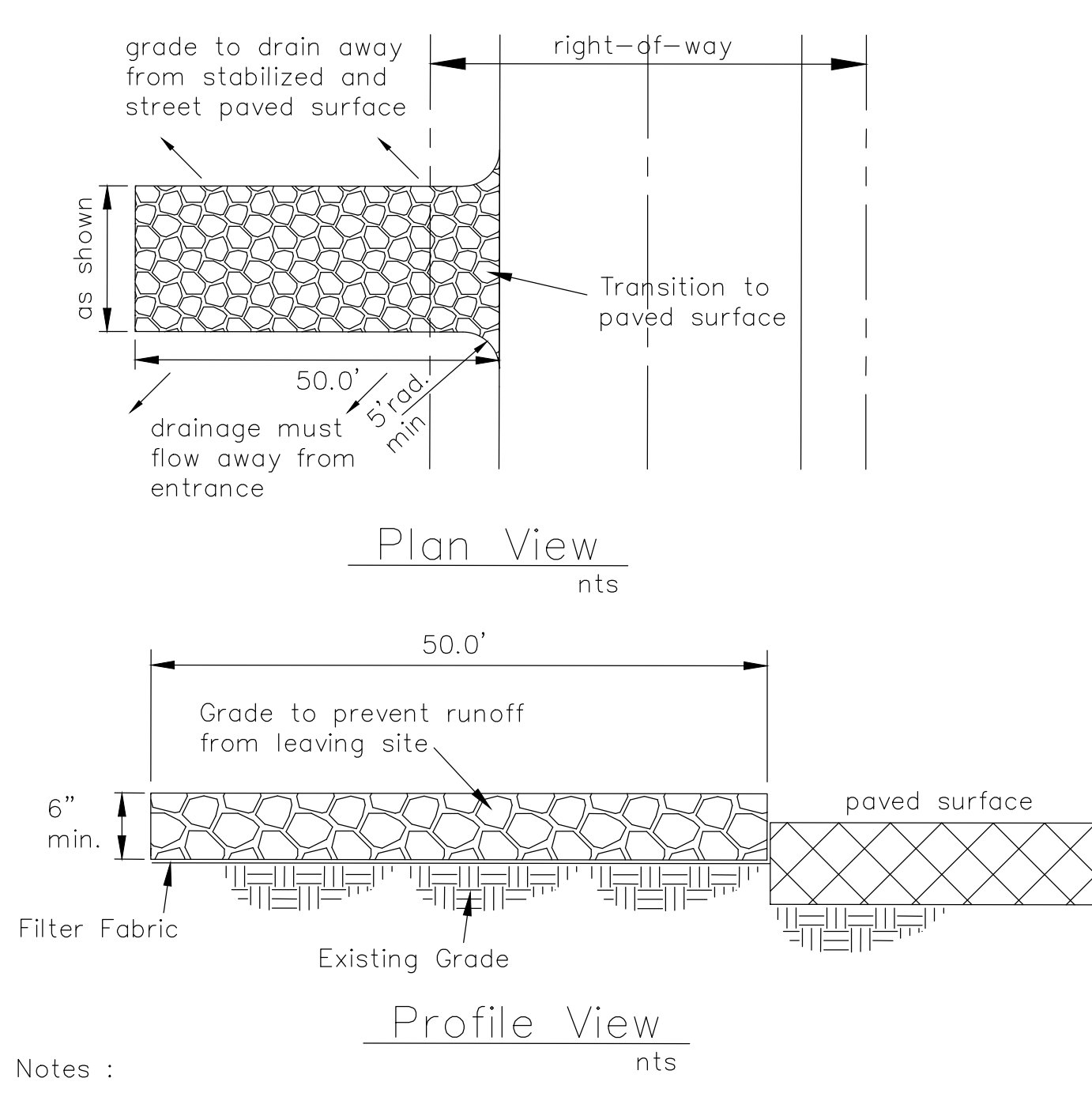
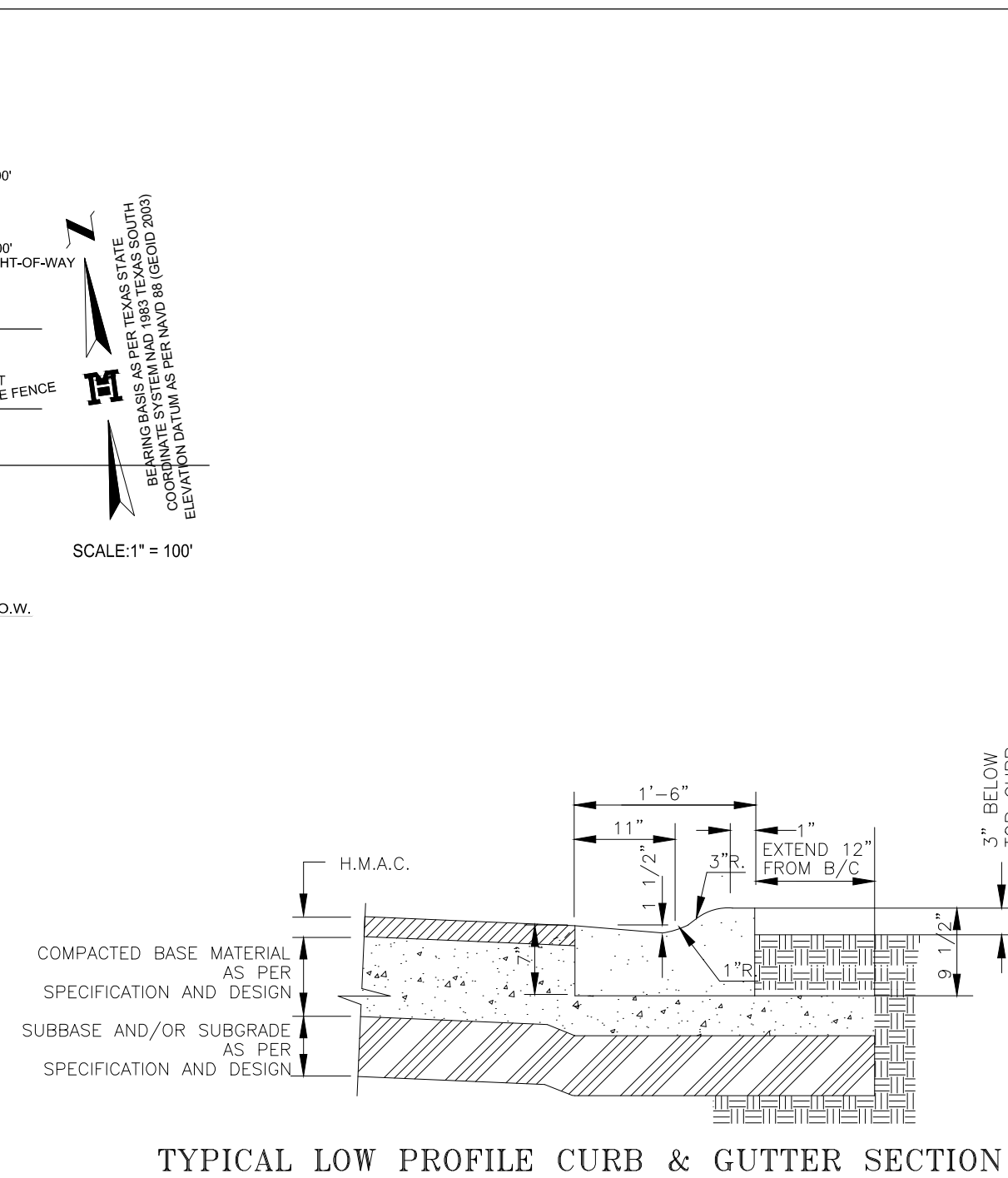
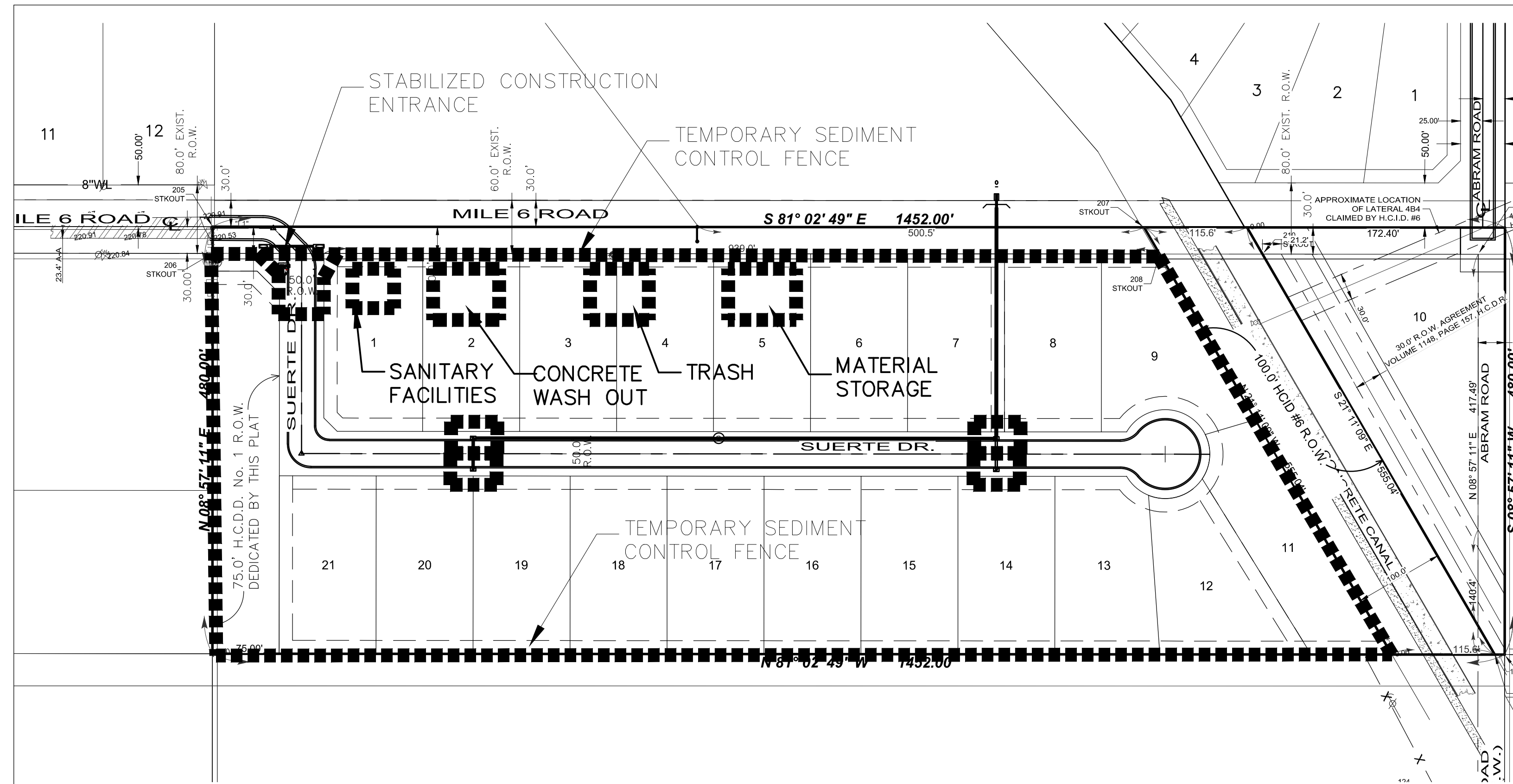


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUARDADO, JR.,
HIDALGO COUNTY CLERK

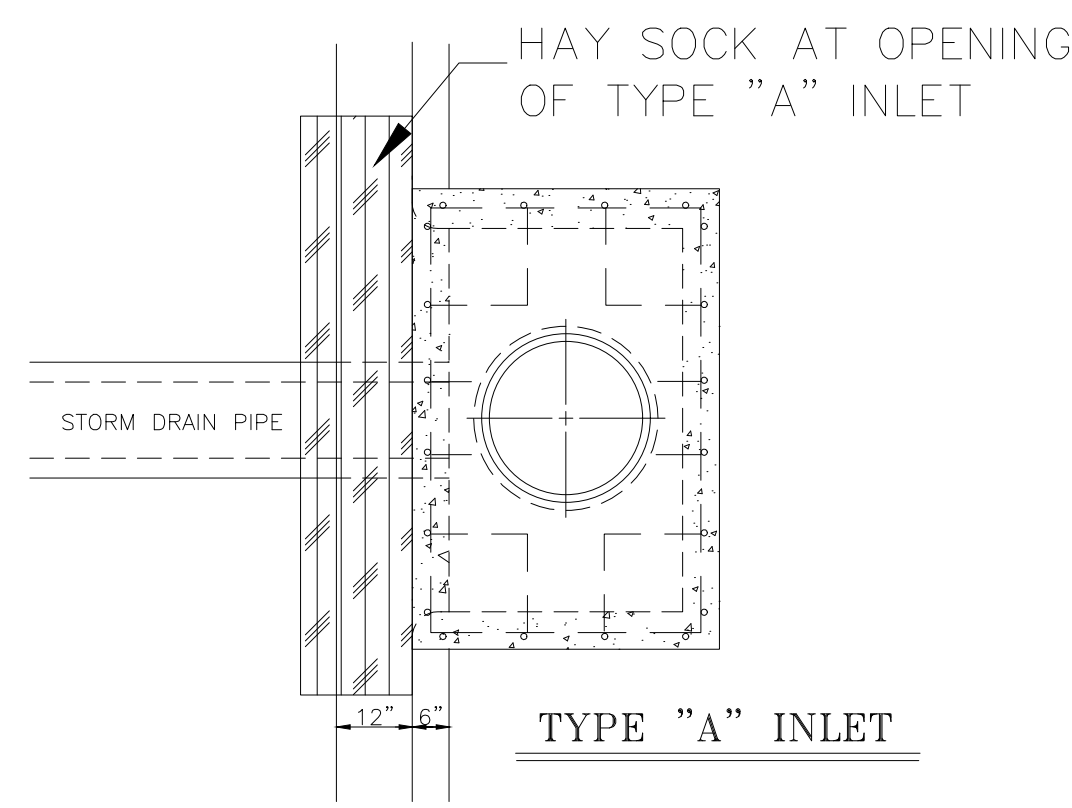
ON: _____ AT _____ AM/PM

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

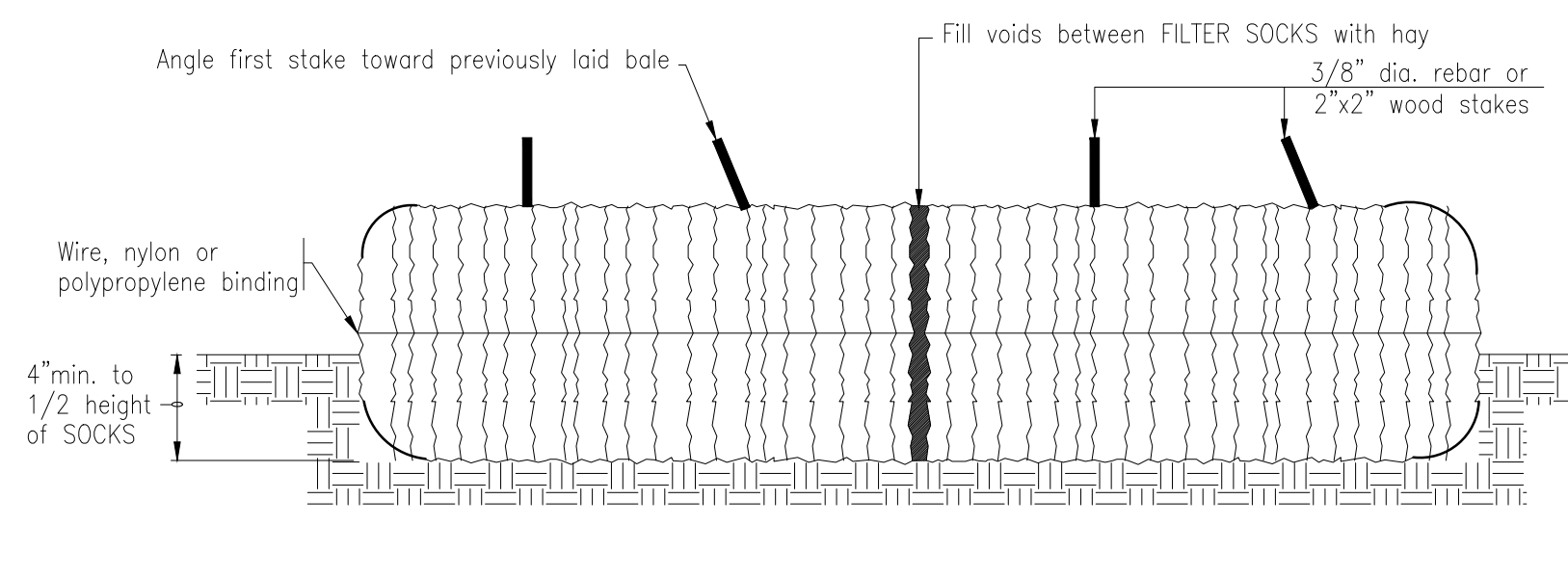
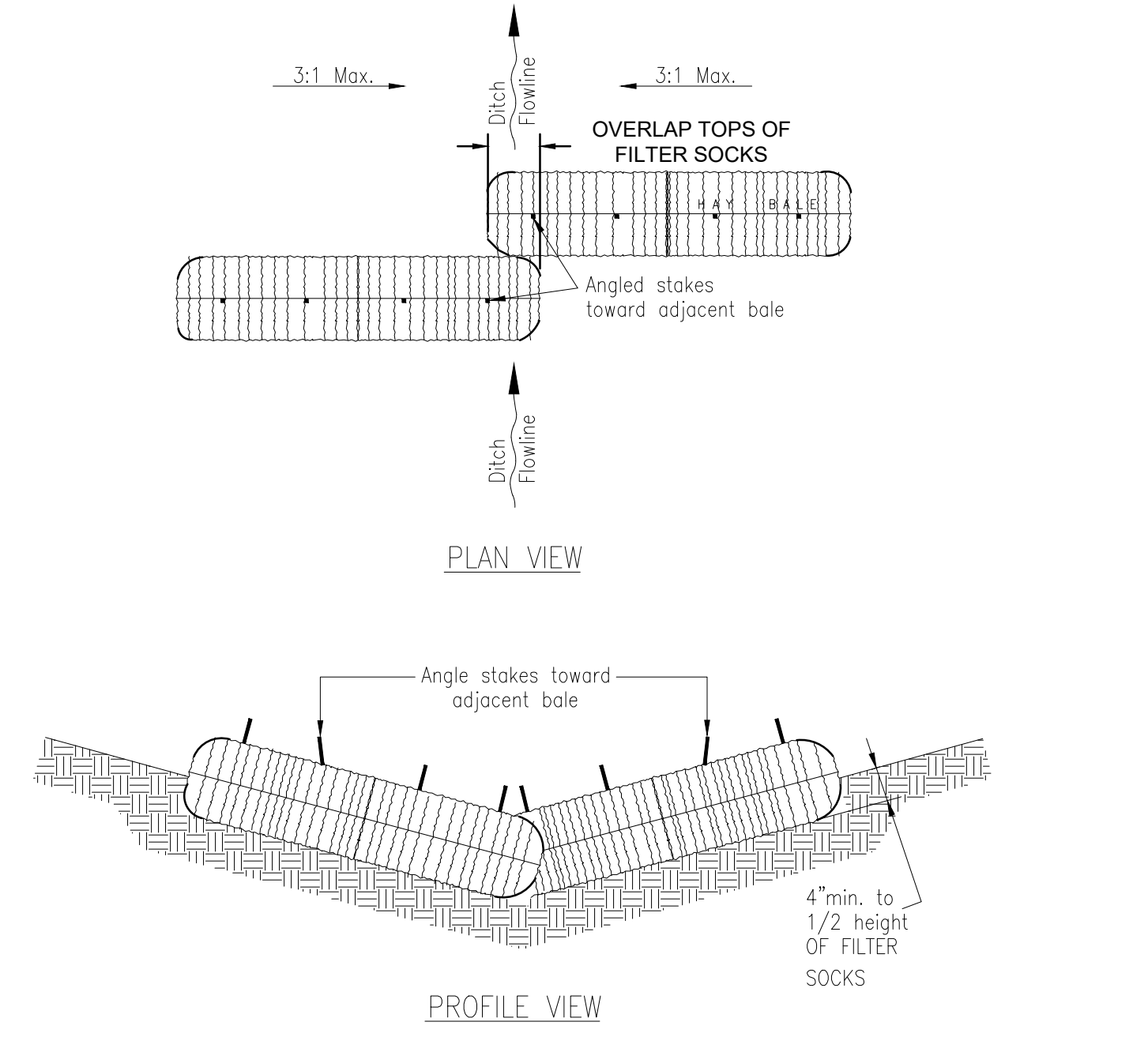
BY: _____ DEPUTY



- 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 an 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.



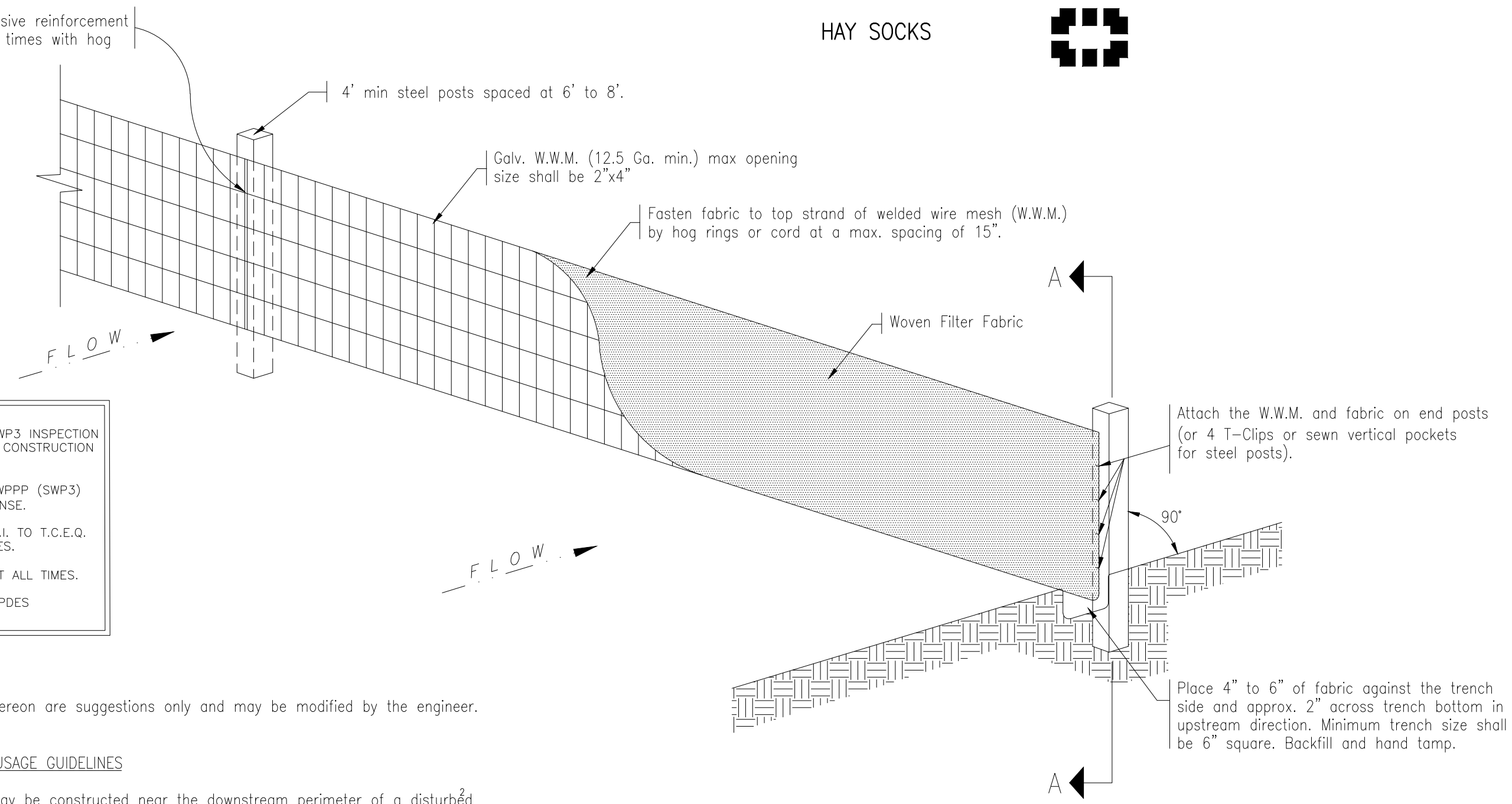
- GENERAL NOTES :
- Filter socks shall be a minimum of 8" diameter.
 - Filter shall be bound by either wire nyl or polypropylene string, the filter socks shall be composed entirely of vegetable matter.
 - Filter socks shall be embedded in the soil a minimum of 4" and where possible height of the hay 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

PLAN SHEET LEGEND
Baled Hay BH

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

REVISION
MELDEN & HUNT, INC.
TEXAS REGIST. E-1435

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

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 78541
 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

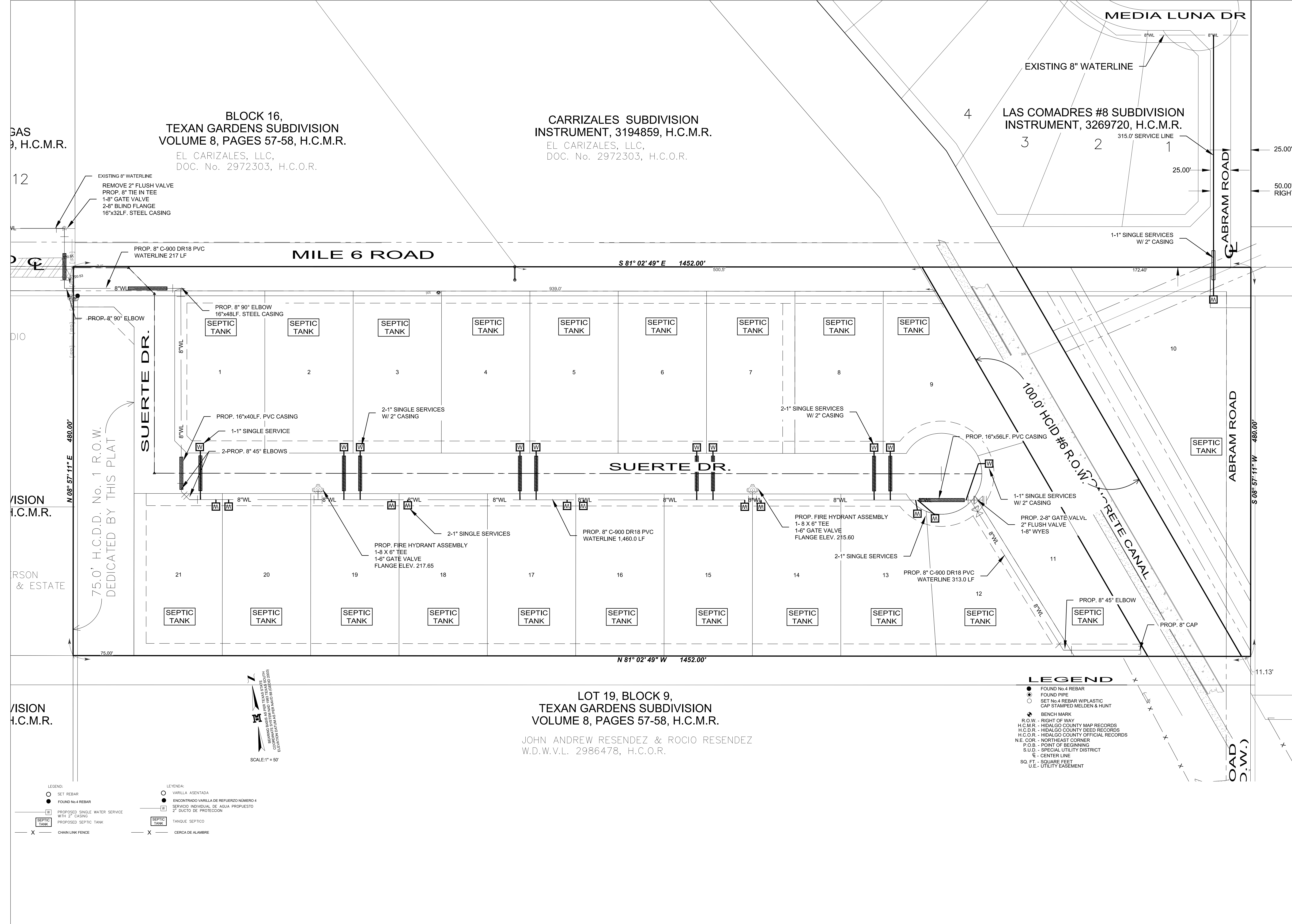
MARIO A. REYNA
 117368
 LICENSED PROFESSIONAL ENGINEER

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

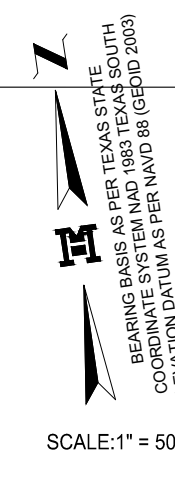
BUENA SUERTE ONE SUBDIVISION
 MISSION, TEXAS

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 2" DUCTO DE PROTECCION
 - 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.

BLOCK 16,
 TEXAN GARDENS SUBDIVISION
 VOLUME 8, PAGES 57-58, H.C.M.R.
 EL CARIZALES, LLC,
 DOC. No. 2972303, H.C.O.R.

CARRIZALES SUBDIVISION
 INSTRUMENT, 3194859, H.C.M.R.
 EL CARIZALES, LLC,
 DOC. No. 2972303, H.C.O.R.

4 LAS COMADRES #8 SUBDIVISION
 INSTRUMENT, 3269720, H.C.M.R.

GAS
 9, H.C.M.R.

12

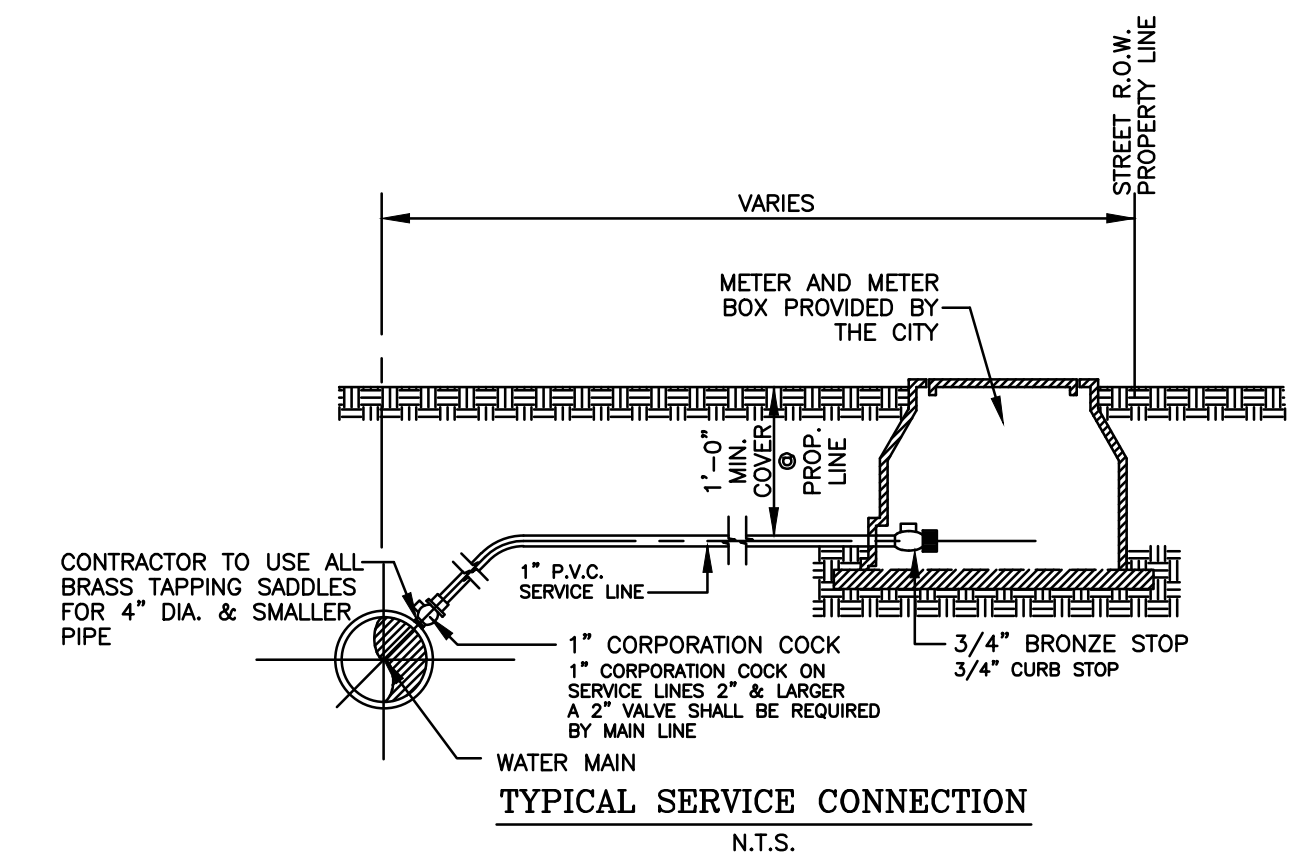
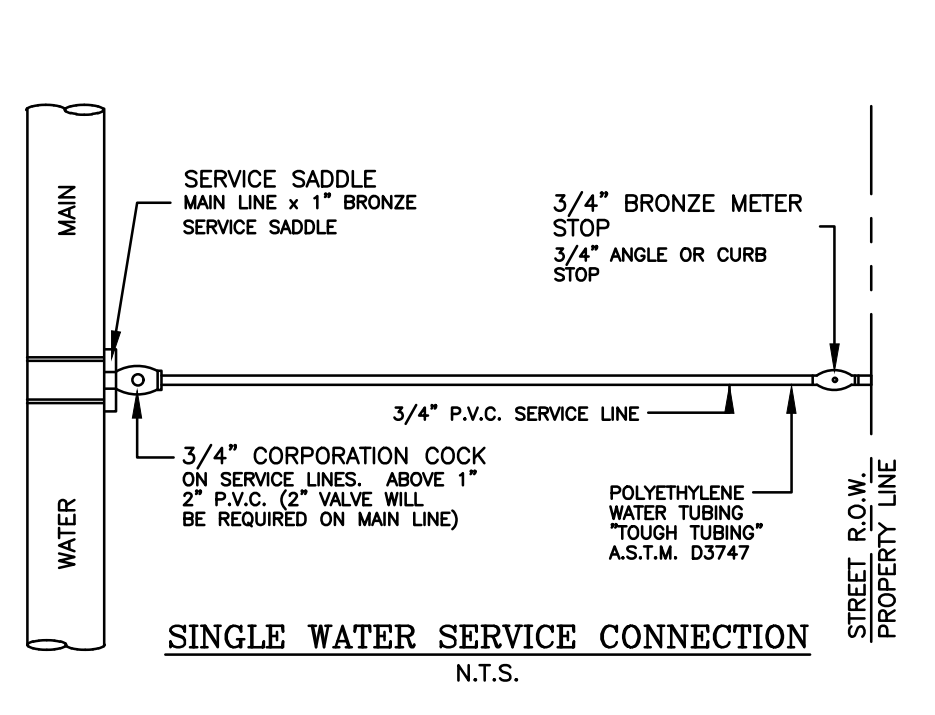
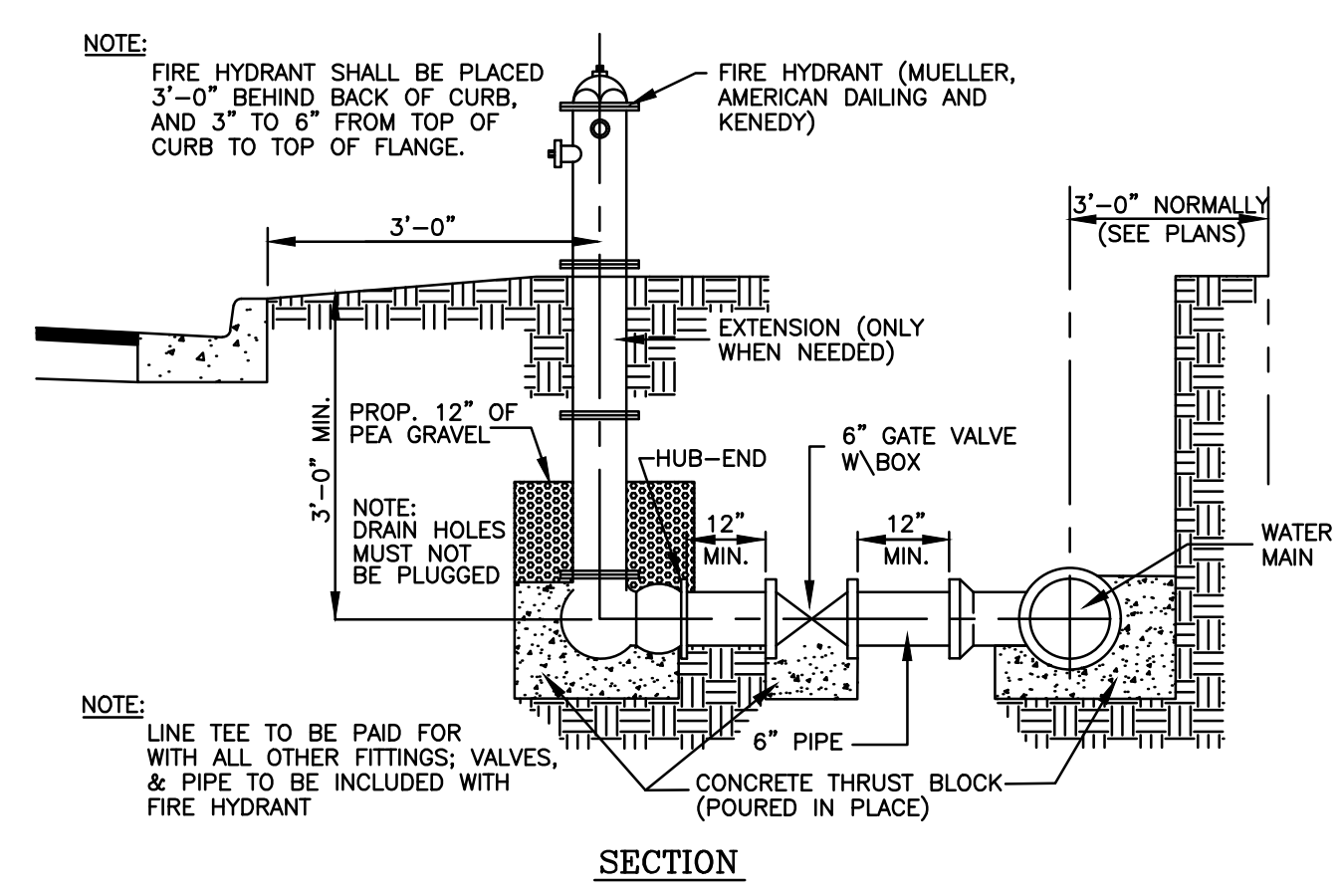
DIO

VISION
 H.C.M.R.

PERSON
 & ESTATE

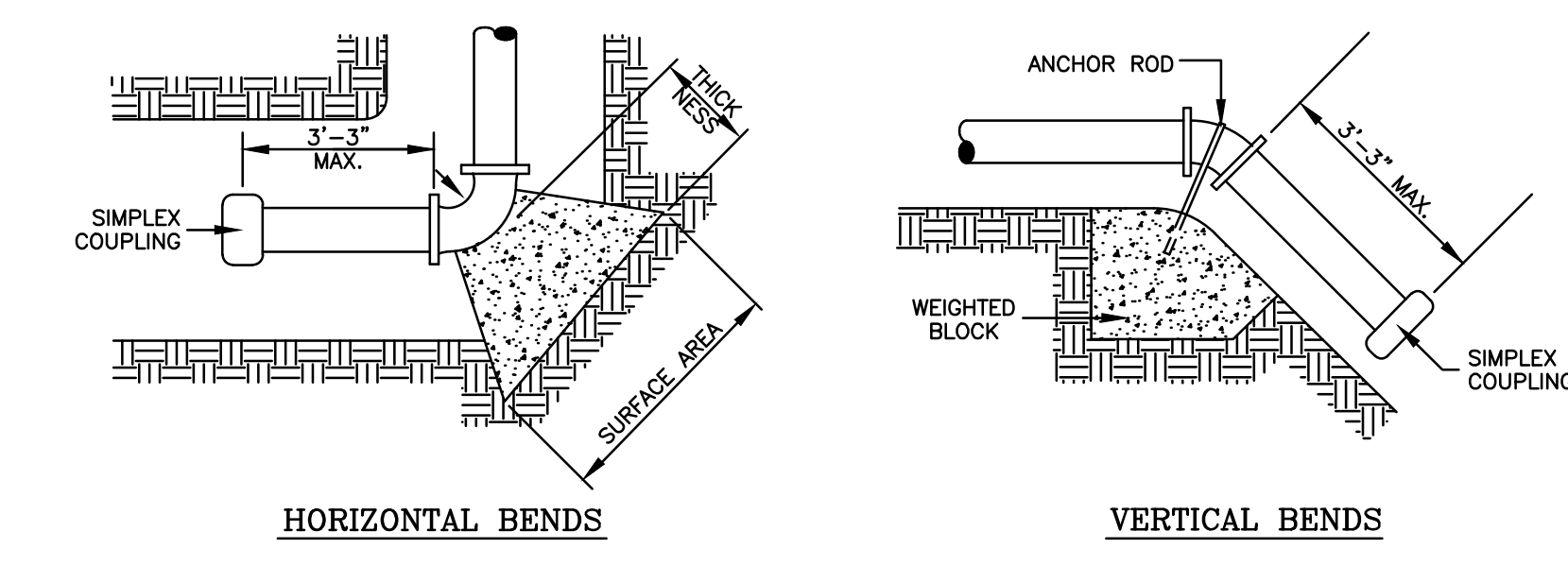
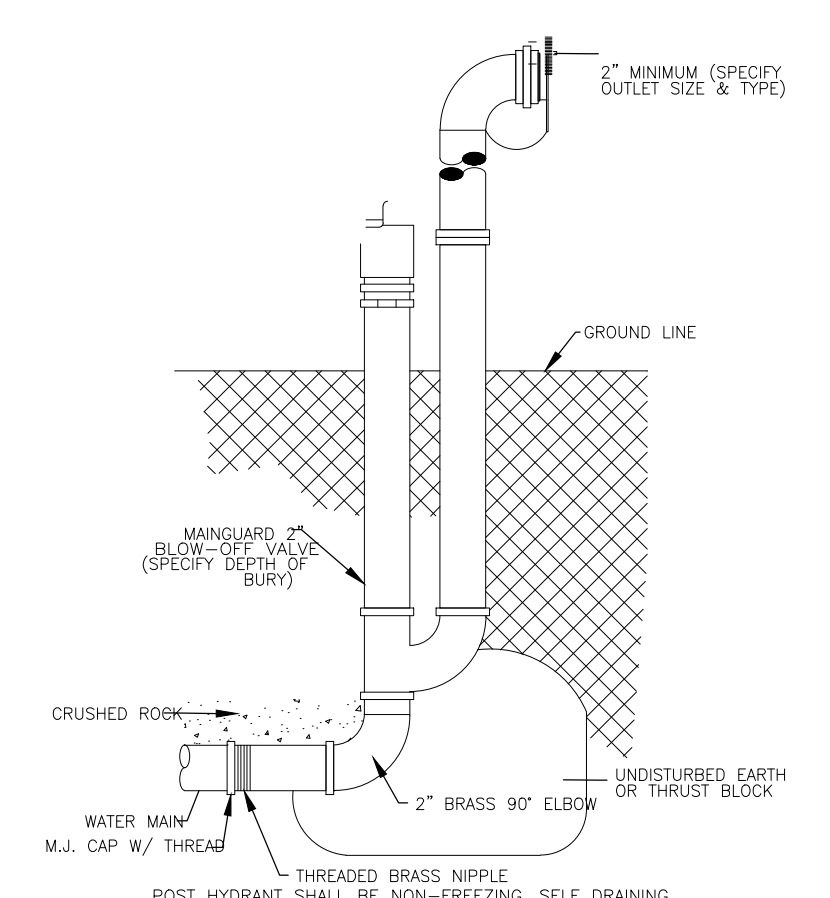
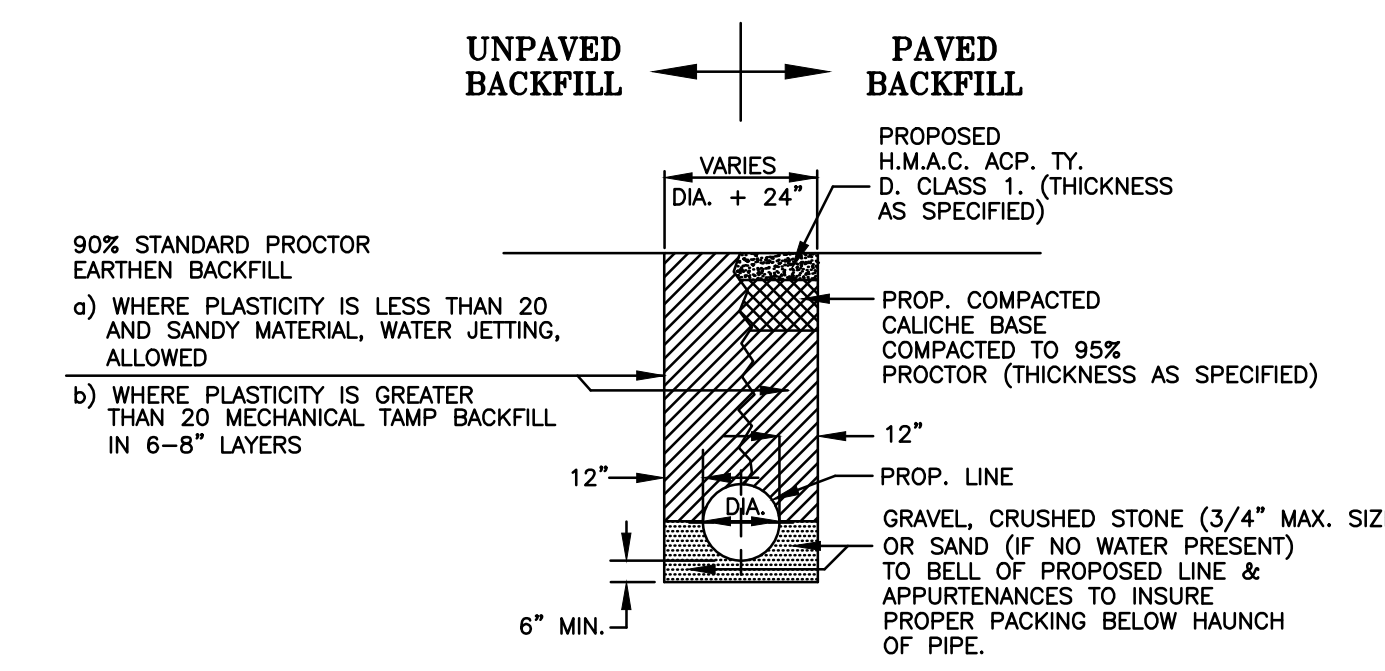
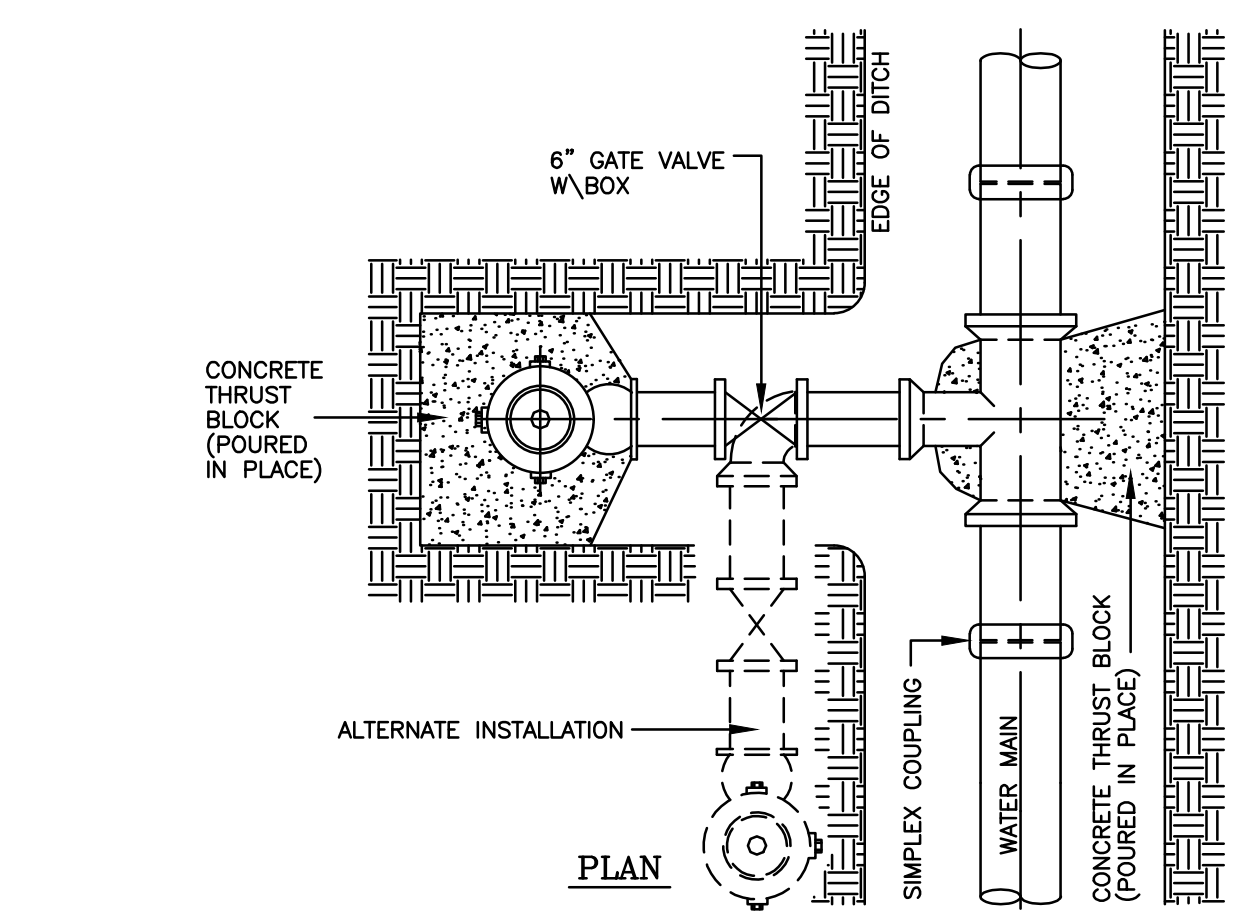
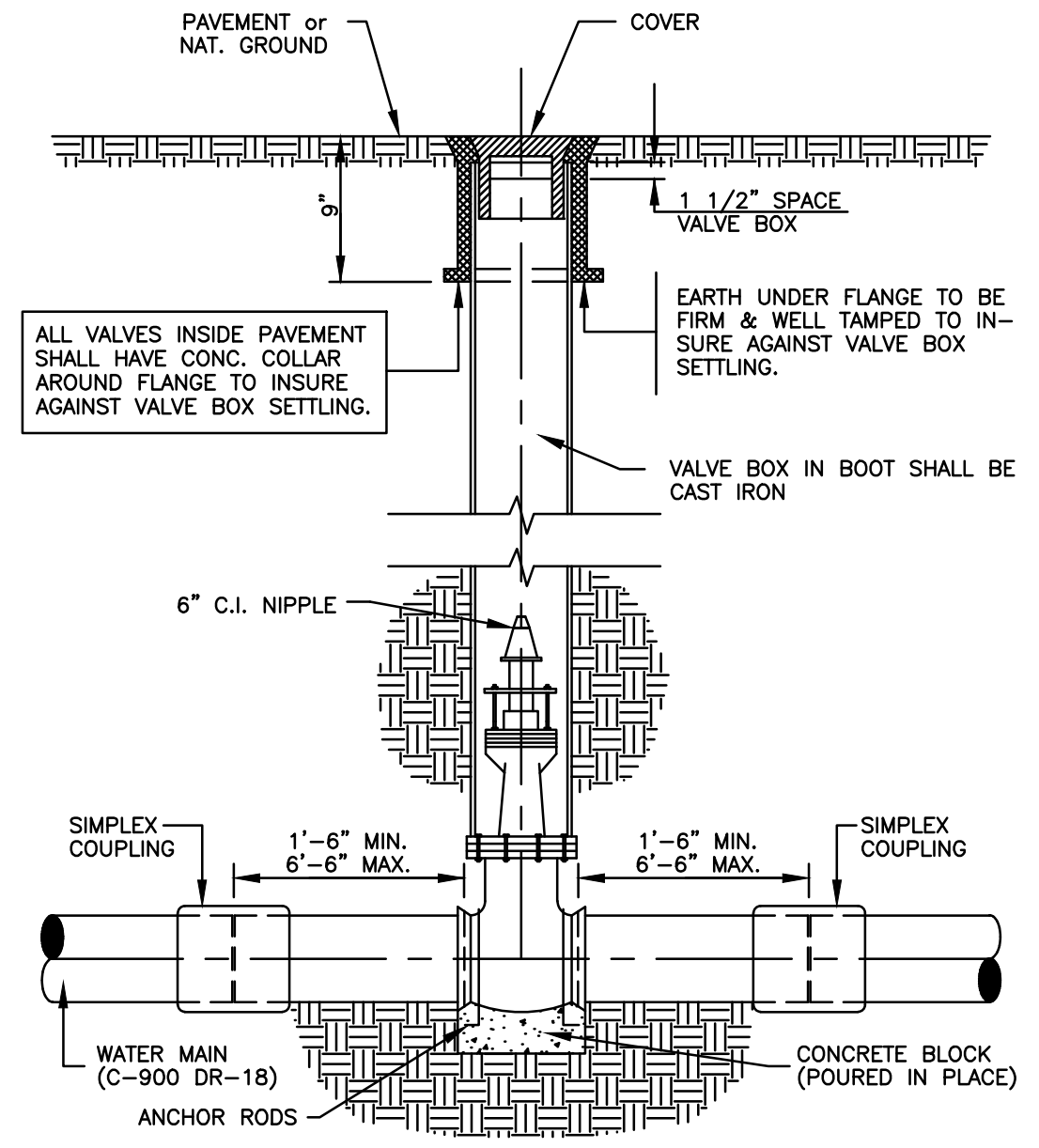
VISION
 H.C.M.R.

ROAD
 (D.W.)



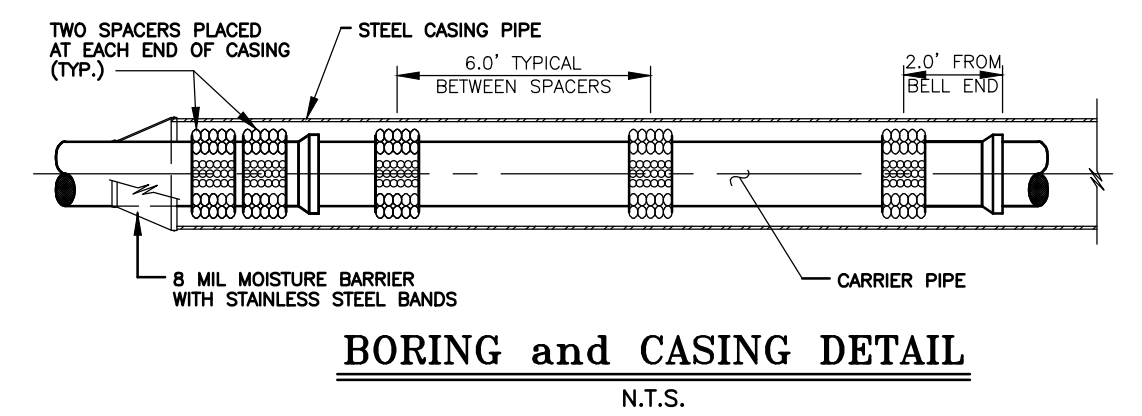
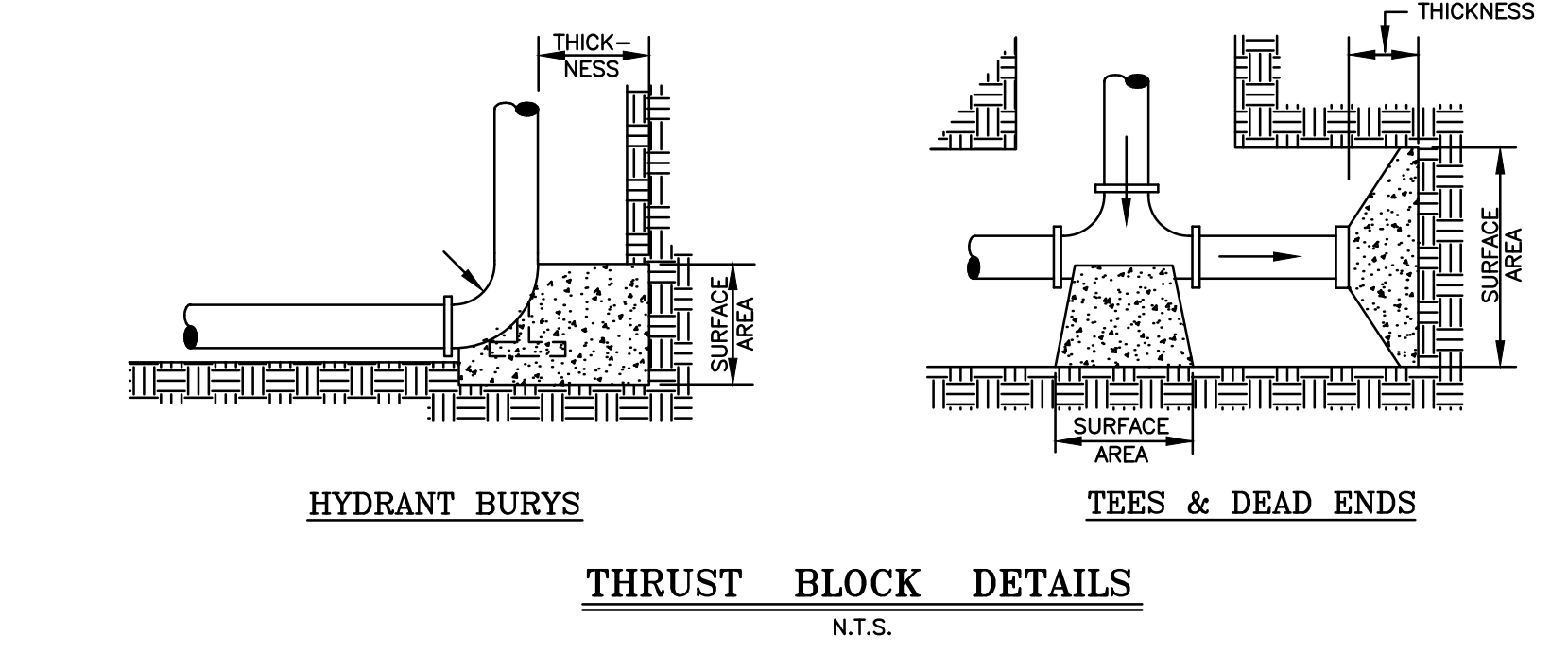
- GENERAL NOTES:
- DRAWINGS INDICATE COPPER SERVICE LINES.
 - FOR P.V.C. SERVICE LINES REFER TO SMALLER TYPE NOTES.
 - ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
 - WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" P.V.C. SH-40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

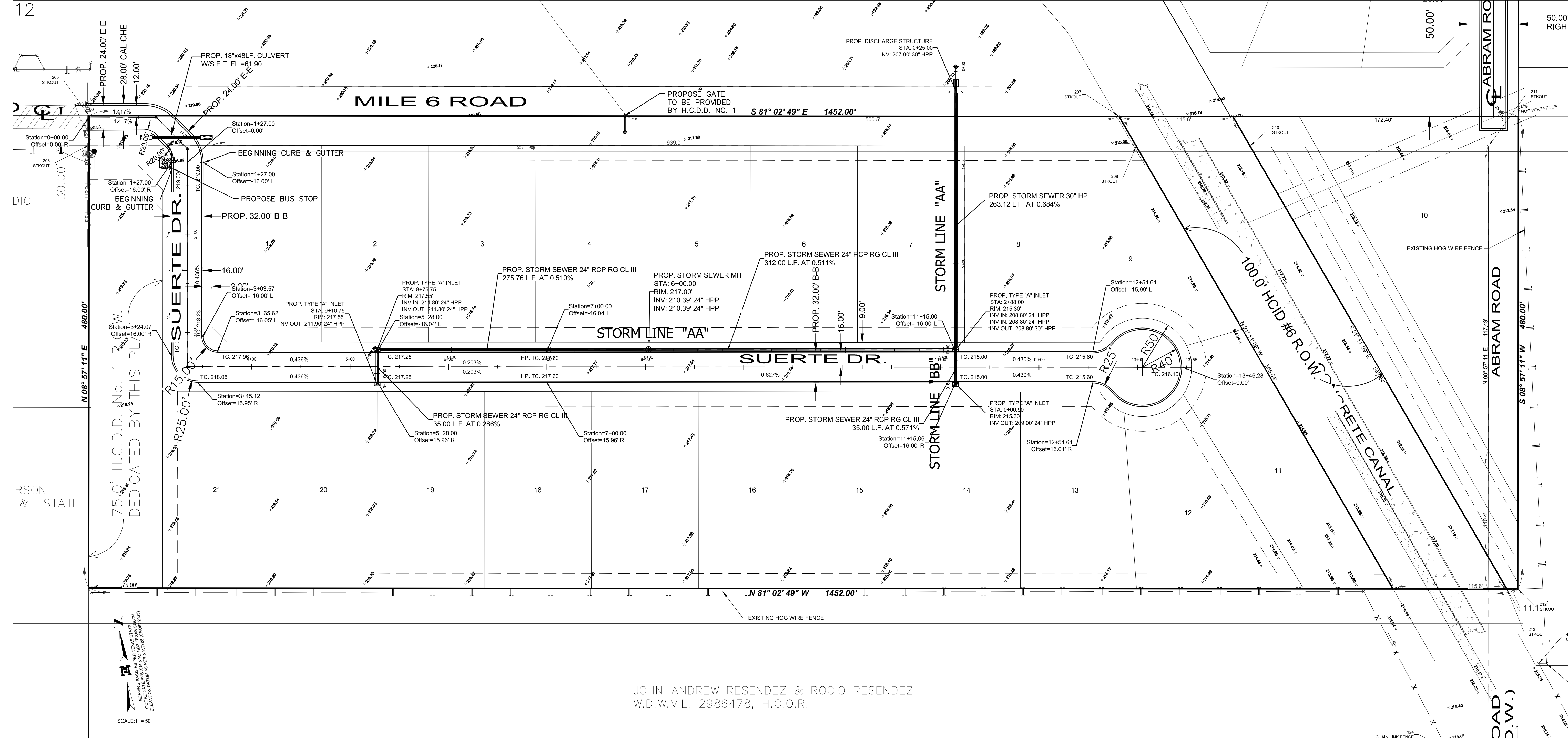
TYPICAL WATER SERVICE CONNECTIONS
 N.T.S.



DIAMETER OF PIPE INCHES	THRUST BLOCK SIZE		WEIGHT AT VERTICAL BENDS - lbs.
	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.





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

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 - SQ. FT. - SQUARE FEET
 - U.E. - UTILITY EASEMENT

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ENG. TECH. CDR. 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 <p>THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368</p> <p>ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW</p>
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PROPOSE STORM & STREET IMPROVEMENTS	
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SHEET 7 OF 11	

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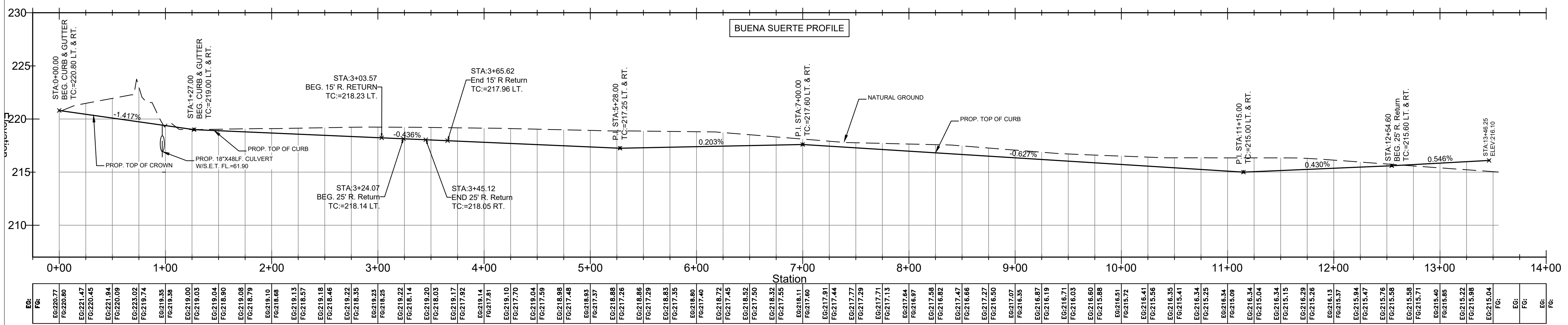
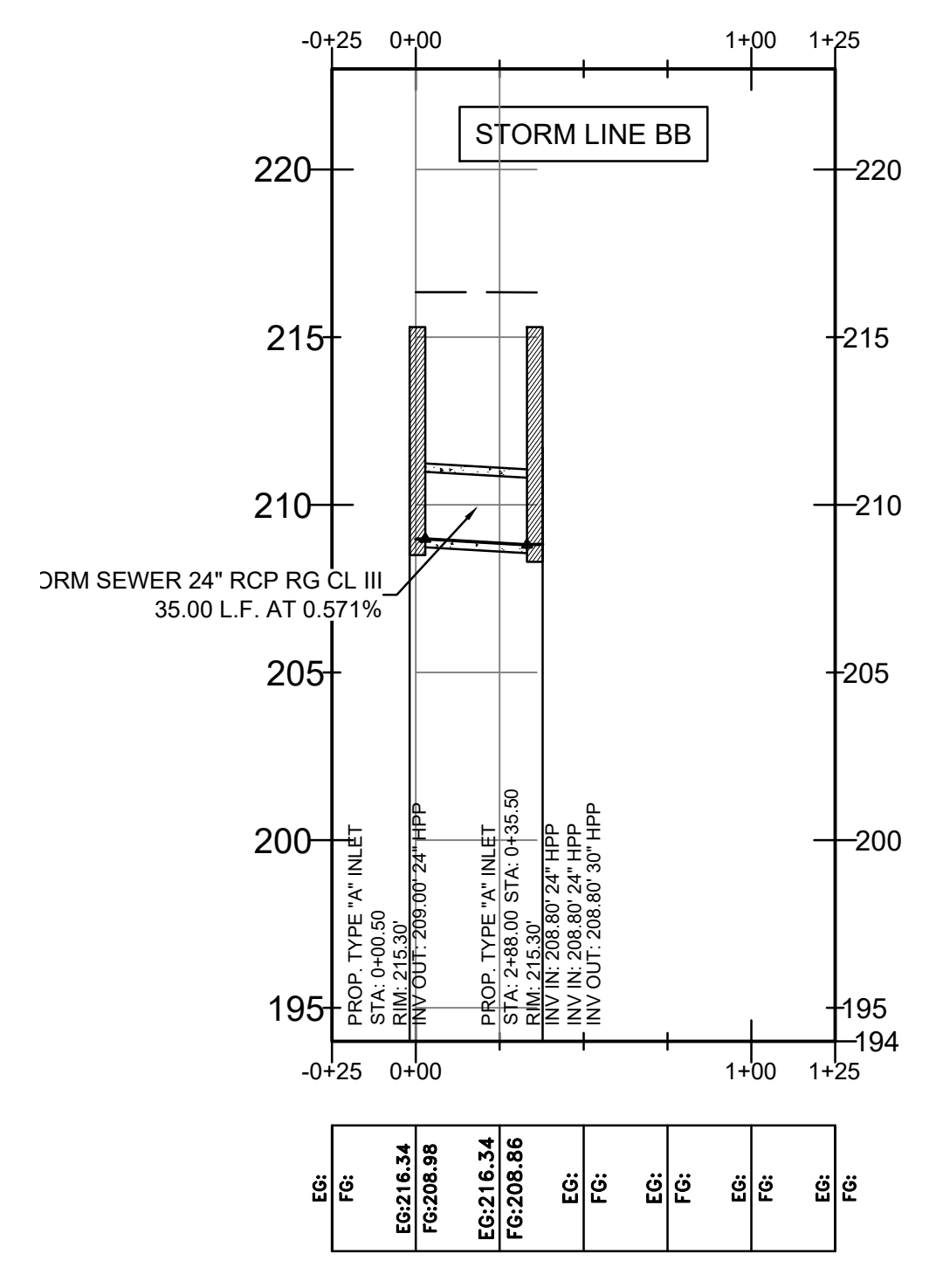
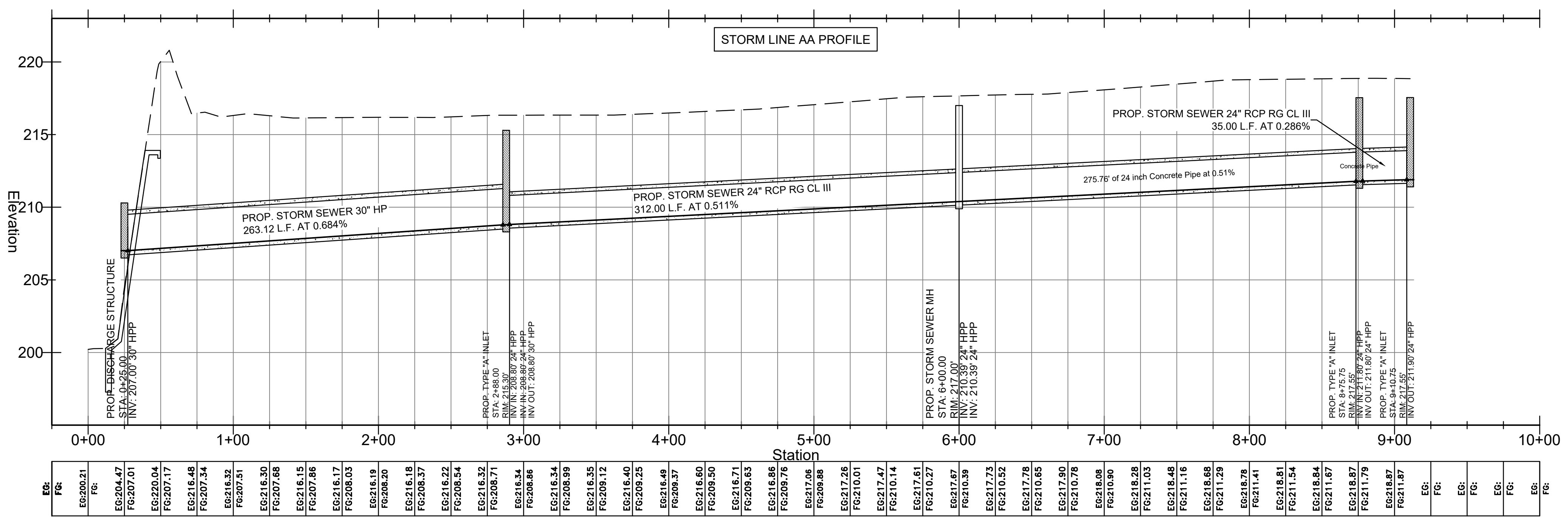
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 T-BOOK: PG. MELDEN & HUNT, INC.
 TEXAS REGIST. F-1435
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MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

 MARIO A. REYNA
 117368
 LICENSED PROFESSIONAL ENGINEER
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BUENA SUERTE ONE SUBDIVISION
 MISSION, TEXAS

PROPOSE STORM & STREET IMPROVEMENTS



BY DATE
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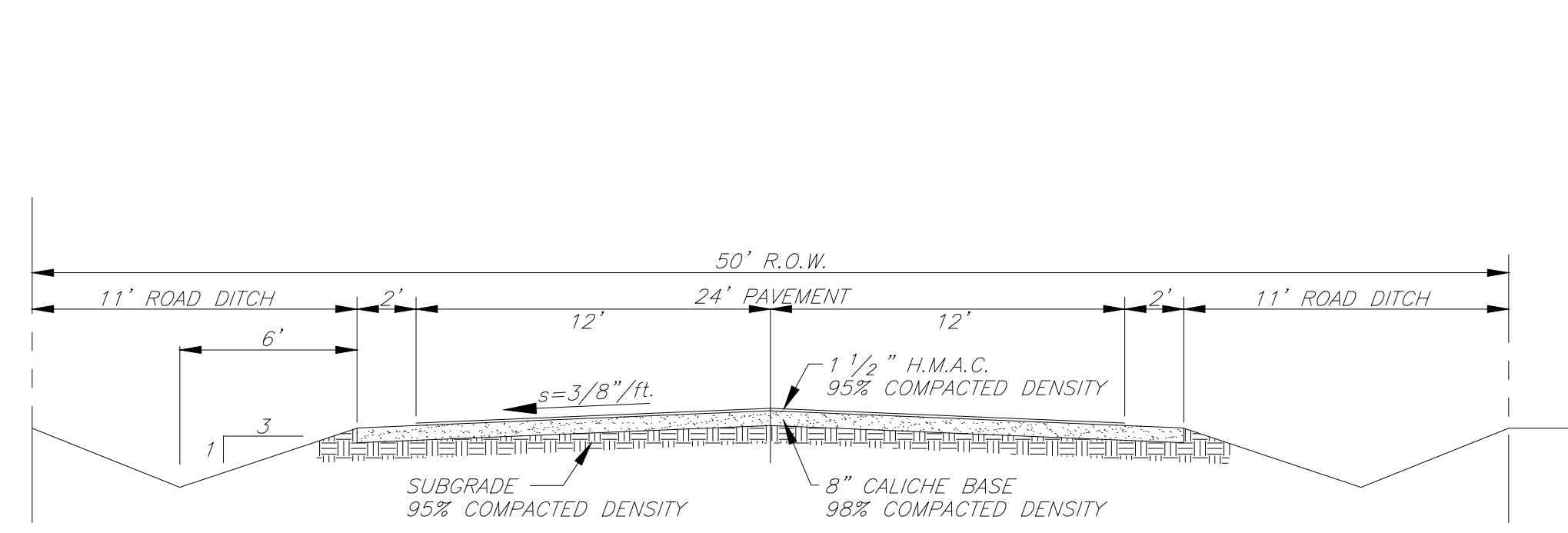
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MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

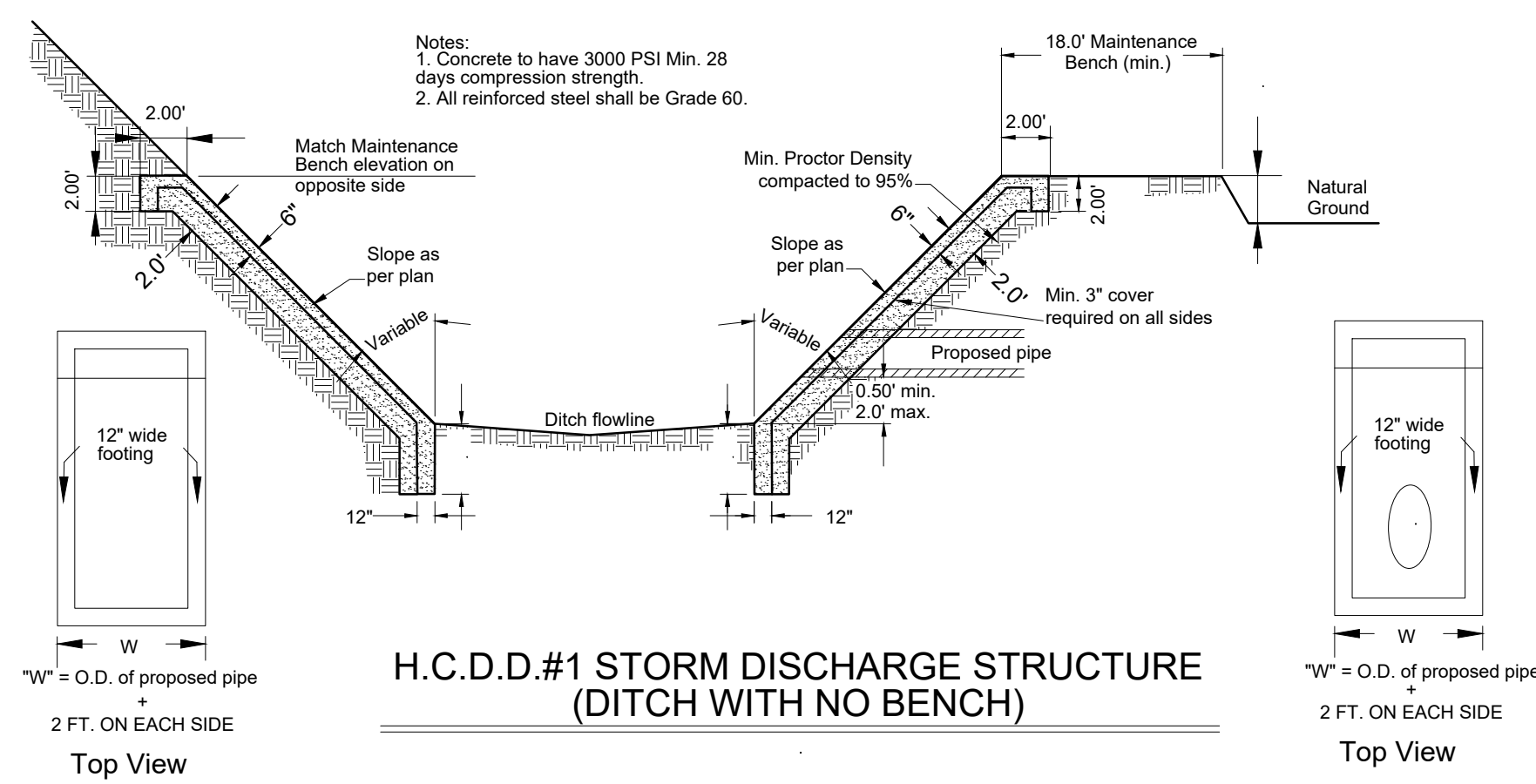
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BUENA SUERTE ONE
 SUBDIVISION
 MISSION, TEXAS

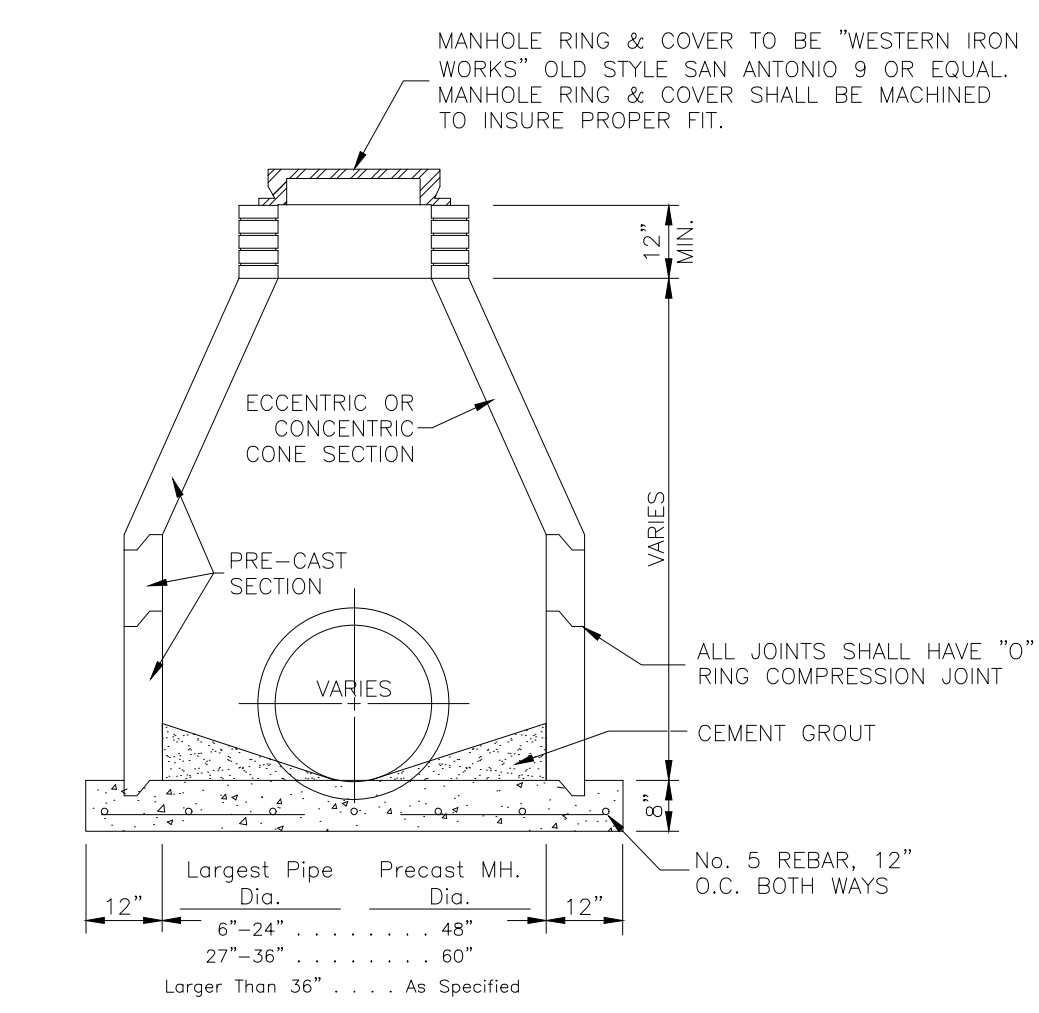
PROPOSE STORM & STREET
 IMPROVEMENTS



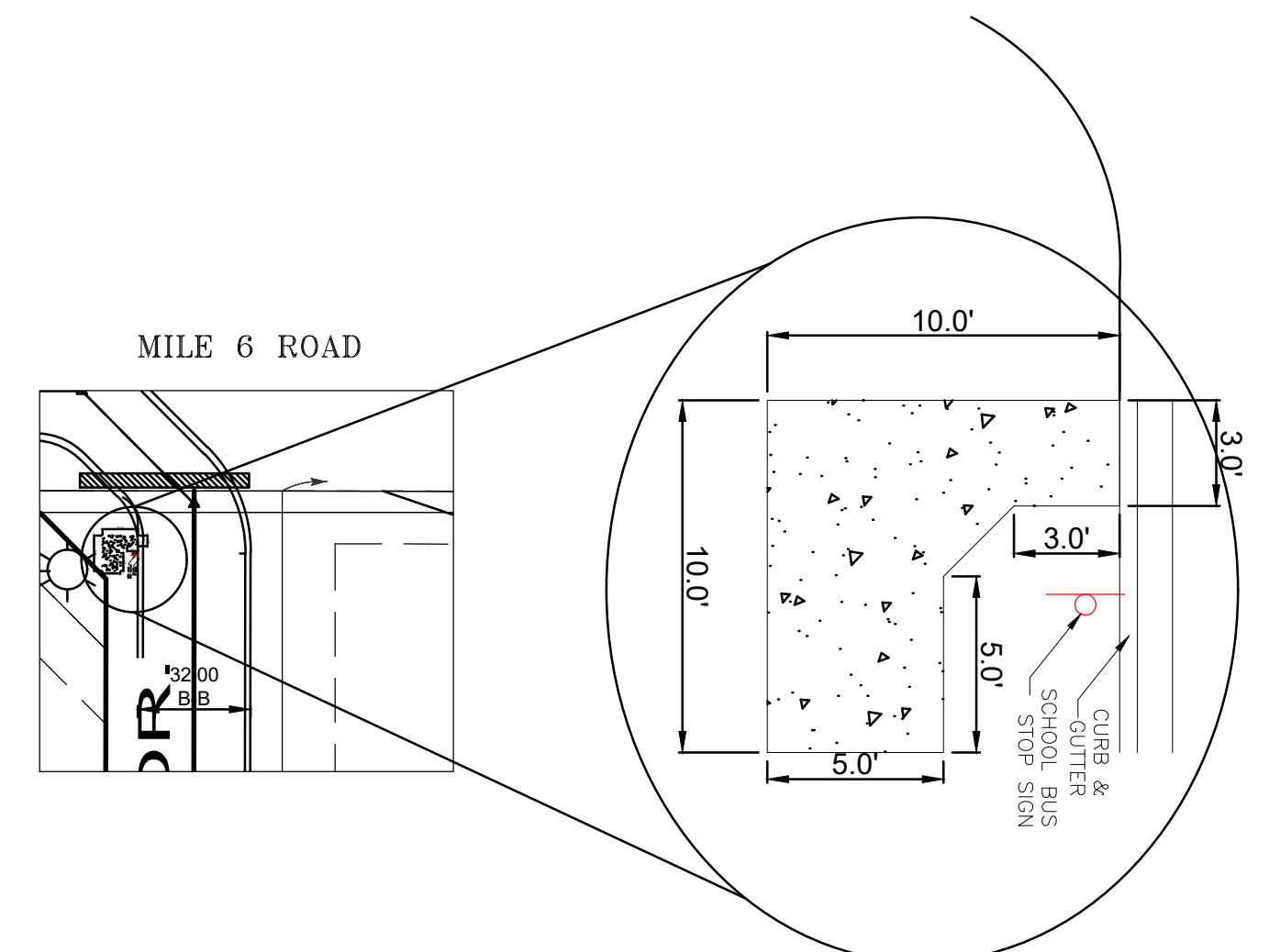
TYPICAL PAVING SECTION



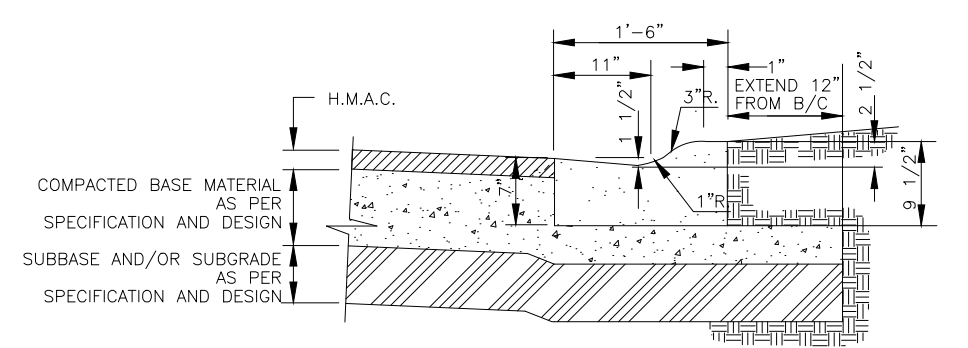
H.C.D.D.#1 STORM DISCHARGE STRUCTURE (DITCH WITH NO BENCH)



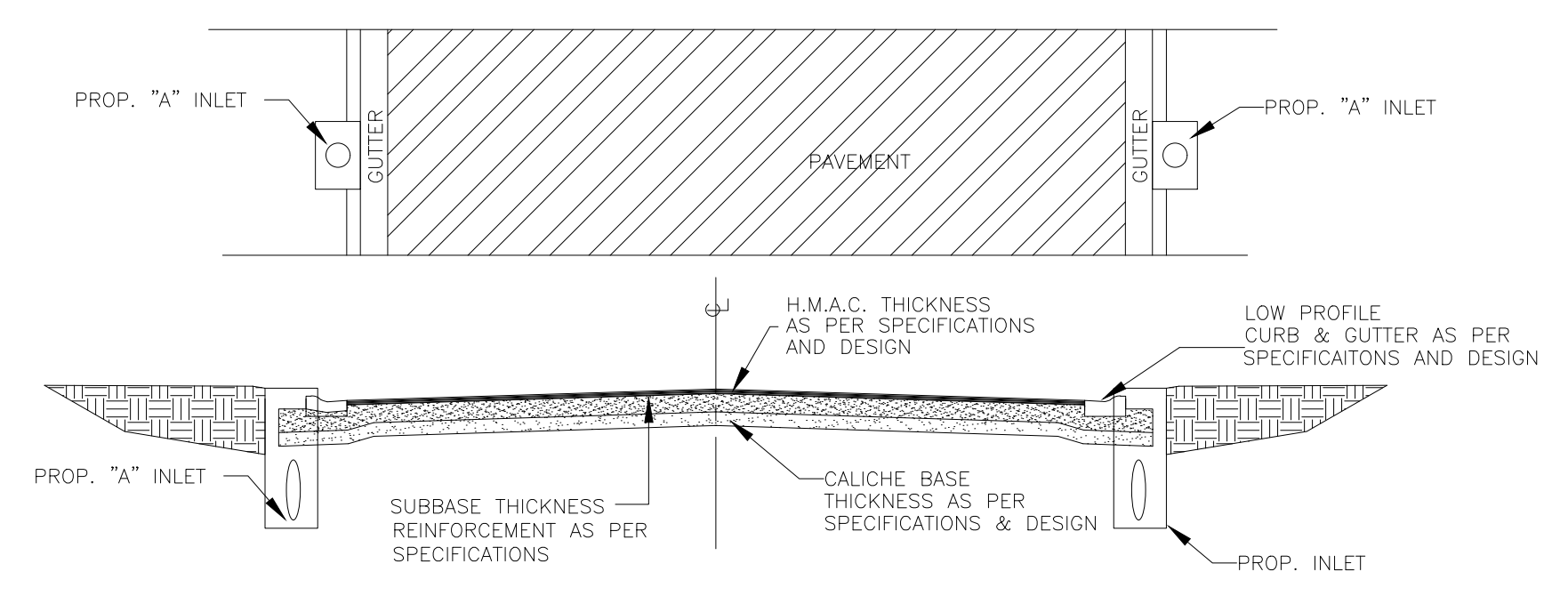
STANDARD STORM SEWER PRE-CAST CONCRETE MANHOLE
 N.T.S.



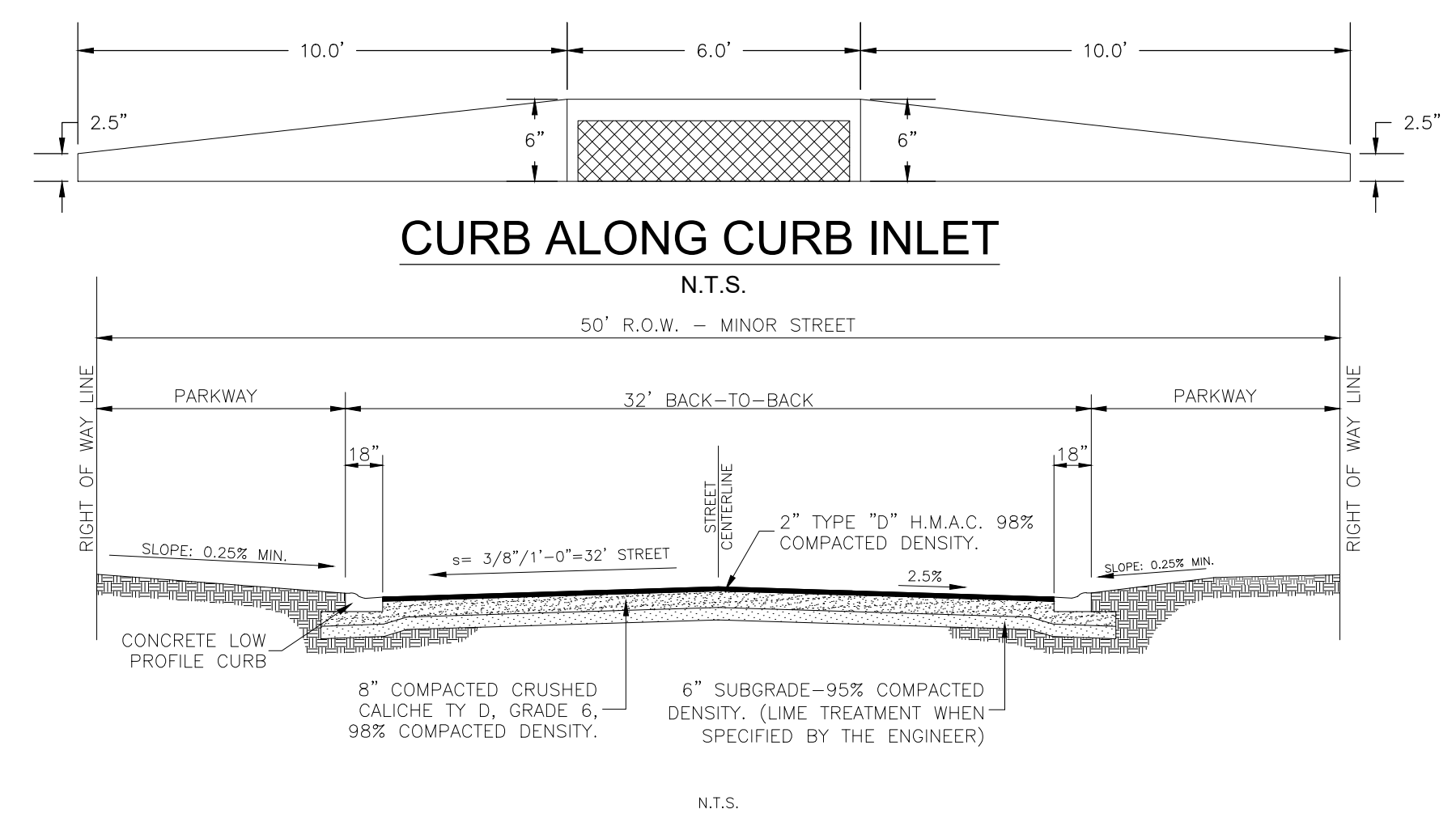
SCHOOL BUS STOP PICKUP AREA



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

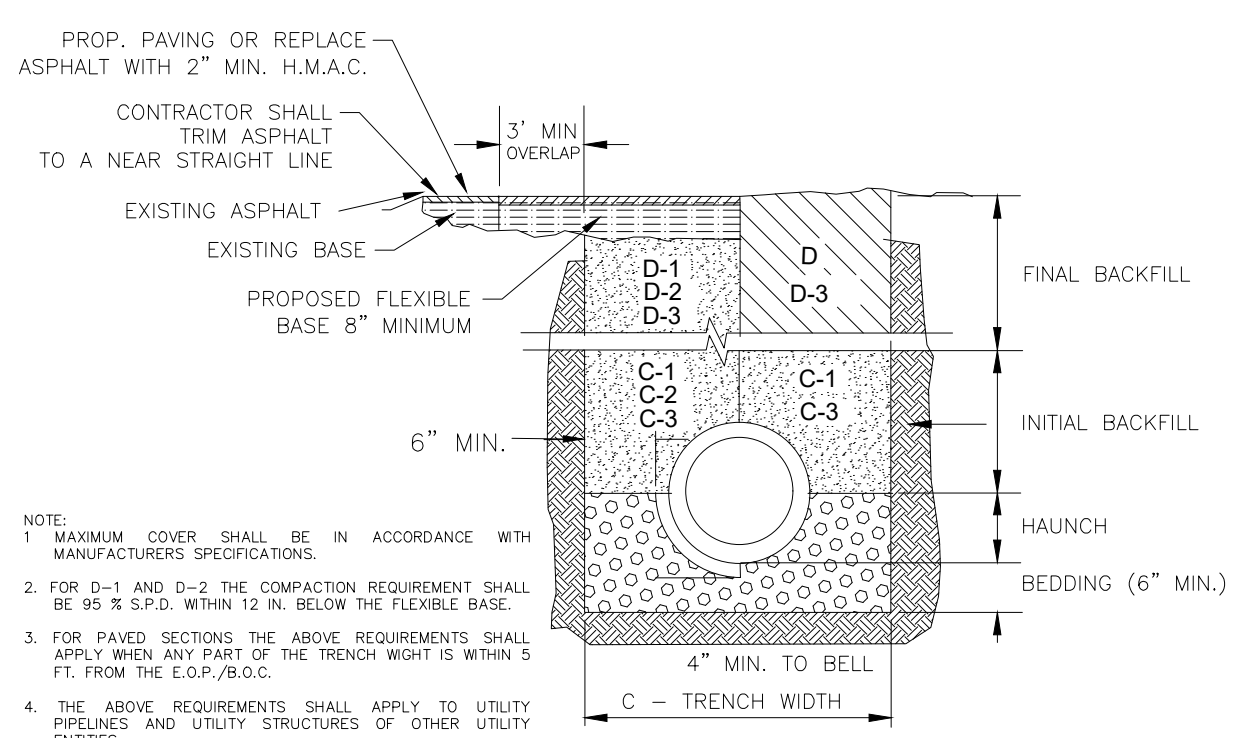


TYPICAL ROAD SECTION W/ LOW CURB & GUTTER
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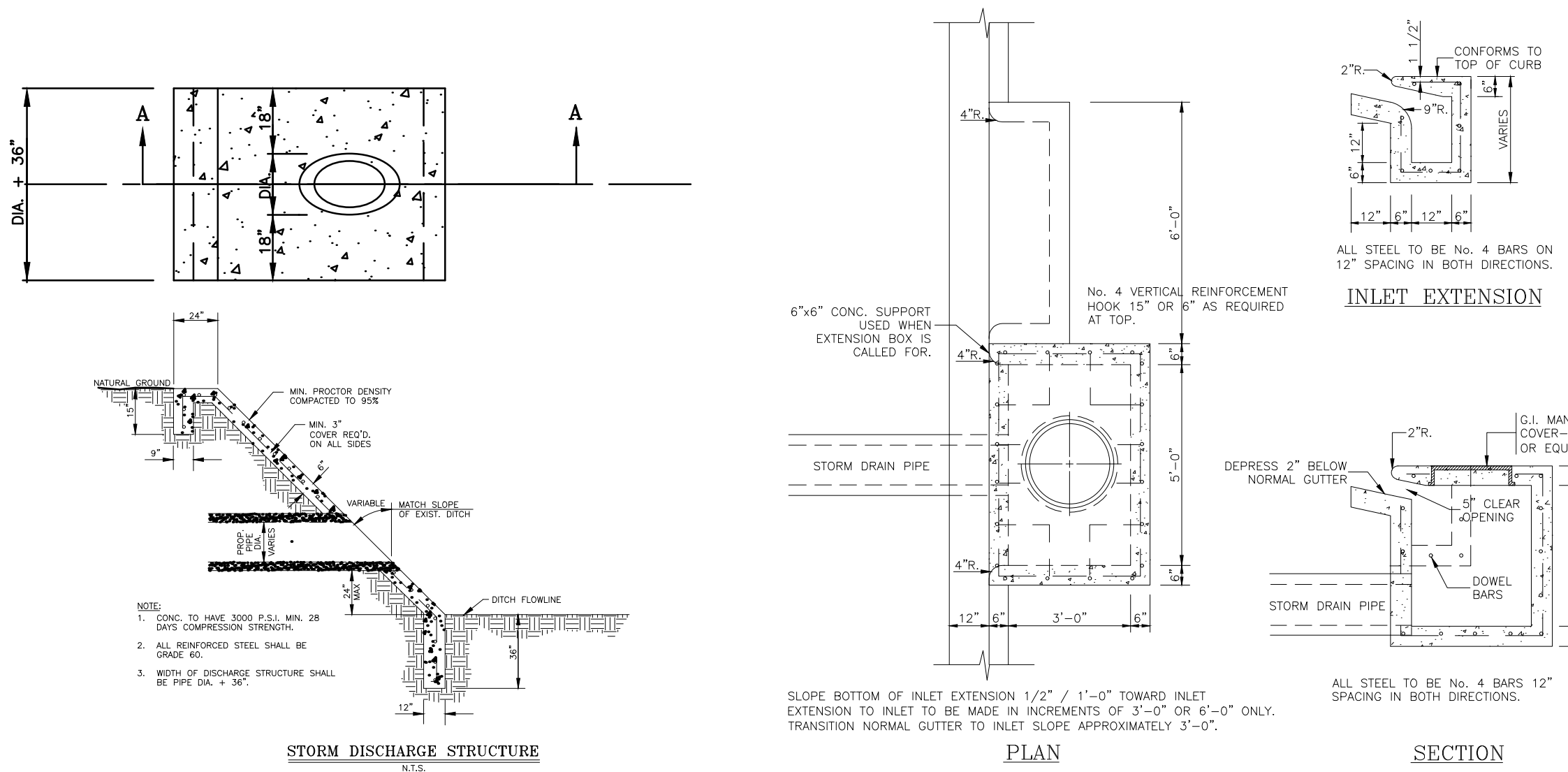
CURB ALONG CURB INLET
 N.T.S.

1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE PLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.

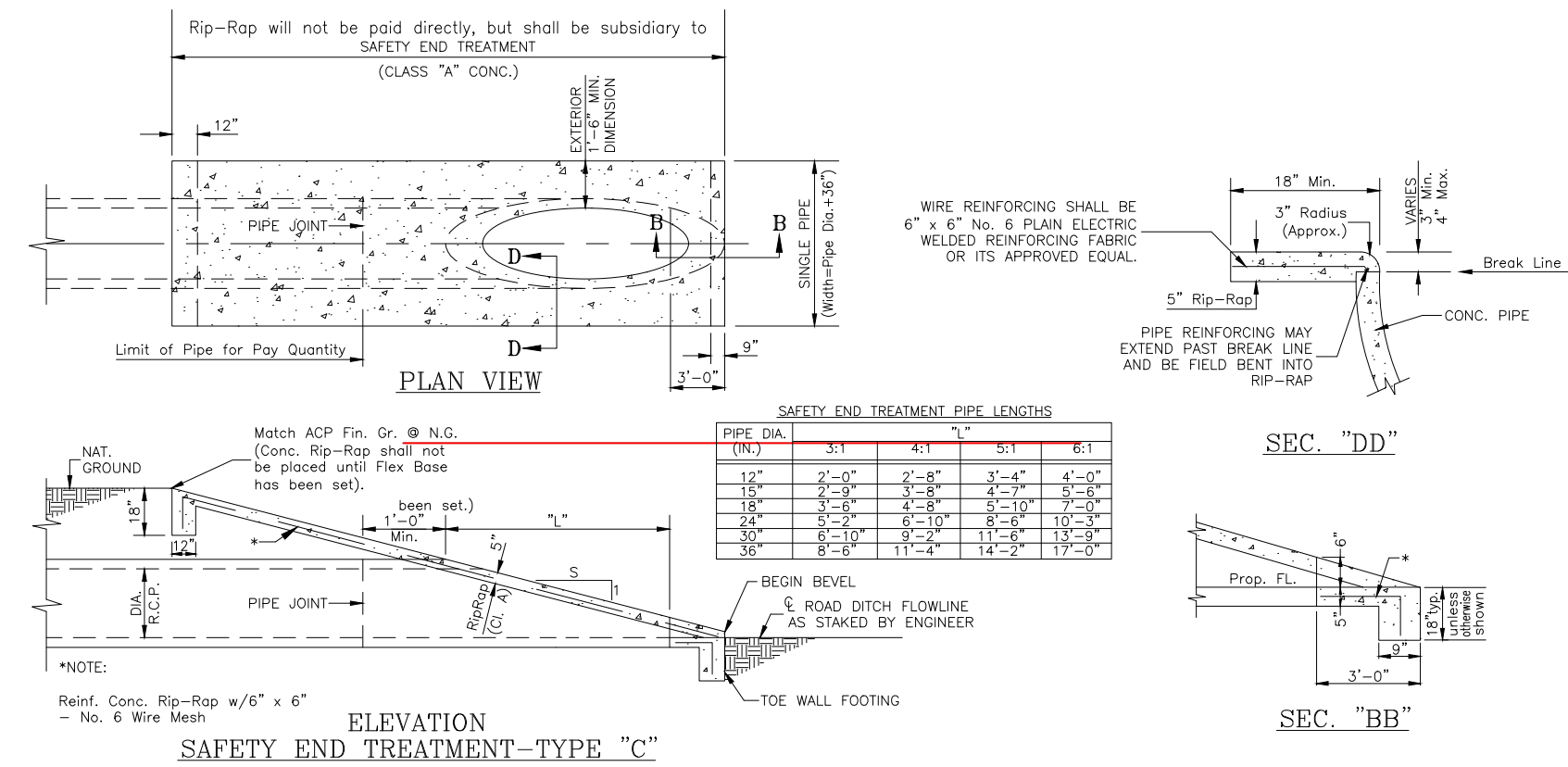


STORM TRENCH BEDDING AND BACKFILL DETAILS
 N.T.S.

- A. BEDDING FOR RCP CLASS II HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL BEDDING SHALL BE PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - FIT RUN GRAVEL 2" MAX SIZE.
- B. HAUNCH FOR RCP CLASS II HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12"; MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT, THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., 45 PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III, OR IV, COMPACTED TO 92% S.P.D., (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL OR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOL TYPE 1A, A2, A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (W/LOPPINGS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".



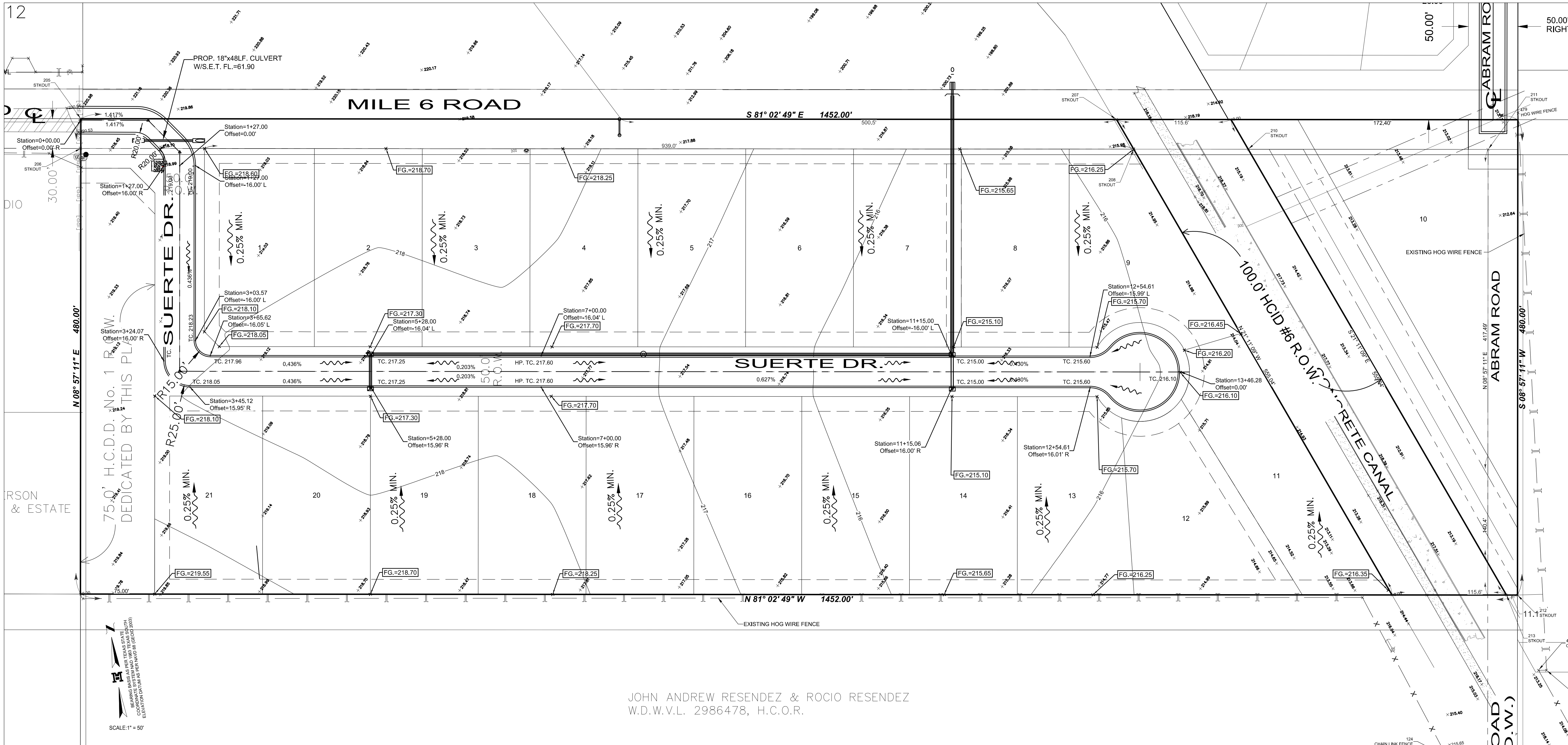
INLET EXTENSION



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

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

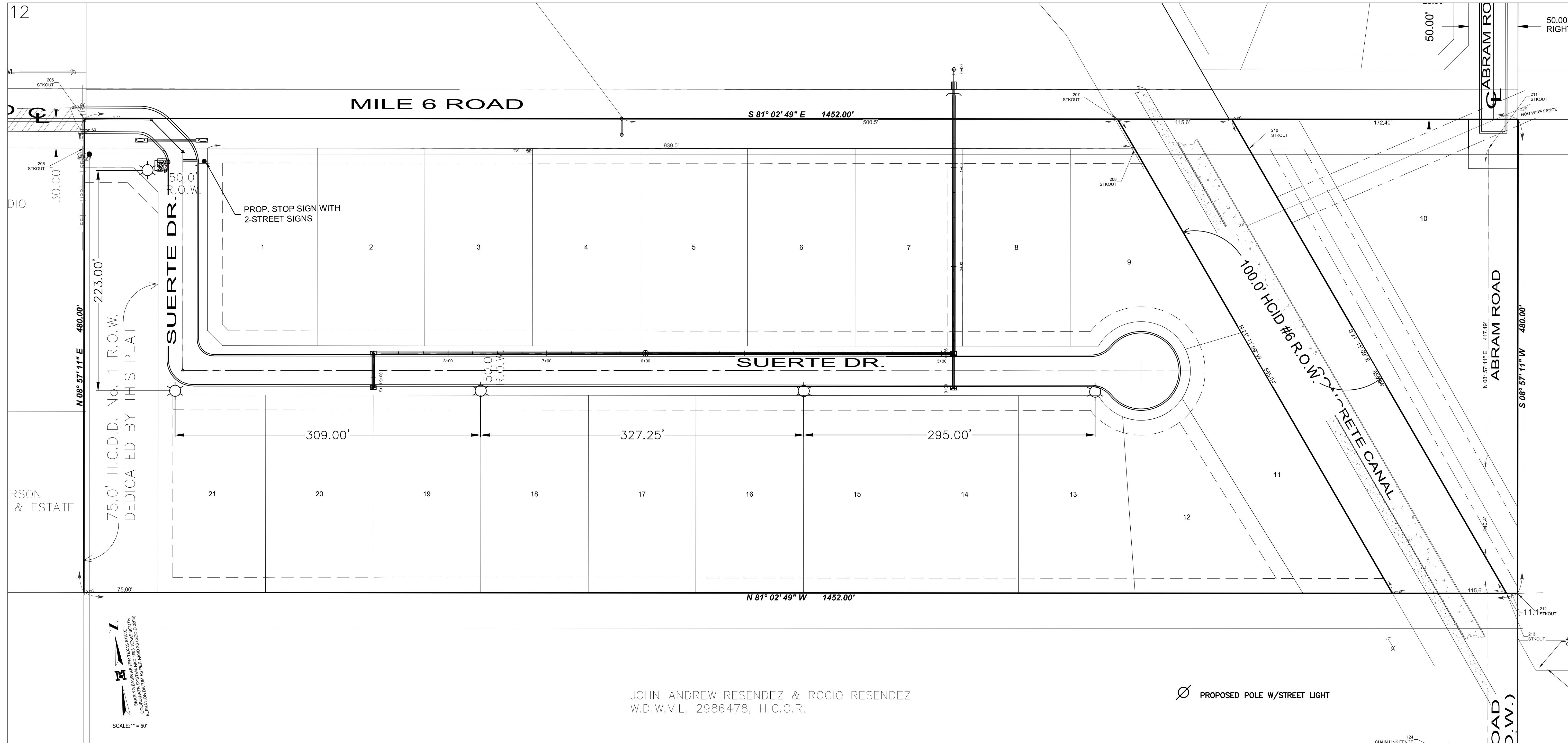
TYPE "A" INLET
 N.T.S.



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

- LEGEND**
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 - FOUND PIPE
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SHEET 10 OF 11	



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PROJECT ENG. MARIO A. REYNA
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MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

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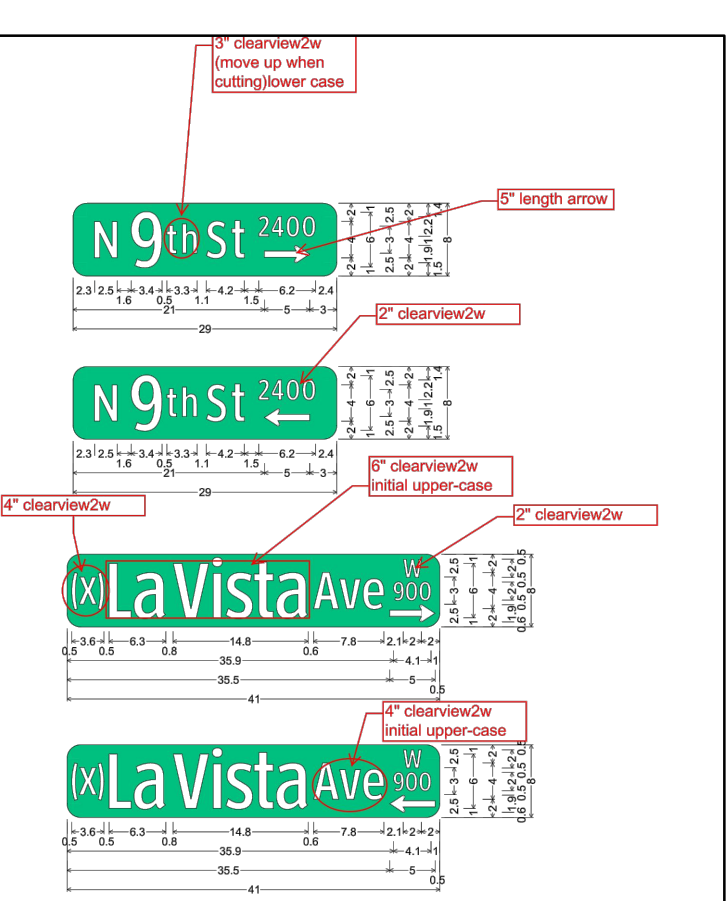
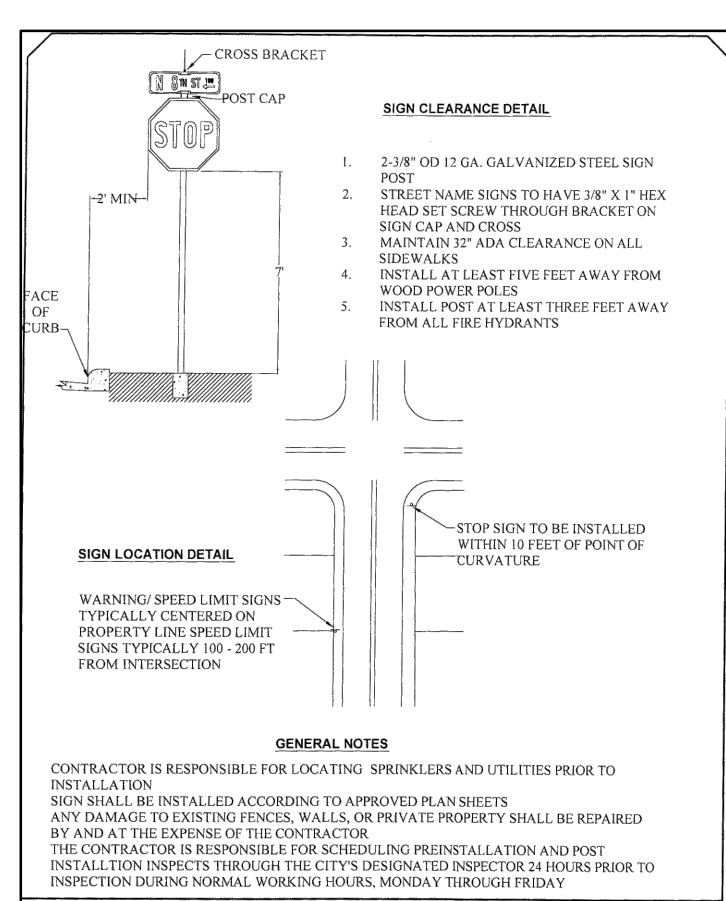
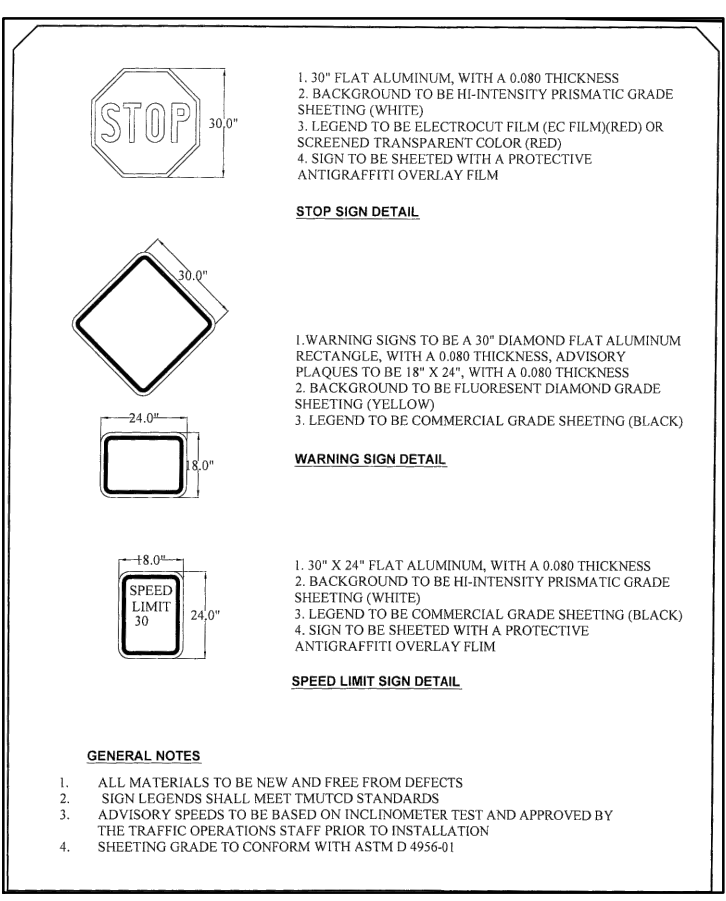
BUENA SUERTE ONE SUBDIVISION
MISSION, TEXAS

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

PROPOSED POLE W/STREET LIGHT

LEGEND

- FOUND No. 4 REBAR
- FOUND PIPE
- SET No. 4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT



PROPOSE STREET LIGHTS

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