



# 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: 12-20-2022

PROPOSED OLMEDO SUBDIVISION, PRECINCT No. 3.

ENGINEER: MELDEN & HUNT INC. DEVELOPER: OLMEDO INVESTMENTS, LLC

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS:     \*SINGLE FAMILY     \*MULTI-FAMILY    3  COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: SOUTH OF MILE 5 NORTH ROAD, APPROXIMATELY 900 FT WEST OF BENTSEN PALM DRIVE.

SUBDIVISION LIES WITHIN THE:  ETJ OF MISSION.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-16-2022 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT STAGE.

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO MILE 5 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-7-2022 BY, VICTOR GALLARDO, PRECINCT 3 ROW AGENT.

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-18-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: MILE 5 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-7-2022 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

**SMALL CONSTRUCTION**

The applicant has submitted the required small construction site notice as per Part II, Section E Of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

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

**Final Approval** subject to recommendations other departments

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

# SUBDIVISION MAP OF OLMEDO SUBDIVISION

A SUBDIVISION OF 9.435 ACRES BEING ALL OF LOT 214-A, BENTSEN GROVES SUBDIVISION ADDITION "A" VOLUME 7, PAGE 41, H.C.M.R. HIDALGO COUNTY, TEXAS

### GENERAL NOTES:

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" UNSHADED.  
ZONE "X" UNSHADED AREAS OF 500-YEAR FLOOD; PLAIN COMMUNITY-PANEL NO. 480334 0290 D EFFECTIVE DATE: JUNE 6, 2000. FLOOD ZONE "A" HAS BEEN REMOVED AS A SPECIAL FLOOD HAZARD AREA DETERMINED BY LETTER OF MAP REVISION BASED ON FILL CASE NUMBER 20-06-1688A MAY 01, 2020.  
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY-PANEL NO. 480334 0290 D EFFECTIVE DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINSTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET 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.
3. MINIMUM SETBACKS SHALL BE AS FOLLOWS:  
FRONT: 50.00 FEET  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDES: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
4. THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN 37,744 C.F. (0.866 AC-FT.) OF STORM RUNOFF WILL BE DETAINED WITH A REGIONAL RETENTION PONDS WITHIN DRAINAGE EASEMENTS.
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
6. --B.M. NO. 1 - ELV. 179.58 N.A.V.D. 88 DESCRIPTION: MHI DISK SET ON THE NORTHEAST CORNER OF LOT 2 IN THIS SITE. N:16532162.830, E:1029100.729
7. 5' FOOT MINIMUM SIDEWALK REQUIRED BY THE CITY OF MISSION ALONG MILE 5 N. ROAD, (F.M. 676).
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
9. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE 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.
11. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL AND INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
12. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
13. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.  
F. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
14. OLMEDO INVESTMENTS LLC, THE OWNER & SUBDIVIDER OF OLMEDO SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
15. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
16. LOTS 1, THROUGH 3, SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MILE 5 N. ROAD UNLESS UTILIZED FOR COMMERCIAL. IF THE AFOREMENTIONED LOTS ARE UTILIZED FOR COMMERCIAL USE, THEN THE LOT OWNER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 12, AND IS SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.
17. LOTS 1 AND 2 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MILE 5 N. ROAD, UNLESS SAID LOT IS DESIGNATED FOR COMMERCIAL USE. LOCATION OF ACCESS /DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 11 AND ARE SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.
18. ACCESS EASEMENTS IS FOR THE BENEFIT OF LOTS 1, 2, AND 3, SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.
19. LOTS 1 AND 2 SHALL NOT HAVE ACCESS TO MILE 5 N. ROAD, (F.M. 676).
20. TXDOT PERMIT TO BE REQUIRED.
21. SEPTIC SYSTEM TO BE INSTALLED AT PERMIT PHASE.
22. DETENTION AREAS WILL BE MAINTAINED BY THE RESPECTIVE LOT OWNER.
23. WATER SERVICE TO BE PROVIDED BY AGUA S.U.D.

### LEGEND

- FOUND NO.4 REBAR
- FOUND COTTON PICKER SPINDLE
- SET NO.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET SQUARE CUT
- ▲ SET COTTON PICKER SPINDLE
- ⊕ GAS SIGN
- SPOTTED GAS LINE (APPROXIMATE LOCATION)
- P.O.B. - POINT OF BEGINNING
- H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- N.A.W.S.C. - NORTH ALAMO WATER SUPPLY COMPANY
- N.E. COR. - NORTHEAST CORNER
- R.O.W. - RIGHT OF WAY
- W.D. - WARRANTY DEED EASEMENT
- AA - EDGE OF ASPHALT TO EDGE OF ASPHALT
- U.E. - UTILITY EASEMENT
- C - CENTER LINE
- BENCHMARK

DRAWN BY: EM, JF, E.V.Z. DATE: 08-16-2022  
 SURVEYED, CHECKED \_\_\_\_\_ DATE: \_\_\_\_\_  
 FINAL CHECK \_\_\_\_\_ DATE: \_\_\_\_\_

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
 OLMEDO SUBDIVISION IS LOCATED IN THE SOUTH WEST PART OF HIDALGO COUNTY ON THE SOUTH SIDE OF MILE 5 ROAD, APPROXIMATELY 632 FEET WEST OF ITS INTERSECTION WITH PALM DRIVE. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION. OLMEDO SUBDIVISION FALLS INSIDE THE CITY'S FIVE-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN THE RURAL SECTION OF THE PRECINCT 3.

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: MARCIA OLMEDO	2411 EL ENCINO DR.	MISSION, TX 78753	956-580-2145	
ENGINEER: MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: RUBEN J. DE JESUS, P.E., R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

METES AND BOUNDS DESCRIPTION:  
 A TRACT OF LAND CONTAINING 9.435 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 214-A, BENTSEN GROVES SUBDIVISION ADDITION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 41, HIDALGO COUNTY MAP RECORDS, WHICH SAID 9.435-ACRE TRACT WAS CONVEYED TO OLMEDO INVESTMENTS LLC, BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2689677 AND CORRECTION GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2712308, HIDALGO COUNTY OFFICIAL RECORDS, SAID 9.435 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING ON A NAIL SET [NORTHING: 16632300.132, EASTING: 1028613.544] ON THE NORTHWEST CORNER OF SAID LOT 214-A, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:  
 1. THENCE, S 81° 04' 07" E ALONG THE NORTH LINE OF SAID LOT 214-A AND WITHIN THE RIGHT-OF-WAY OF MILE 5 N. ROAD, A DISTANCE OF 521.80 FEET TO A NAIL SET ON THE NORTHEAST CORNER OF SAID LOT 214-A, FOR THE NORTHEAST CORNER OF THIS TRACT;  
 2. THENCE, S 26° 40' 53" W ALONG THE EAST LINE OF SAID LOT 214-A AND THE WEST RIGHT-OF-WAY LINE OF A 60.00-FOOT CANAL RIGHT-OF-WAY CONVEYED TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL, RECORDED IN VOLUME 247, PAGES 161-163, HIDALGO COUNTY DEED RECORDS, AT A DISTANCE OF 42.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 5 N. ROAD, CONTINUING A TOTAL DISTANCE OF 1,397.53 FEET TO A NO. 4 REBAR SET ON THE SOUTHEAST CORNER OF SAID LOT 214-A, FOR THE SOUTHEAST CORNER OF THIS TRACT;  
 3. THENCE, N 81° 04' 07" W ALONG THE SOUTH LINE OF SAID LOT 214-A, A DISTANCE OF 95.74 FEET TO A NO. 4 REBAR SET ON THE SOUTHWEST CORNER OF SAID LOT 214-A, FOR THE SOUTHWEST CORNER OF THIS TRACT;  
 4. THENCE, N 08° 55' 53" E ALONG THE WEST LINE OF SAID LOT 214-A, AT A DISTANCE OF 1,291.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 5 N. ROAD, CONTINUING A TOTAL DISTANCE OF 1,331.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.435 ACRES, OF WHICH 0.473 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 5 N. ROAD, LEAVING AN EXISTING NET OF 8.962 ACRES OF LAND, MORE OR LESS.

APPROVED BY IRRIGATION DISTRICT NO. 6:  
 THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREE, FENCES AND BUILDING) SHALL BE PLACED UPON HOLDING RIGHT OF WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOW OR NOT.

BOARD MEMBER \_\_\_\_\_  
 HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028 (A)  
 WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF OLMEDO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY:  
 COMMISSIONERS COURT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 \_\_\_\_\_ HIDALGO COUNTY JUDGE  
 ATTEST: \_\_\_\_\_ HIDALGO COUNTY CLERK

PLANNING & ZONING COMMISSION ACKNOWLEDGMENT  
 CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION: I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF MISSION, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN AND PLANNING COMMISSION \_\_\_\_\_  
 CITY OF MISSION CERTIFICATE OF APPROVAL  
 WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE OLMEDO SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION ON \_\_\_\_\_, 2022.  
 \_\_\_\_\_ MAYOR, CITY OF MISSION, TEXAS DATE \_\_\_\_\_  
 ATTEST: \_\_\_\_\_ SECRETARY OF CITY OF MISSION DATE \_\_\_\_\_

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. GENERAL MANAGER. DATE \_\_\_\_\_  
 I, JOSE E. SAENZ, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR OLMEDO 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 PORTABLE 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.  
 JOSE E. SAENZ, GENERAL MANAGER AGUA SPECIAL UTILITY DISTRICT. DATE: \_\_\_\_\_

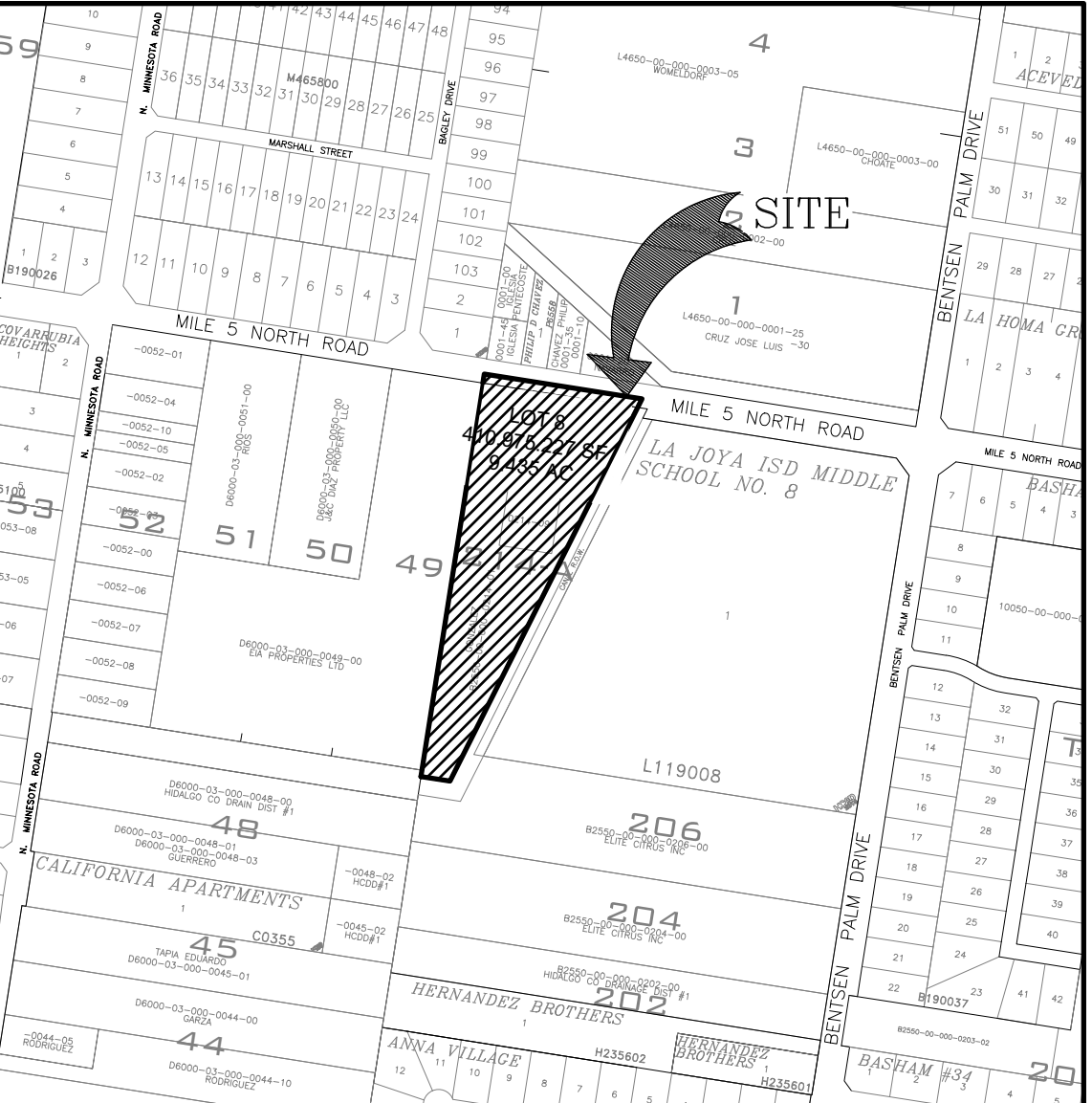
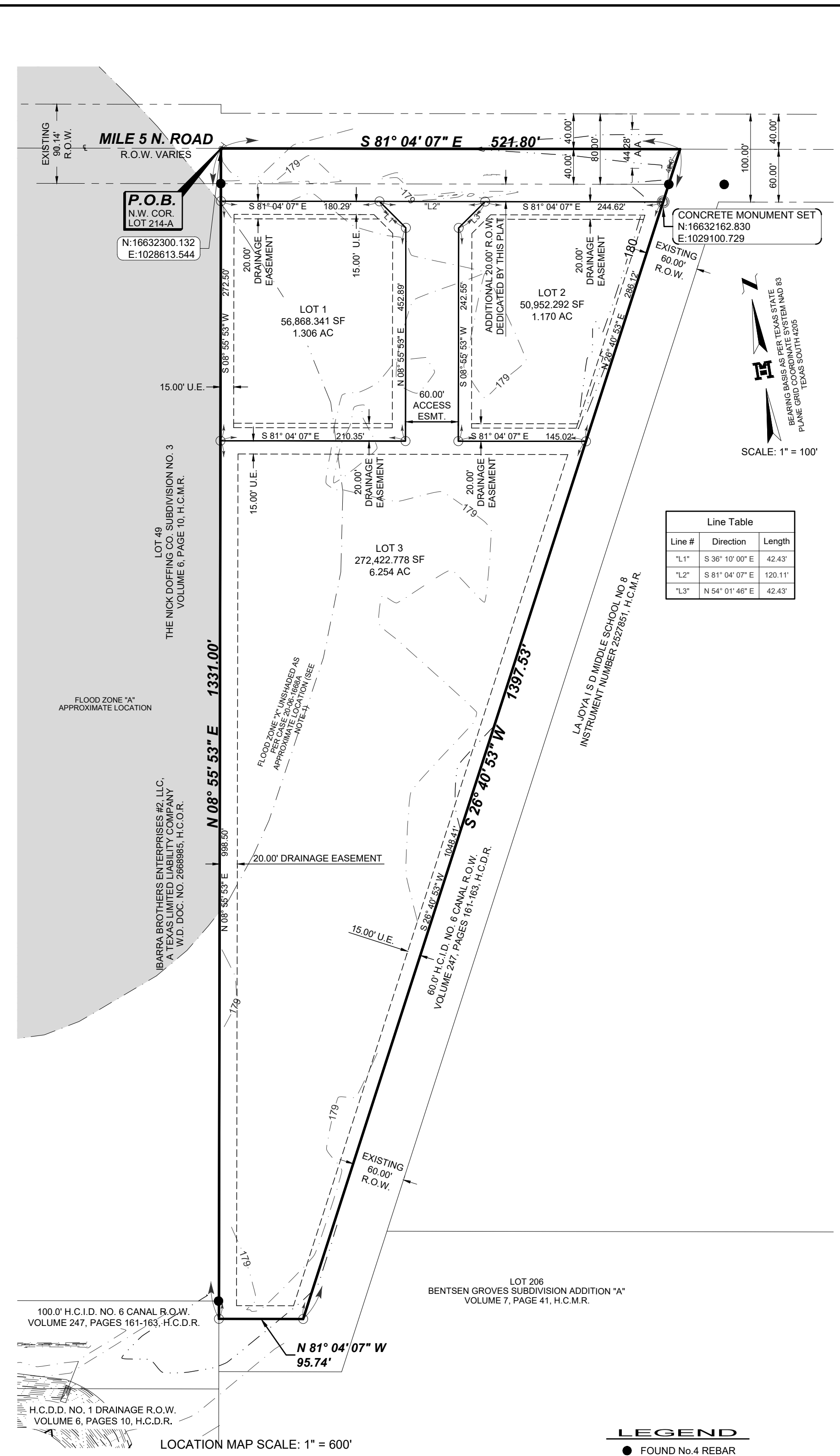
### INDEX TO SHEET OF: OLMEDO SUBDIVISION

- SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYORS CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, ATTESTATION; APPROVAL CERTIFICATE; COUNTY CLERKS RECORDING CERTIFICATE; REVISION NOTES; IRRIGATION DISTRICT, H.C.D.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; NORTH ALAMO WATER SUPPLY CORPORATION DISTRICT CERTIFICATION.
- SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SEPTIC TANK; ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); DETAILS;
- SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.



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

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



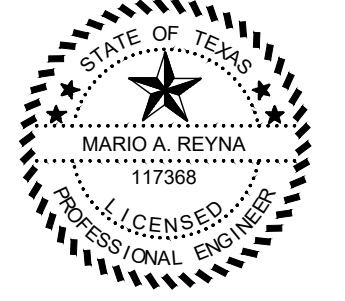
**MELDEN & HUNT INC.**  
 CONSULTANTS • ENGINEERS • SURVEYORS  
 115 W. McINTYRE - EDINBURG, TX 78541  
 PH: (956) 381-0981 - FAX: (956) 381-1839  
 ESTABLISHED 1947 - www.meldenandhunt.com

STATE OF TEXAS COUNTY OF HIDALGO  
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION  
 WE, OLMEDO INVESTMENTS, LLC, a Texas Limited Liability Company, AS OWNER OF THE 9.435-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED OLMEDO SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:  
 (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;  
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;  
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND  
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.  
 WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.  
 Marcia Olmedo, Manager \_\_\_\_\_ DATE: \_\_\_\_\_  
 2411 El Encino Dr.  
 Mission, Texas 78753

STATE OF TEXAS COUNTY OF HIDALGO  
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ PROVED TO ME THROUGH TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

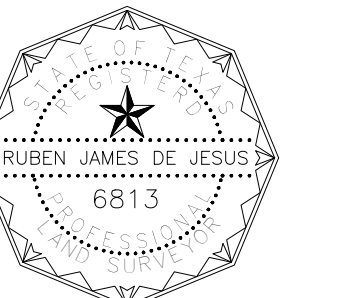
NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: \_\_\_\_\_  
 STATE OF TEXAS COUNTY OF HIDALGO:  
 I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

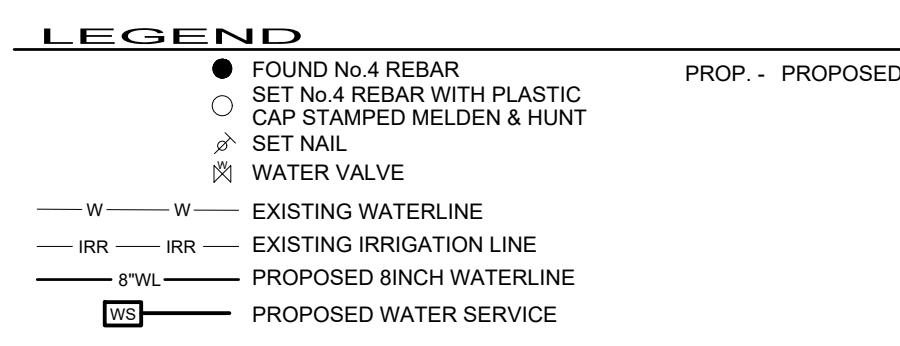
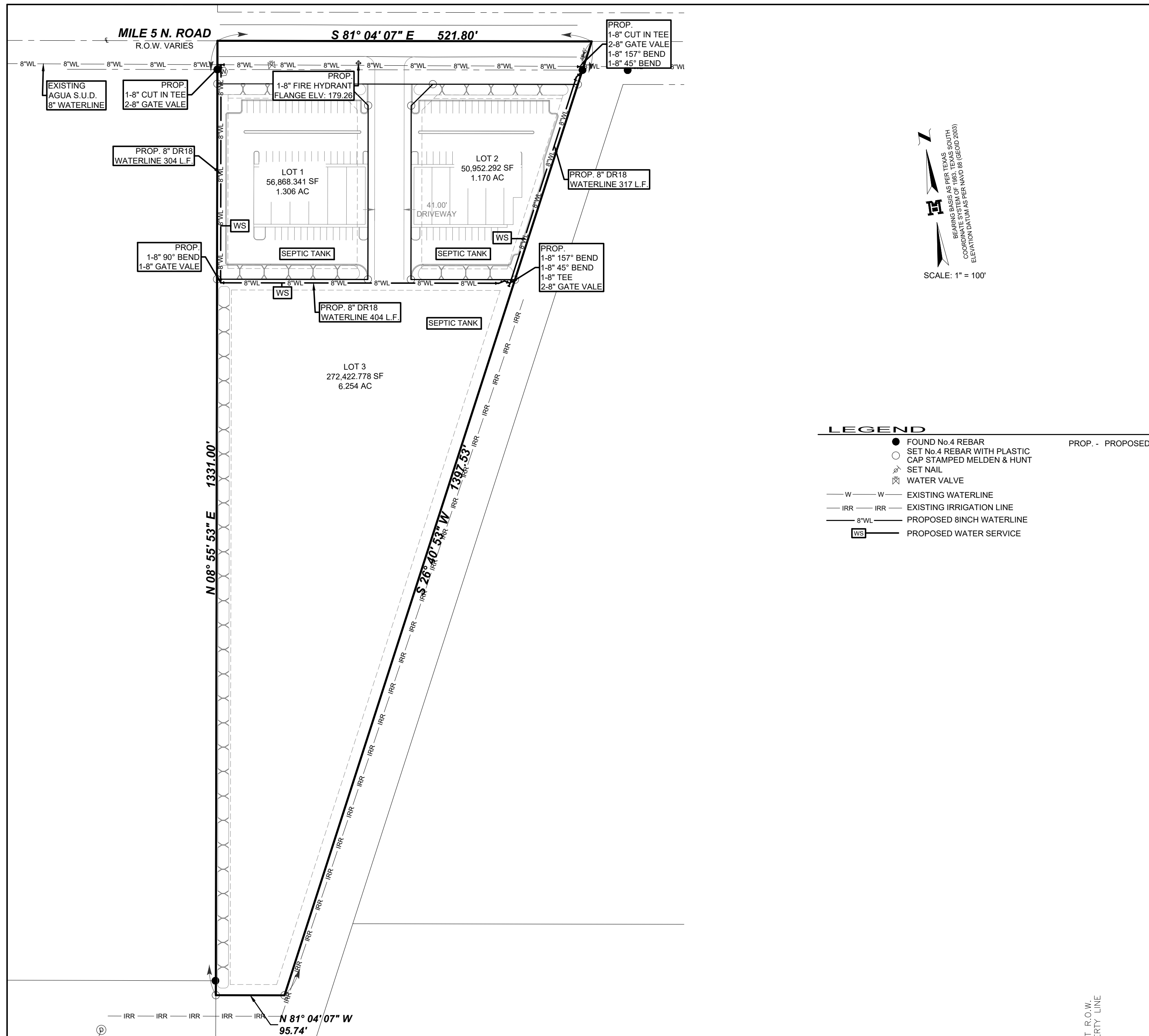
MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435  
 MARIO A. REYNA, P.E. # 117368 DATE: \_\_\_\_\_  
 DATE PREPARED: 4-26-2022  
 ENGINEERING JOB NO. 19218.08



STATE OF TEXAS COUNTY OF HIDALGO  
 I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF OLMEDO SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 04-26-2022, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

RUBEN JAMES DE JESUS, R.P.L.S. # 6813 DATE: \_\_\_\_\_  
 DATE SURVEYED: 01-15-2020  
 SURVEY JOB NO. 19218.08





FINAL WATER ENGINEERING REPORT FORMAT  
 WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

OLMEDO SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SUD. THE SUBDIVIDER AND AGUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SUD HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

AGUA SUD HAS AN EXISTING 8" WATER LINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF W MILE 5 ROAD. THE WATER SYSTEM OF OLMEDO SUBDIVISION CONSISTS OF A PROPOSED 8" WATER TAPPING INTO THE PREVIOUSLY MENTIONED 8" WATER LINE AT TWO LOCATIONS, FIRST ONE ON THE NORTHWEST CORNER OF LOT 1 AND RUNNING ALONG THE WEST SIDE OF SAID LOT 1, THEN RUNNING EAST ALONG THE NORTH SIDE OF LOT 3 AND THEN RUNNING NORTH ALONG THE EAST SIDE OF LOT 2 TAPPING INTO THE SECOND LOCATION OF THE EXISTING 8" WATER LINE.

WATER DISTRIBUTION FOR THE OLMEDO SUBDIVISION CONSISTS OF THREE (3) 1" SINGLE SERVICE LINES SERVICING (3) LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE AND 1" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$90,025, OR \$22,506.25 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID AGUA SUD THE SUM OF \$90,025.00, WHICH COVERS THE \$22,506.25 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA SUD UPON REQUEST BY THE LOT OWNER. AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 1 FIRE HYDRANTS AT A UNIT COST OF \$6,150 FOR A TOTAL COST OF \$6,150. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA S.U.D. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES  
 OLMEDO SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:  
 EACH LOT IN THE PROPOSED SUBDIVISION IS OVER 1 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A HIDALGO FINE SANDY LOAM. AT LEAST THREE SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, THE SOIL IS A UNIFORM HIDALGO FINE SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS 1,700.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$5,100.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 00-00-0000.

ENGINEER CERTIFICATION:  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$90,025 WHICH EQUALS TO \$22,506.25 PER LOT.

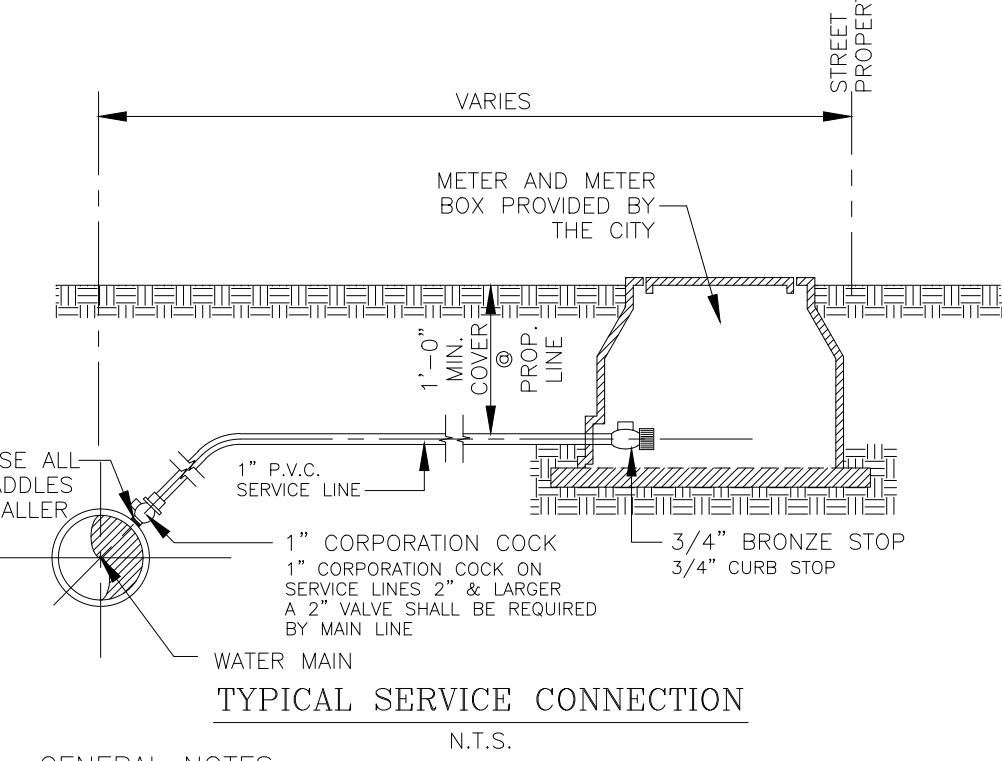
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,700.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$5,100.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



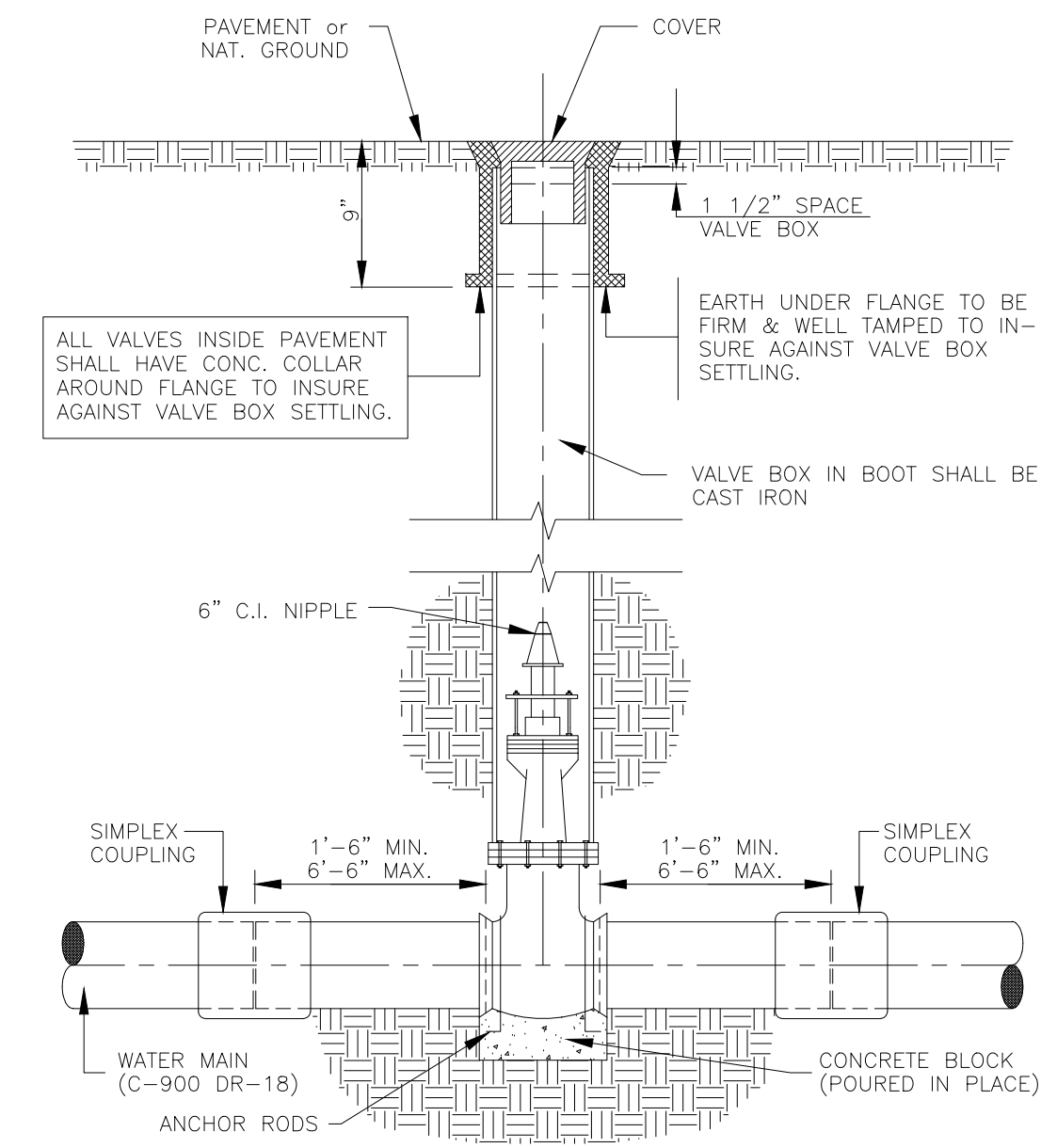
COST ESTIMATE:  
 DRAINAGE IMPROVEMENTS: \$ 93,250  
 WATER DISTRIBUTION: \$ 90,025  
 SANITARY SEWER IMPROVEMENTS / OSSF: \$ 5,250

ESTIMACION DE COSTOS:  
 DREAJE PLUVIAL: \$ 93,250  
 SERVICIO DE AGUA POTABLE: \$ 90,025  
 SERVICIO DE DREAJE SANITARIO \$ 5,250



- 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.

REPORTE FINAL DE AGUA DEL INGENIERO  
 PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION OLMEDO SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE LA COMPANIA DE AGUA AGUA. EL DUEÑO DE LA SUBDIVISION Y AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. AGUA SUD HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

AGUA SUD TIENE UN CONDUCTO DE 8" EN EL LADO SUR DE W MILE 5 ROAD. EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION OLMEDO CONSISTE DE 8" DE AGUA QUE SE CONECTAN AL CONDUCTO PREVIAMENTE MENSIONADO EN DOS LUGARES. LA PRIMERA EN EL NOROESTE DEL LOT 1 Y CORRE POR EL LADO OESTE DE ESTE LOTE 1, DESPUES CORRE HACIA EL ESTE POR EL LADO NORTE DEL LOT 3, Y POR ULTIMO POR EL LADO ESTE HACIA EL NORTE CONECTANDO EN LA ESQUINA NORESTE DEL LOTE 2 EN EL SEGUNDO LUGAR DEL CONDUCTO DE 8" EXISTENTE.

EL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN TRES CONDUCTOS INDIVIDUALES DE AGUA DE 1" PARA SERVIR 3 LOTES. EL CONDUCTO DE 1" DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$90,025 O \$22,506.25 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA AGUA SUD \$ 90,025.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 22,506.25. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA AGUA SUD LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 1 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$6,150.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$6,150.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO ARENOSO FINO Y ARENOSO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR ES 1,700.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSA SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE \$5,100.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE (FECHA DE INSPECCION).

CERTIFICACION:  
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$90,025 O \$22,506.25 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,700.00 A UN COSTO TOTAL DE \$5,100.00 TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SUBDIVIDER CERTIFICATION  
 1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) 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:  
 1. WE, OLMEDO INVESTMENTS, LLC, SUBDIVIDER(S) OF OLMEDO SUBDIVISION, HERE BY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER \_\_\_\_\_  
 STATE OF TEXAS  
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARCIA OLMEDO KNOWN TO ME THE PERSON(S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

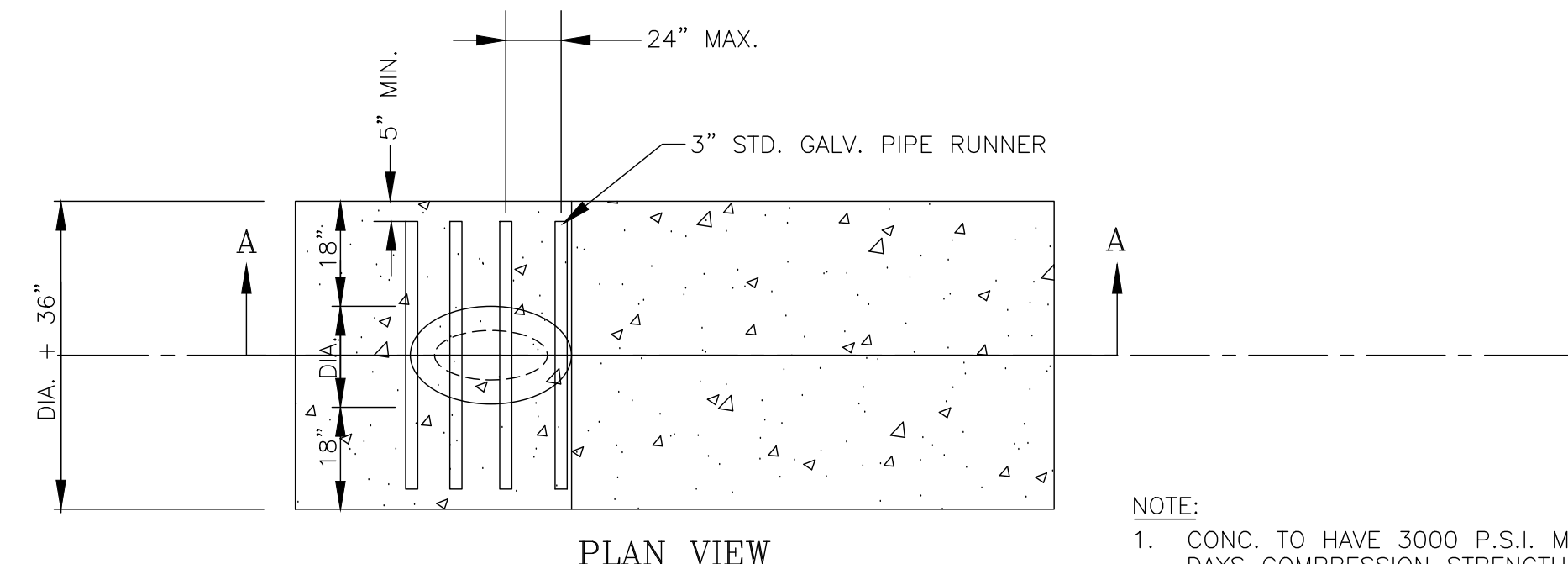
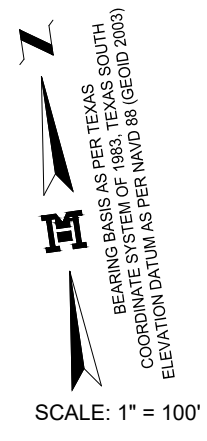
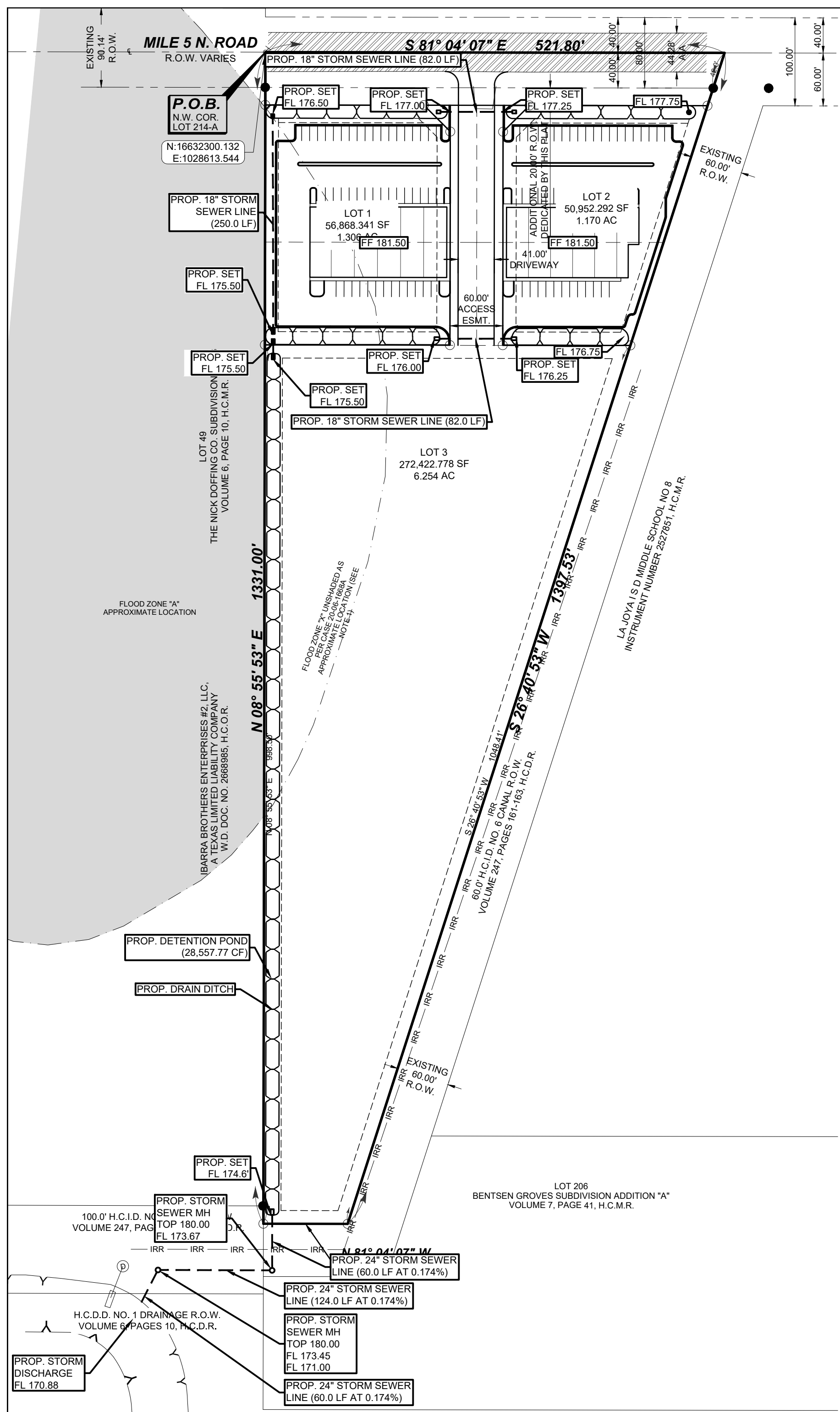
NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_

MELDEN & HUNT, INC. TEXAS REGIST. F-1435  
**MELDEN & HUNT INC.**  
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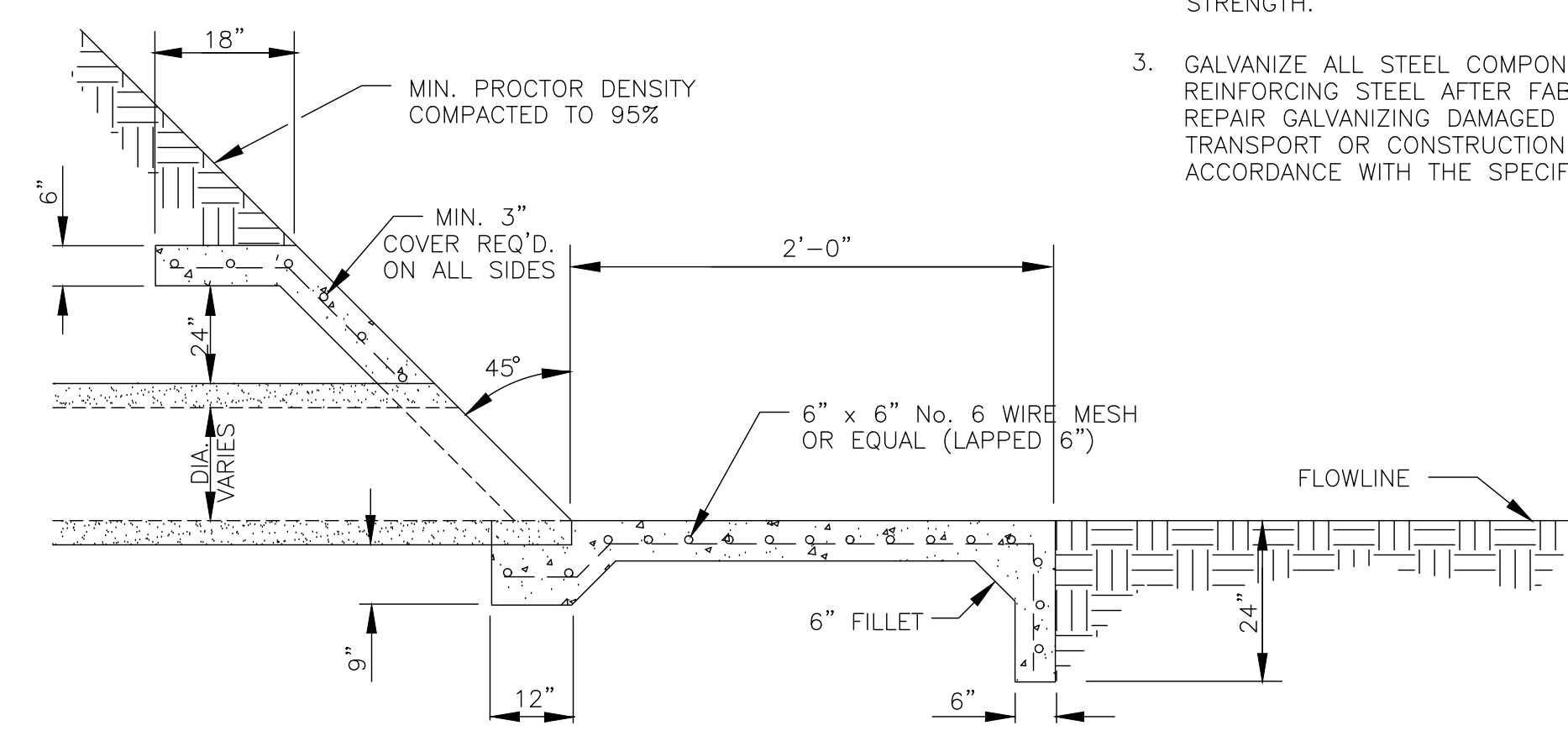
PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: MARCIA OLMEDO	2411 EL ENCINO DR.	MISSION, TX 78573	956-580-2145	--
ENGINEER: MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: RUBEN J. DE JESUS, P.E., R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

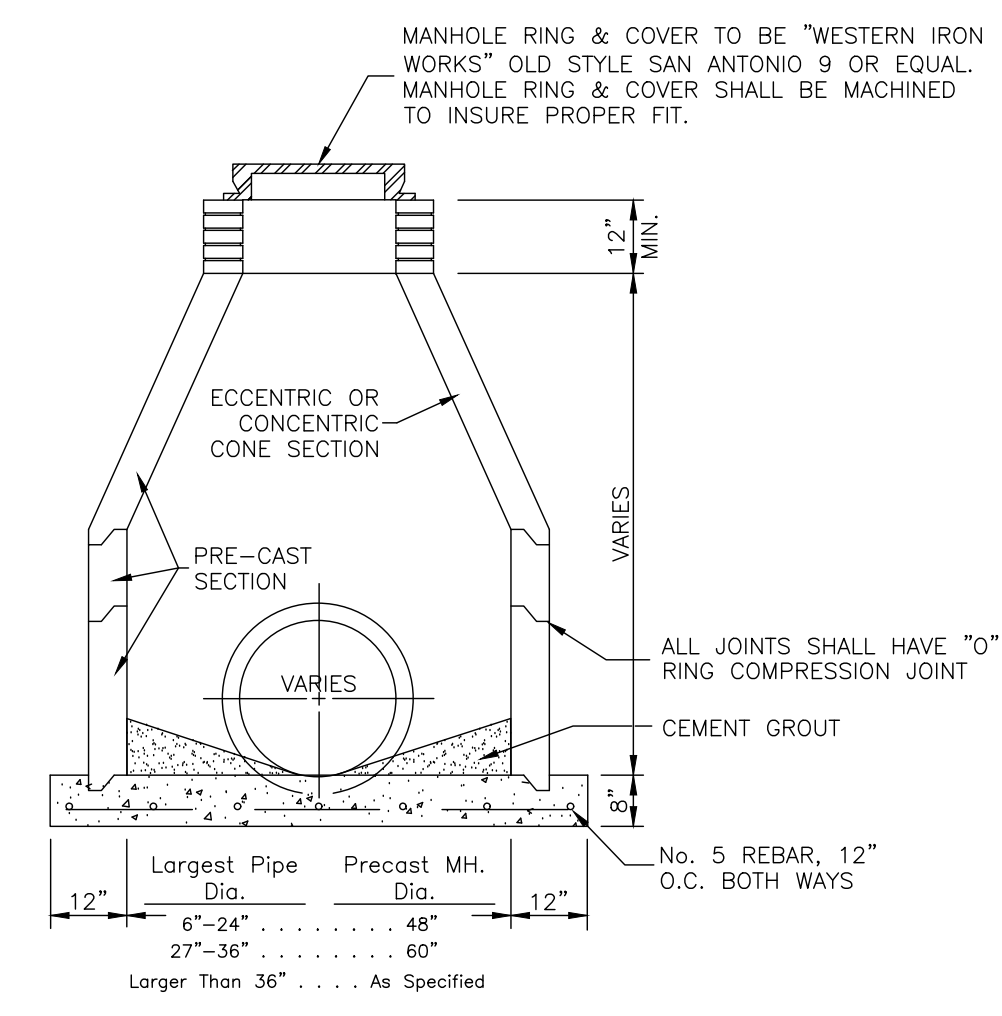
115 W. McINTYRE - EDINBURG, TX 78541  
 PH: (956) 381-0981 - FAX: (956) 381-1839  
 ESTABLISHED 1947 - www.meldenandhunt.com



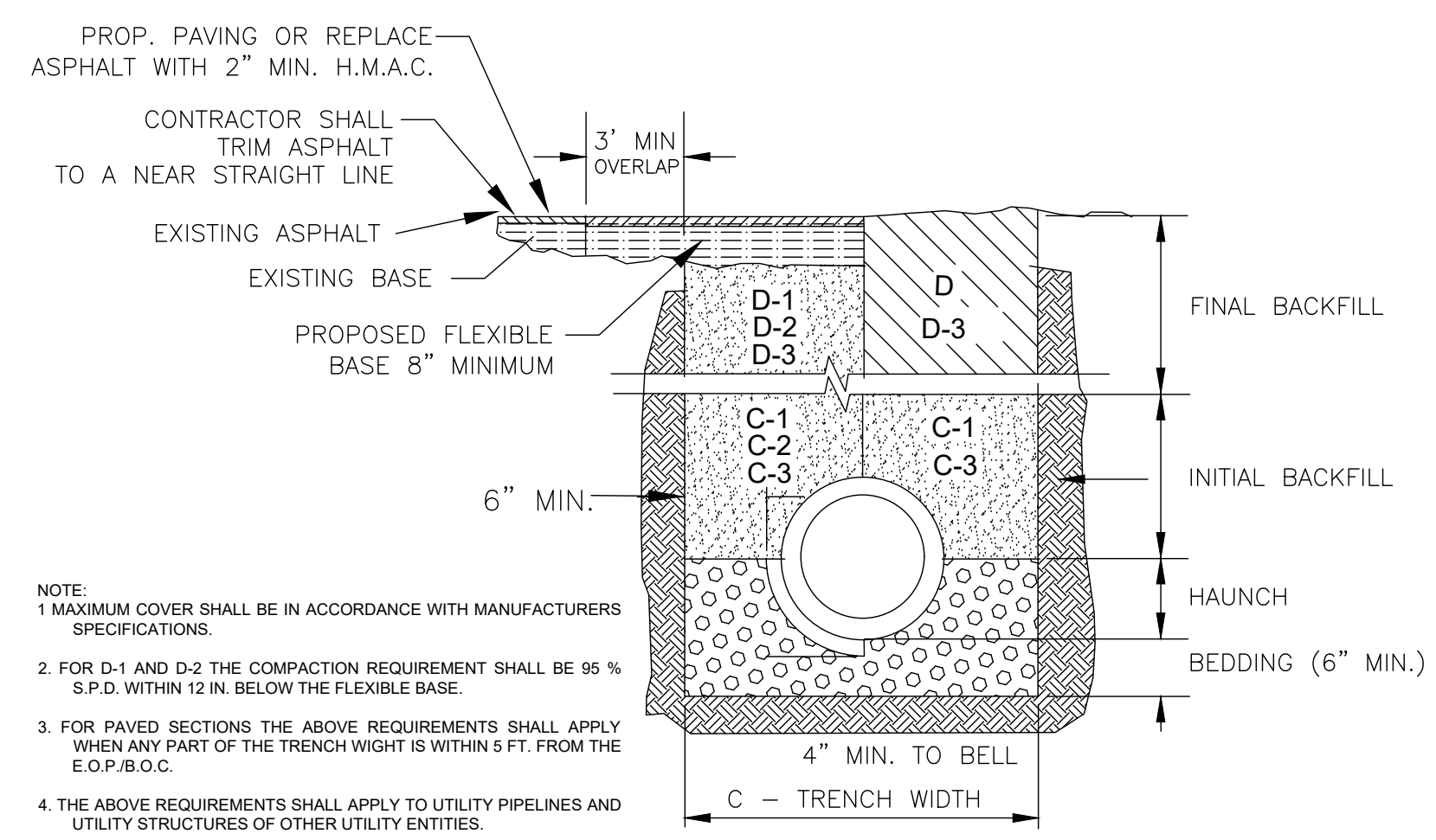
- NOTE:
1. CONC. TO HAVE 3000 P.S.I. MIN. 28 DAYS COMPRESSION STRENGTH.
  2. STEEL TO HAVE 4000 P.S.I. YIELD STRENGTH.
  3. GALVANIZE ALL STEEL COMPONENTS EXCEPT REINFORCING STEEL AFTER FABRICATION. REPAIR GALVANIZING DAMAGED DURING TRANSPORT OR CONSTRUCTION IN ACCORDANCE WITH THE SPECIFICATIONS.



STORM DISCHARGE STRUCTURE  
N.T.S.



STANDARD STORM SEWER  
PRE-CAST CONCRETE MANHOLE



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

DRAINAGE STATEMENT  
VILLAS WEST PHASE II

OLMEDO SUBDIVISION IS A CONTAINING 9.435 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 214-A, BENTSEN GROVES SUBDIVISION ADDITION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 41, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS A PROPOSED 2-LOT COMMERCIAL TRACT AND A 1-LOT RESIDENTIAL TRACT LOCATED IN THE COUNTY OF HIDALGO IN THE CITY OF MISSION'S ETJ. THIS SUBDIVISION IS IN ZONE "X" (UNSHADED) AREAS ARE DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. PLAIN COMMUNITY PANEL NO. 480334 0290 D EFFECTIVE DATE: JUNE 6, 2000, REVISED TO REFLECT LOMA DATED MAY 01, 2020. THE PORTION OF SITE THAT WAS WITHIN ZONE "A" HAS BEEN FILED TO MEET FEMA LOMA PERMIT, REFERENCED AS CASE NO. 20-06-1688 A

THE SOIL IS (25) HIDALGO FINE SANDY LOAM, WHICH IS MODERATELY FINE IN TEXTURE TO MODERATELY COARSE IN TEXTURE. THIS SOIL HAS A MODERATE RATE OF WATER TRANSMISSION. THIS SOIL IS IN HYDROLOGIC GROUP "B". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS")

EXISTING RUNOFF FOR SUBDIVISION RUNS IN A SOUTHWESTERLY DIRECTION WITH A RUNOFF OF 5.07 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 10.56 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 5.49 C.F.S.

THE PROPOSED DRAINAGE FOR OLMEDO SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM PROPOSED BUILDINGS INTO PROPOSED PARKING AREAS. RUNOFF FROM PARKING AREAS SHALL FLOW INTO PROPOSED DETENTION PONDS AT KEY POINTS WITHIN SITE ULTIMATELY DISCHARGING INTO THE HIDALGO WEST MAIN DRAIN III SOUTHWEST CORNER OF THE PROPERTY.

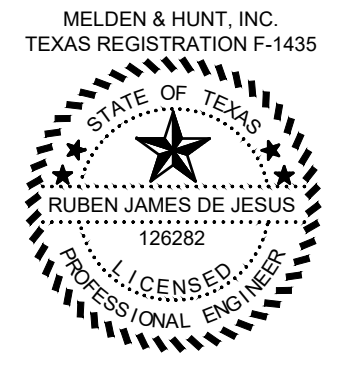
IN ACCORDANCE WITH THE CITY OF MISSION'S DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 37,744 CUBIC FEET OF DETENTION WILL BE REQUIRED FOR THIS SUBDIVISION. THE DRAINAGE AND DETENTION PLAN WILL BE REVIEWED BY THE CITY OF MISSION PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0290 D, EFFECTIVE DATE: JUNE 6, 2000, REVISED TO REFLECT LOMA DATED MAY 01, 2020.

RUBEN JAMES DE JESUS, P.E. #126282

DATE



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