



# HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 4-04-2023

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

ENGINEER SOUTH TEXAS INFRASTRUCTURE GROUP DEVELOPER: ELOMAN PARTNERSHIP, 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:  ETJ 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: H.C.M.U.D.1. 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

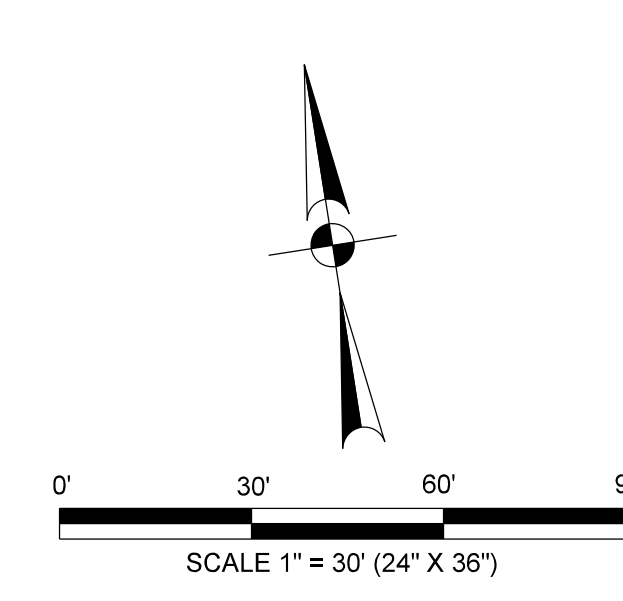
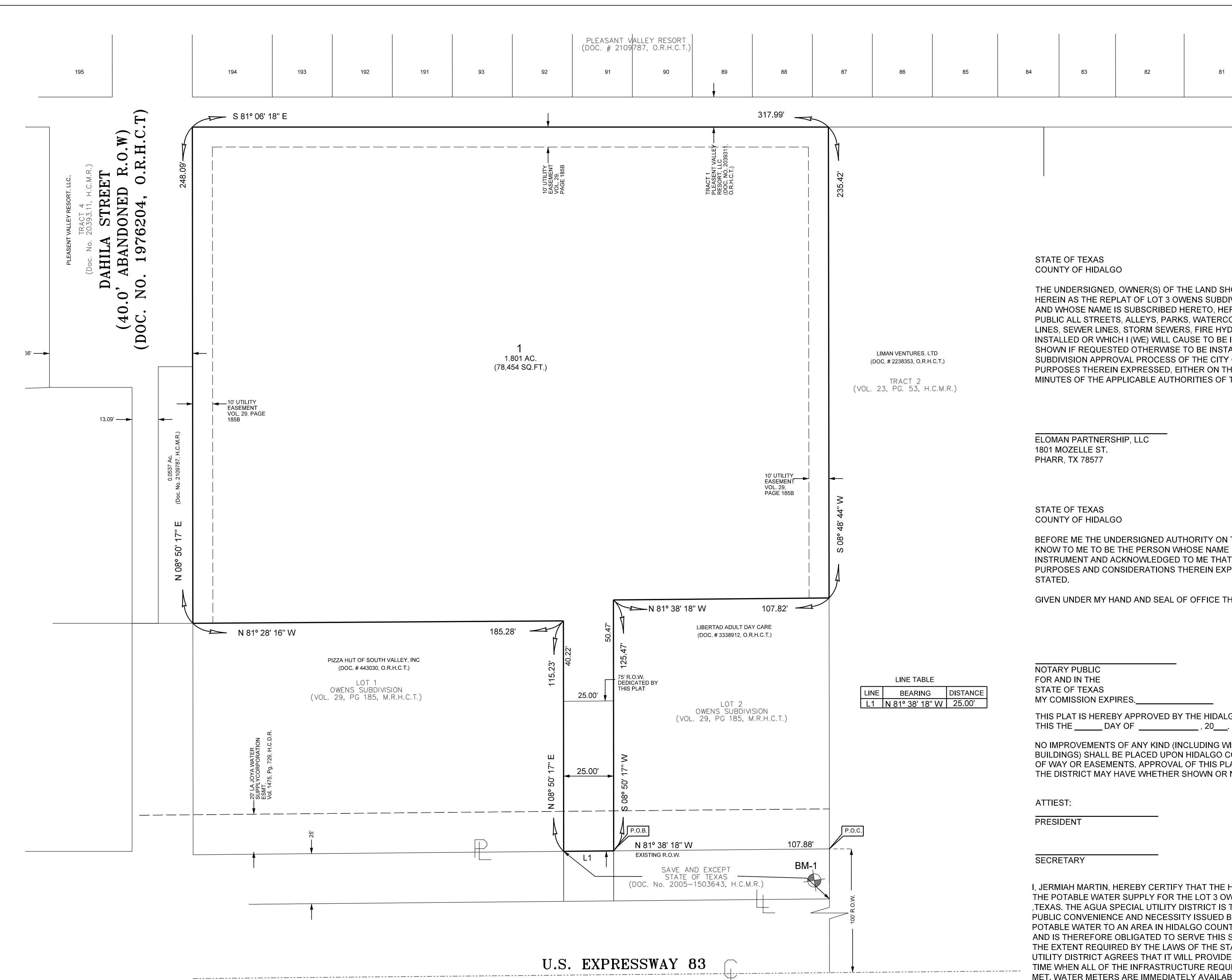
VARIANCE REQUEST TITLE: B CHAPTER: 2 SECTION: 2.7 ITEM: EASEMENT

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

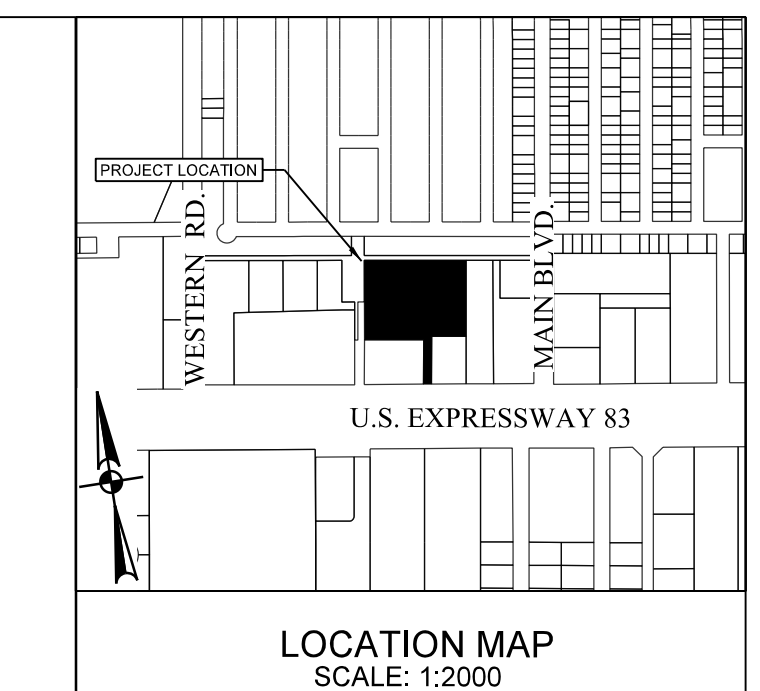
**Final Approval** subject to recommendations other departments

*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 "RIO 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 3.12 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.

- GENERAL NOTES:**
- FLOOD ZONE STATEMENT.  
 FLOOD ZONE DESIGNATION: "C".  
 ZONE "C": AREAS OF MINIMAL FLOODING;  
 COMMUNITY PANEL NO. 480334 0400 C, REVISED NOVEMBER 16, 1982.
  - SETBACK LINES TO BE AS PER OWENS SUBDIVISION:  
 FRONT: 25'  
 REAR: 10'  
 SIDE: 10'  
 ALONG THE U.S. HIGHWAY 83: 40'
  - MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB, AS MEASURED AT FRONT AND CENTER OF EACH LOT.
  - BENCH MARK INFORMATION  
 N=16611976.7743  
 E=1014859.8107  
 ELEV=155.65'
  - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO IRRIGATION DISTRICT NO. 6, AND THE DISTRICT ALL OWNS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
  - NO PERMANENT STRUCTURE, UTILITY POLE, 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 VIOLATORS EXPENSE.
  - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
  - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 A TOTAL OF 9,069 CUBIC FEET, 0.208 ACRE-FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION.
  - MULTIFAMILY

STATE OF TEXAS  
 COUNTY OF HIDALGO

THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE REPLAT OF 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.

ELOMAN PARTNERSHIP, LLC \_\_\_\_\_ DATE \_\_\_\_\_  
 1801 MOZELLE ST.  
 PHARR, TX 78577

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.

ATTIEST: \_\_\_\_\_  
 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 REPLAT 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 \_\_\_\_\_

PRINCIPAL CONTACTS:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ELOMAN PARTNERSHIP, LLC	1801 MOZELLE ST.	PHARR, TX 78577	(956) 221-0966	
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  
 TBP REG. # 1500

METES AND BOUNDS

BEING 1.801 ACRE TRACT OF LAND OUT OF LOT 3, OWENS SUBDIVISION, AN ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 229, PAGE 185B OF THE MAP RECORDS HIDALGO COUNTY, TEXAS, CONVEYED TO LIMAN VENTURES, LTD., A TEXAS LIMITED PARTNERSHIP BY "SPECIAL WARRANTY DEED WITH VENDOR'S LIEU" DATED JULY 14, 2016 AND RECORDED ON JULY 22, 2016 AS DESCRIBED IN DOCUMENT NO. 2731465, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH RIGHT-OF-WAY OF U.S. EXPRESSWAY 83, BEING THE SOUTH EAST CORNER OF LOT 2, OWENS SUBDIVISION, AS RECORDED IN VOLUME 229, PAGE 185B, OF THE MAP RECORDS HIDALGO COUNTY, TEXAS, SAID LOT 2 IS CONVEYED TO LIBERTAD ADULT DAY CARE AS DESCRIBED IN DOCUMENT NUMBER 3338912, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS;

THENCE, NORTH 81° 38' 18" WEST A DISTANCE OF 185.28 FEET, ALONG THE NORTH RIGHT-OF-WAY OF U.S. EXPRESSWAY 83, TO A MAGNAN FOUND A COMMON CORNER OF SAID LOT 2 AND LOT 3, AND BEING THE POINT OF BEGINNING OF THIS TRACT;

THENCE, NORTH 81° 38' 18" WEST A DISTANCE OF 25.00 FEET, CONTINUING ALONG THE NORTH RIGHT-OF-WAY OF U.S. EXPRESSWAY 83 TO A MAGNAN FOUND A COMMON CORNER OF SAID LOT 3 AND LOT 1, OWENS SUBDIVISION, CONVEYED TO PIZZA HUT OF SOUTH VALLEY, INC AS DESCRIBED IN DOCUMENT NUMBER 443030, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING A CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08° 50' 17" EAST A DISTANCE OF 115.23 FEET, WITH THE COMMON LINE OF SAID LOT 1 AND LOT 3, TO AN IRON ROD FOUND FOR A COMMON CORNER OF SAID LOT 1 AND LOT 3, AND BEING CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81° 28' 16" WEST A DISTANCE OF 185.28 FEET, WITH THE COMMON LINE OF LOT 1 AND LOT 3, TO AN IRON ROD FOUND FOR A COMMON CORNER OF LOT 1 AND 0.0537 ACRE TRACT OF LAND BEING OUT OF THE ABANDONED DAHLIA STREET AS DESCRIBED IN DOCUMENT NUMBER 2109787, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING A CORNER OF THIS TRACT;

THENCE, NORTH 08° 50' 17" EAST A DISTANCE OF 248.09 FEET, WITH THE COMMON LINE OF SAID LOT 3 AND SAID ABANDONED DAHLIA STREET, TO AN IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 3 AND ALSO BEING A CORNER OF THIS TRACT;

THENCE, SOUTH 08° 48' 44" WEST A DISTANCE OF 235.42 FEET, WITH THE COMMON LINE OF SAID LOT 3 AND TRAC OF LAND CONVEYED TO PLEASANT VALLEY RESORT, LLC AS DESCRIBED IN DOCUMENT NUMBER 2039311, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TO AN IRON ROD FOUND FOR THE COMMON CORNER OF LOT 3 AND 0.89 ACRE TRACT OF LAND OUT OF TRACT NO. 2, PLEASANT VALLEY RANCH, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 23, PAGE 53, MAP RECORDS, HIDALGO COUNTY TEXAS, SAID TRACT IS CONVEYED TO LIMAN VENTURES, LTD., A TEXAS LIMITED PARTNERSHIP AS DESCRIBED IN DOCUMENT NUMBER 2238353, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING A CORNER OF THIS TRACT;

THENCE, NORTH 81° 38' 18" WEST A DISTANCE OF 107.82 FEET, WITH THE COMMON LINE OF SAID LOT 2 AND LOT 3, TO AN IRON ROD FOUND FOR THE COMMON CORNER OF LOT 2 AND LOT 3, AND ALSO BEING A CORNER OF THIS TRACT;

THENCE, SOUTH 08° 50' 17" WEST A DISTANCE OF 125.47 FEET, WITH THE COMMON LINE OF SAID LOT 2 AND LOT 3, TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 1.801 ACRES TRACT OF LAND.

BEARING BASIS, TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (2011).



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

**INDEX OF SHEETS**

SHEET 1 - HEADING INDEX:  
 LOCATION MAP AND ETJ;  
 PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTION; OWNER'S DEDICATION; CERTIFICATION; ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING; ENVIRONMENTAL HEALTH DIVISION MANAGER; REVISION NOTES.

SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEERING CERTIFICATION; REVISION NOTES.

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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 REPLAT 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:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
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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

SHEET NUMBER: 1

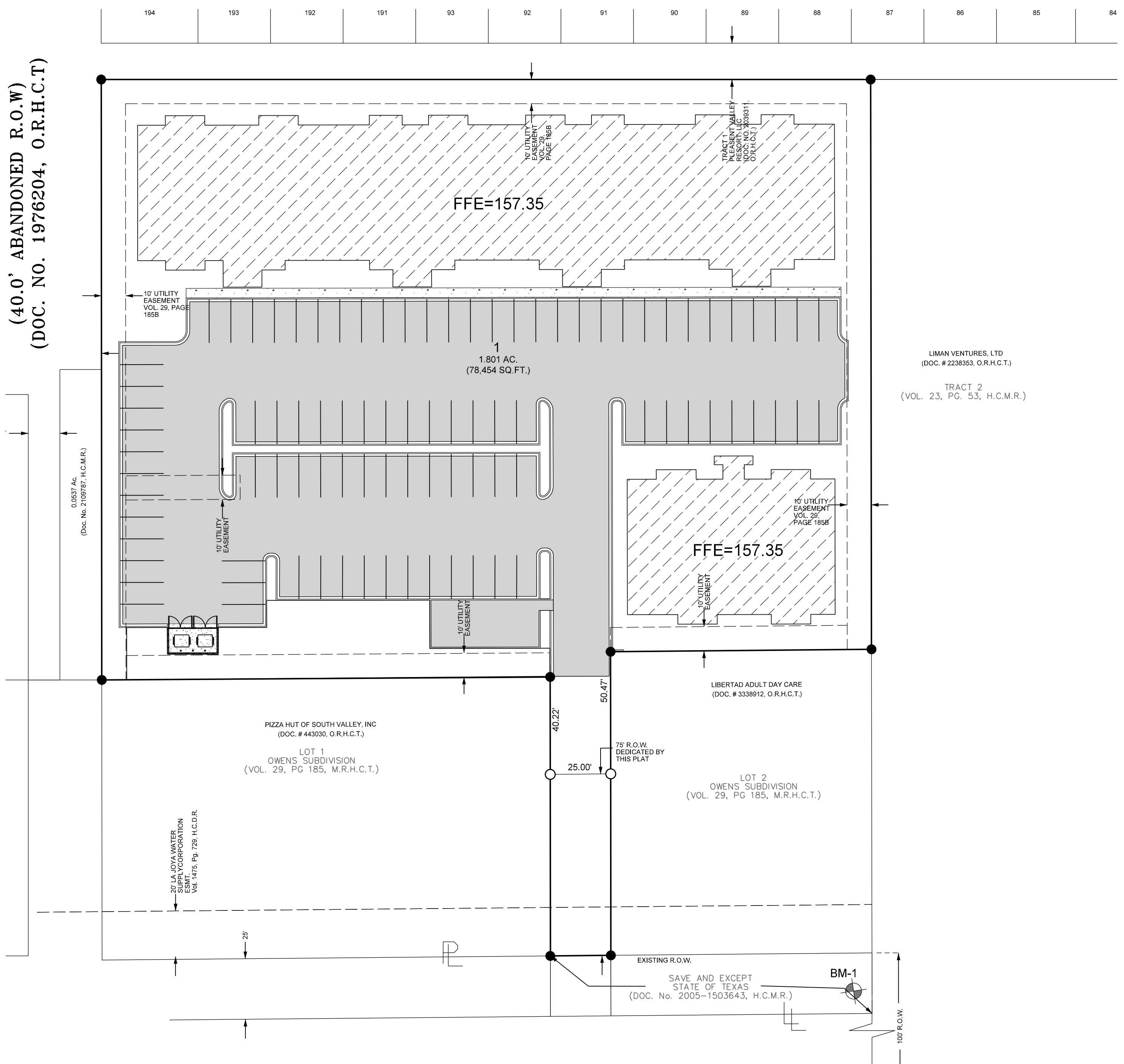
**LOT LAYOUT**

**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 185B, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

**SOUTH TEXAS INFRASTRUCTURE GROUP**

(40.0' ABANDONED R.O.W.)  
(DOC. NO. 1976204, O.R.H.C.T.)



**SUBDIVIDER CERTIFICATION**

I, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAN, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT THE WATER QUALITY AND CONNECTIONS INCLUDING WATER TREATERS 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.

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

**PROJECT LOCATION**  
THE REPLY 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.J.) BEING A 1.81 ACRES IN TRACT 4 IN OWENS LOT 3 OF AN ADDITION TO THE CITY OF MISSION, E.T.J. 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, LOCATED 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. REVISION 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 DRAINAGE SURFACE RUNOFF IS NEGLIGIBLE PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS HIGH. THE SOILS ARE LISTED IN HYDROLOGIC GROUP B, 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 50-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 9.09 CUBIC FEET OR 6.28 ACRE-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 OWNED BY TRODOT LOCATED AT U.S. EXPRESSWAY 83, (SEE SITE PLAN).

**DETENTION AREA DETAIL (TYP.)**

CROSS SECTION "A-A"  
AREA 12.5 SQ.FT. (LENGTH 750 FT.)  
TOTAL DETENTION REQUIRED = 9,375 CFT.  
TOTAL DETENTION PROVIDED = 9,015 CFT.

N.T.S.

No	SHEET	REVISION	DATE	APPROVED

**DRAINAGE AREA CALCULATION**

DESCRIBING DATA	AREA
TOTAL AREA	1.81 AC.
EXISTING WEIGHTED RUNOFF COEFFICIENT	0.56
LOADING TIME OF CONCENTRATION	25 MIN.
ELEVATION OF DRAINAGE	4,840 FT.
LOADING "C"	4.18 CFS

DATA FOR PROPOSED IMPROVEMENTS

DESCRIBING DATA	AREA
PROPOSED WEIGHTED RUNOFF COEFFICIENT	0.57
PROPOSED TIME OF CONCENTRATION	25 MIN.
ELEVATION OF DRAINAGE	4,840 FT.
LOADING "C"	7.16 CFS

**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 10" 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 CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO HIDALGO COUNTY M.U.D. 1 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.

**SEWER FACILITIES (DESCRIPTION, COSTS, AND OPERABILITY DATE)**

SEWERAGE FOR LOT 3 OWENS WILL BE SERVED BY HIDALGO COUNTY M.U.D. 1 WITH AN 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" WVE FOR EACH LOT. THE 6" DIAMETER SANITARY SEWER LINES, THE \_\_\_\_\_ MANHOLES, THE 6" SINGLE SERVICES LINES AND THE 6" DOUBLE SERVICES LINES WITH 4" WVE WILL BE CONSTRUCTED AT A TOTAL COST OF \$ \_\_\_\_\_ OR \$ \_\_\_\_\_ PER LOT. THE SUBDIVIDER HAS PROVIDED THE SOILS ARE VERY UNIFORM WITHIN THIS AREA. THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 30" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 30" OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

**SOIL EVALUATION REPORT:**

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

**ENGINEER CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWERAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE, WHICH PROVIDES THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWERAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS: \_\_\_\_\_ PER LOT. 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 \$ \_\_\_\_\_ PER 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 INDICATED A SANDY LOAM 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 BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS AREA. THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 30" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 30" OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

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

**REPORTE 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) SERVIDO SENCILLO LARGO DE 6" DE DIAMETRO QUE CORREN HACIA EL LOTE. SE HAN INSTALADO YA LA LINEA DE 6" LOS SERVIDOS DE 1" Y LAS CAJAS DE LOS MEDIDORES. EL 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. PARA CADA LOTE). 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 DE UN SERVIDO 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 SERVIDO CORTO SENCILLO DE 6" DE DIAMETRO CON "Y" PARA CADA LOTE.

LA LINEA DE DRENAJE DE 6" DE DIAMETRO, LAS \_\_\_\_\_ ALICANTARILLAS, LOS SERVIDOS SENCILLOS CORTOS DE 6" DE DIAMETRO Y LOS SERVIDOS 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 SERVIDO 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\_\_\_\_.

**REPORTE DE EVALUACION DE SUELO:**

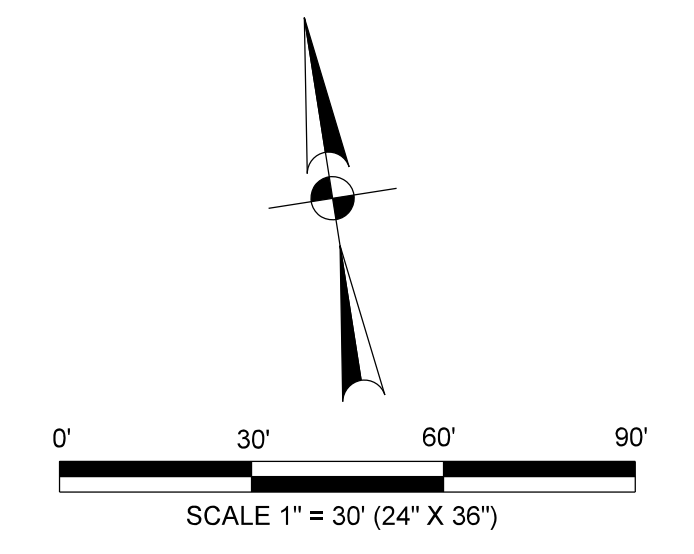
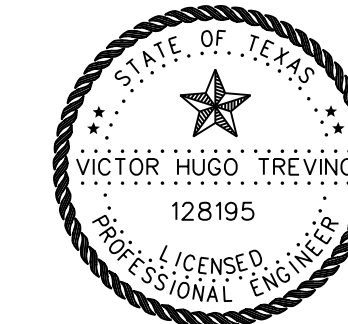
CADA LOTE EN LA SUBDIVISION PROPUUESTA MIDE MAS DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS DE LA SUBDIVISION. UN TOTAL DE 8 EXCAVACIONES DE EVALUACION FUERON REALIZADAS. EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES BIEN REPRESENTATIVAMENTE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

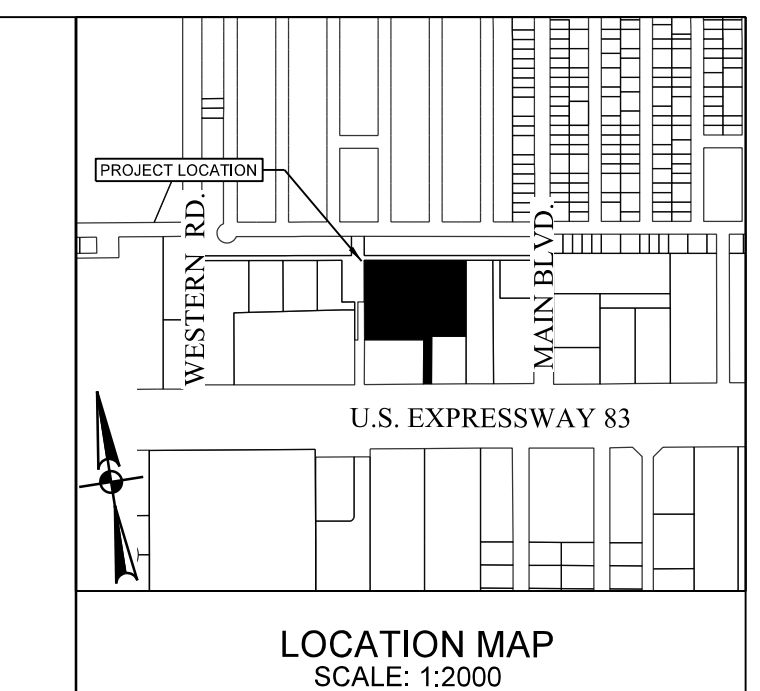
**CERTIFICACION:**

CON MI FIRMA, CERTIFICO QUE LOS SERVIDOS 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: \_\_\_\_\_ PARA CADA LOTE. EL SISTEMA DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTAR UN TOTAL DE \$ \_\_\_\_\_ POR LOTE. 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.

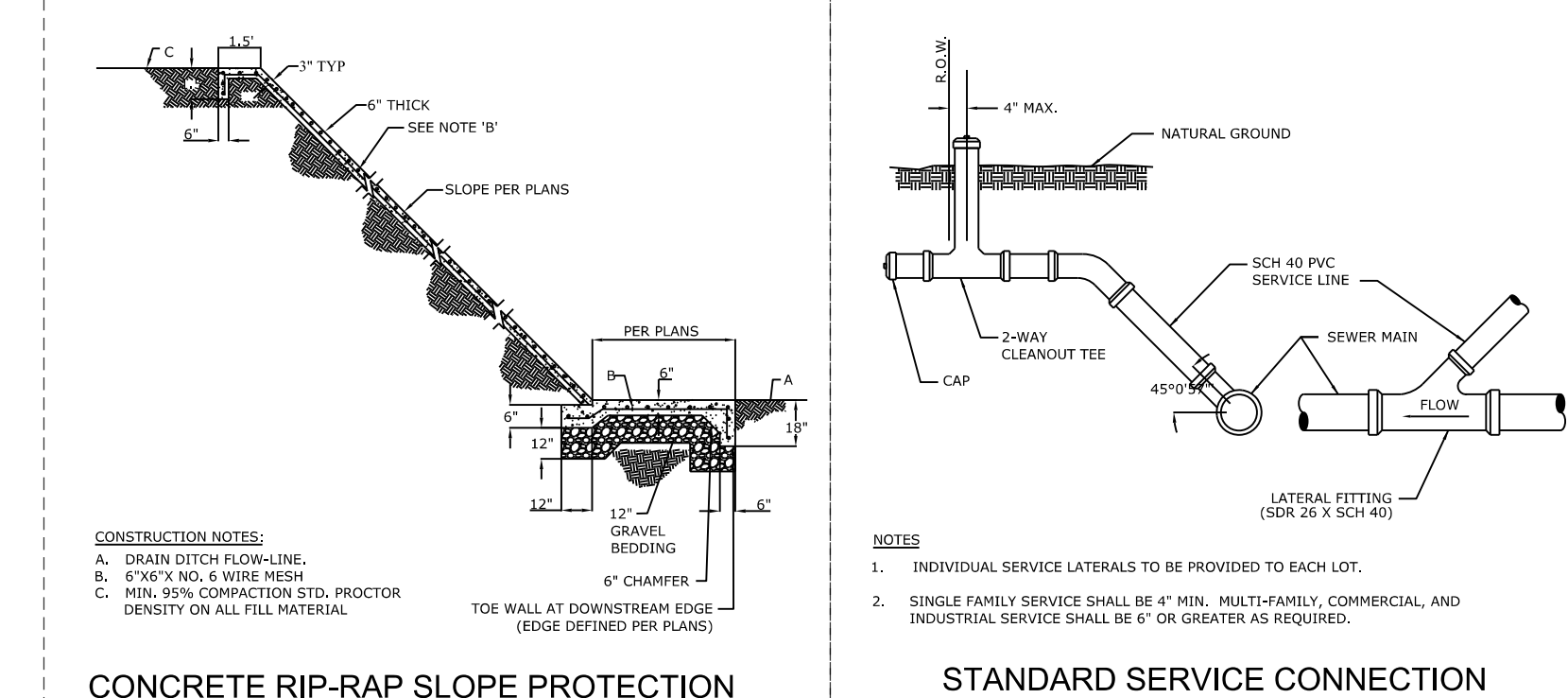
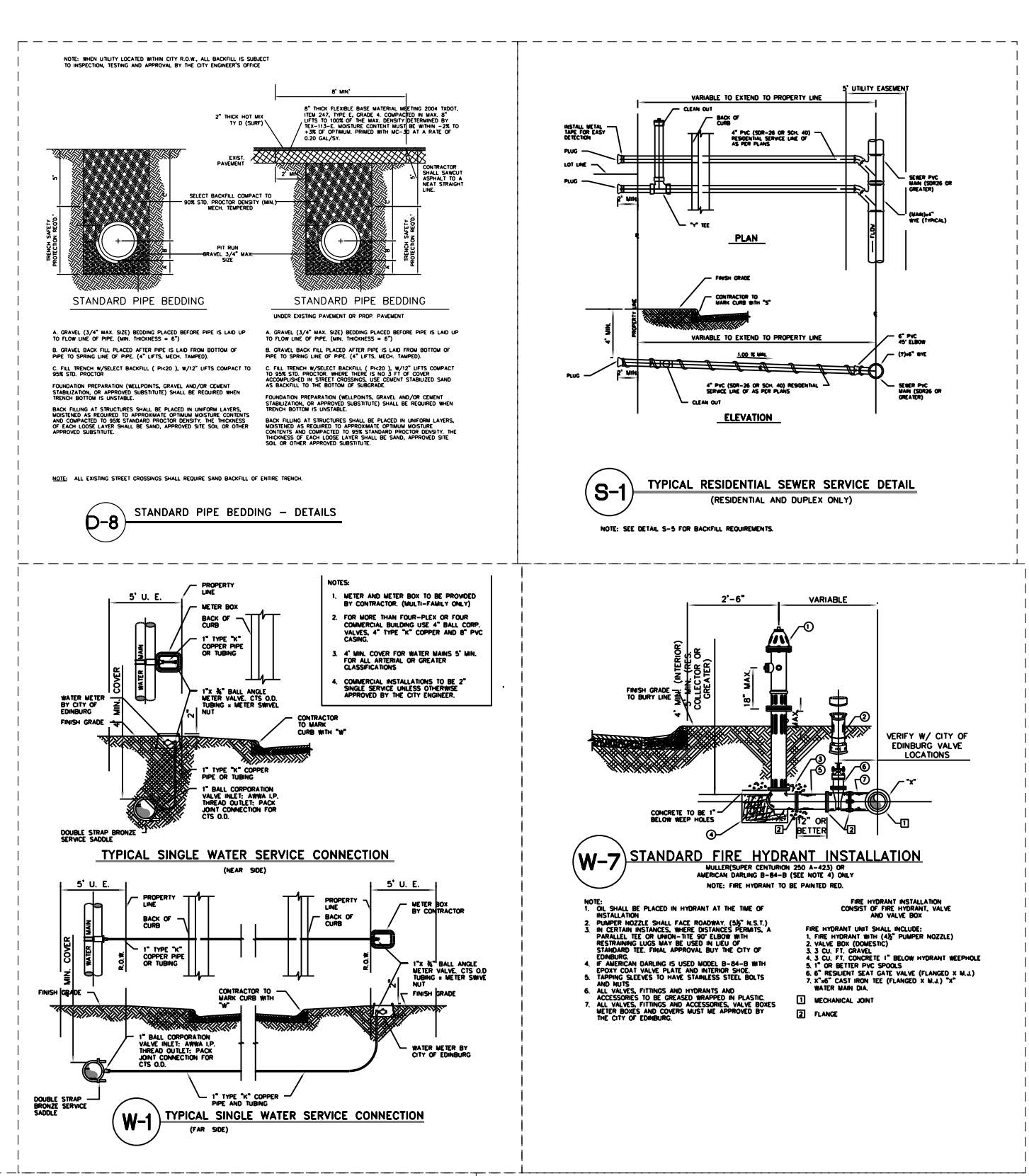
VICTOR H. TREVINO, P.E.  
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195



- LEGEND:**
- CHAIN LINK FENCE
  - SET 8" IRON ROD WITH PLASTIC CAP STAMPED "ROSS PROP. COR."
  - FOUND IRON ROD
  - WOOD FENCE
  - PROPOSED PAVEMENT
  - OVERHEAD ELECTRIC
  - PROPOSED CASING
  - FOR 8" WATERLINE= 10" 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 29, PAGE 1858, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.



**PRINCIPAL CONTACTS:**

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ELOMAN PARTNERSHIP, LLC	1801 MOZELLE ST.	PHARR, TX 78877	(956) 221-0966	
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

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