



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: 4-04-2023

PROPOSED REPLAT OF LOTS 1 & 2 OF THE JOSEFINA SUBDIVISION PRECINCT No. 1.

ENGINEER: URBAN INFRASTRUCTURE GROUP INC. DEVELOPER: JOSEFINA ESPERICUETA

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: \_\_\_  \*SINGLE FAMILY \_\_\_  \*MULTI-FAMILY 2  COMMERCIAL \_\_\_  INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: NORTHEAST CORNER OF VALVERDE ROAD AND CANTON ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-06-2019 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUN-OFF ONTO CANTON ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: NO R.O.W. DEDICATION IS REQUIRED.

H.C.R.O.W. FINAL APPROVAL DATE: 3-30-2023 BY, DANIEL GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 3-30-2023 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF'S WILL BE INSTALLED AT PERMIT STAGE.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: CANTON ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 3-30-2023 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

**SMALL CONSTRUCTION**

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

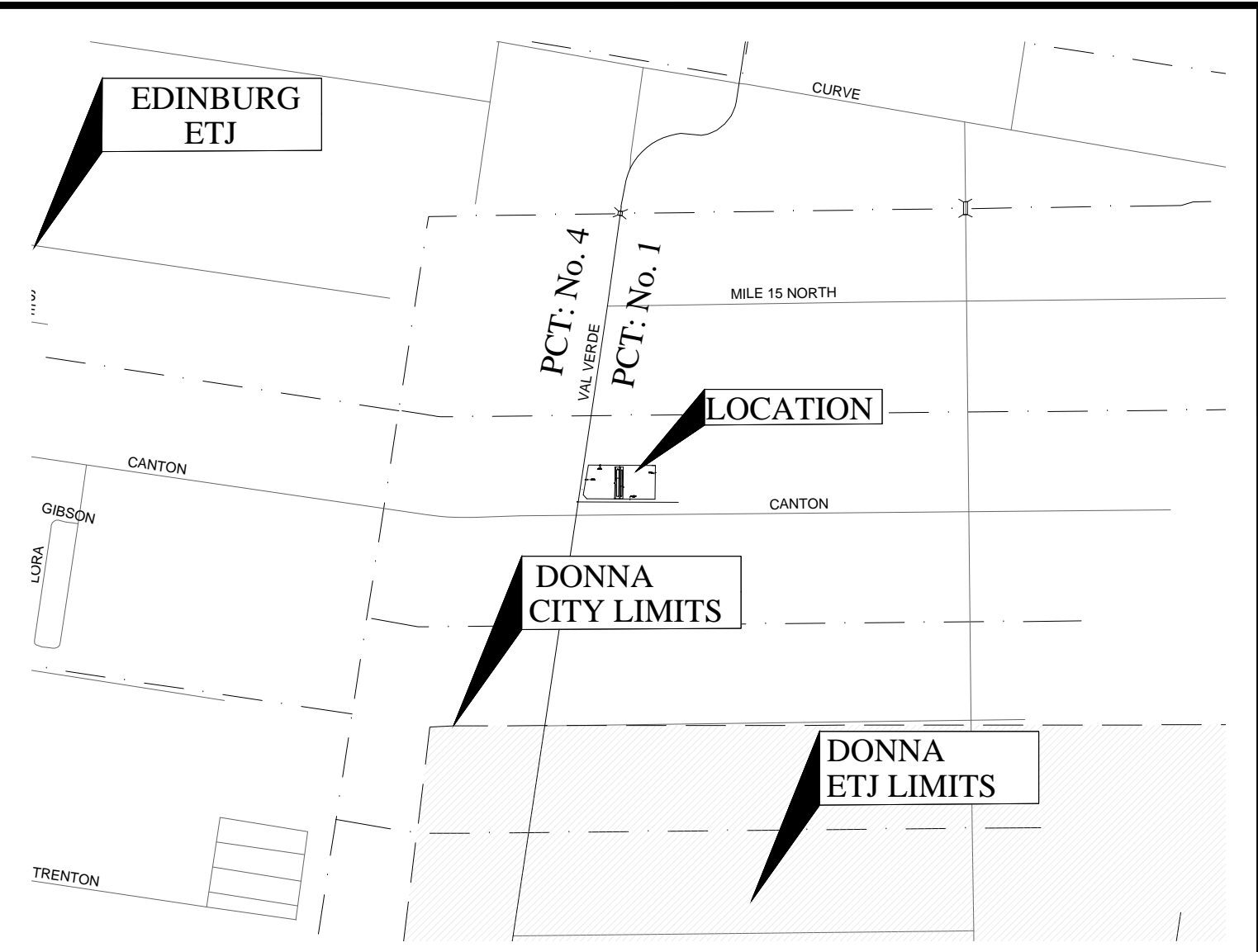
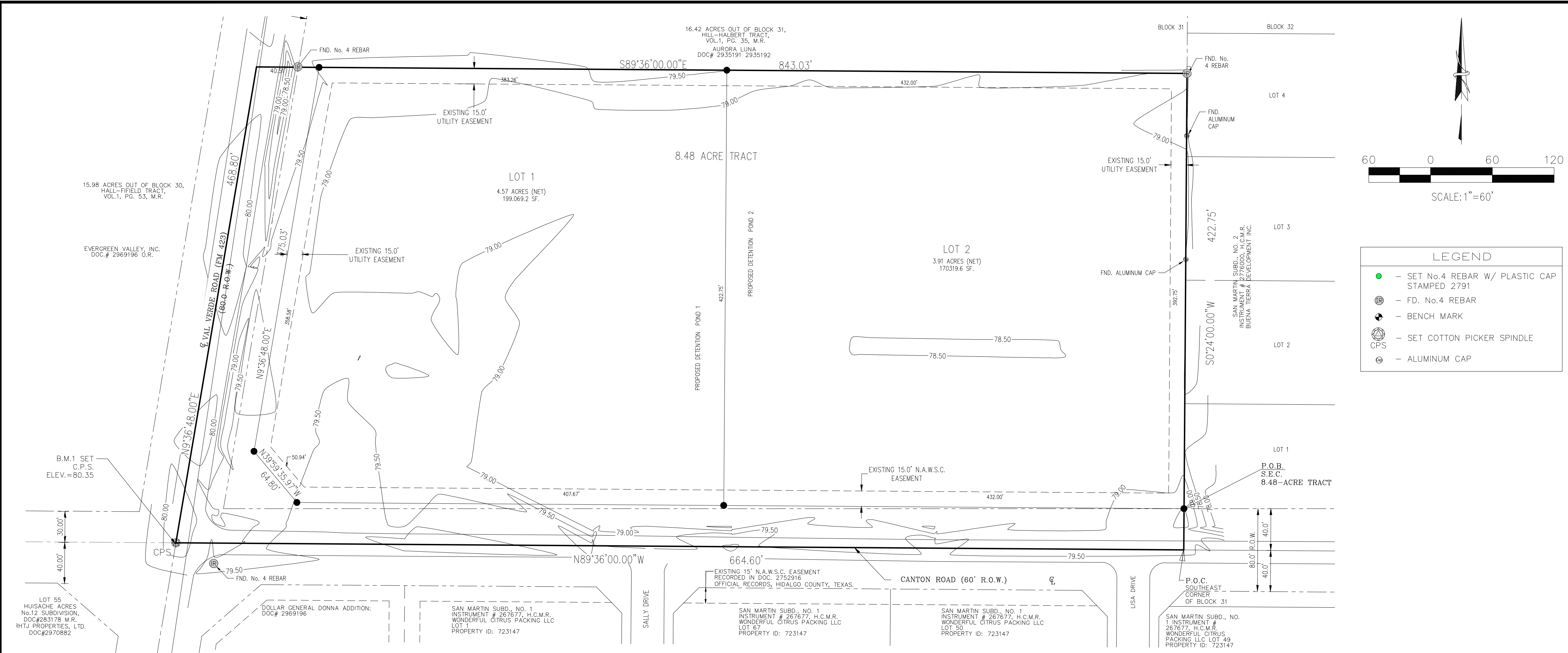
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

STAFF RECOMMENDS:  **Preliminary Approval** *subject comments and future recommendations by planning and other Departments.*

**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.*



VICINITY MAP  
1 = 2,000

THE JOSEFINA SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY, PRECINCT NO.1 IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY, AT THE NORTHEAST CORNER OF THE INTERSECTION OF VAL VERDE ROAD (FM 1423) AND CANTON ROAD. A NEARBY MUNICIPALITY IS THE CITY OF EDINBURG WITH A POPULATION OF 102,483 ACCORDING TO THE 2021 U.S. CENSUS. THE SUBDIVISION IS LOCATED WITHIN THE CITY OF EDINBURG ETJ UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021.

**METES AND BOUNDS DESCRIPTION:**

AN 8.48-ACRE TRACT OF LAND, MORE OR LESS, BEING ALL THE JOSEFINA SUBDIVISION AS PER INSTRUMENT NO. 3085606, RECORDED IN THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, HAVING BEEN OUT OF THE SOUTH 10 ACRES OF BLOCK 31, HILL-HALBERT TRACT, HIDALGO, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF VAL VERDE ROAD (HIGHWAY FM 1423) AND CANTON ROAD, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: AS PER INSTRUMENT NO. 3085606, MAP RECORDS, HIDALGO COUNTY, TEXAS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT ON THE APPARENT ORIGINAL EXISTING 40-FOOT RIGHT-OF-WAY CENTERLINE OF SAID CANTON ROAD FOR THE APPARENT SOUTHWEST CORNER OF SAID BLOCK 31 AND OF SAID SOUTH 10.00-ACRE TRACT; THENCE, S 00°24'00\"/>

THENCE, N 89°36'00\"/>

THENCE, N 39°59'35.97\"/>

THENCE, N 9°36'48.00\"/>

THENCE, S 89°36'00\"/>

EAST LOT LINE OF BLOCK 31 FOR THE APPARENT NORTHEAST CORNER OF SAID SOUTH 10.00-ACRE TRACT AND OF SAID 8.48-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, S 00°24'00\"/>

**PLAT NOTES**

- FLOOD ZONE DESIGNATION:**  
ZONE "C" PANEL NO. 480334 0425C AREAS OF MINIMAL FLOODING (NO SHADING)  
MAP REVISED: NOV. 16, 1982  
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTION 4001 THROUGH 4127).
- SETBACKS:**  
FRONT: 40.00 FEET (CANTON ROAD), 50.00 FEET (VAL VERDE ROAD) 20.0 FEET CORNER SETBACK  
REAR: 15.00 FEET  
SIDE: 6.00 FEET
- LOT 1 MAY BE FOR RESIDENTIAL USE OR COMMERCIAL USE. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOT 1. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. LOT 2 SHALL BE FOR COMMERCIAL USE ONLY. ON LOT 2 THERE SHALL BE NO OTHER USE THAN COMMERCIAL. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. ON LOT 2 THE DEVELOPER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ADJUTING ALL RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF LOT 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.
- THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLAN, B.M. 1 - SET COTTON PICKER SPINDLE LOCATED ON THE SOUTHWEST CORNER OF THIS 8.48 ACRE TRACT (INTERSECTION OF VAL VERDE ROAD CENTERLINE AND CANTON ROAD CENTERLINE), ELEV.=80.35, DATUM=NAD83
- 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.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND THE HIDALGO COUNTY REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN APPROXIMATELY 1.35 ACRE FEET FOR LOT 1, AND 0.87 ACRE FEET FOR LOT 2 OF STORM WATER RUNOFF.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- 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.
- 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 SHOWING COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL 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.
- THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TDCQ 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 SEWERAGE 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, 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 OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- TXDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 1 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 1423. TXDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

I, JOSEFINA ESPERICUETA AS OWNERS OF THE 8.48 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED REPLAT OF LOTS 1 & 2 OF THE JOSEFINA SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.022(c) AND THAT

(A) THE WATER QUALITY CONNECTIONS TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

(B) SANITARY SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR WILL MEET MINIMUM STATE STANDARDS.

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

BY: JOSEFINA ESPERICUETA DATE \_\_\_\_\_  
P.O. BOX 695  
DONNA, TX 78537

BY: CROSSING BAPTIST CHURCH DATE \_\_\_\_\_  
DONNA, TX 78537

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

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

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.  
GENERAL MANAGER

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE §232.022(c)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF JOSEFINA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY.

HOMERO LUIS GUTIERREZ  
R.P.L.S. No. 2791

STATE OF TEXAS  
COUNTY OF HIDALGO

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

CRAIG A. GONZALEZ  
LICENSED PROFESSIONAL ENGINEER No. 99268  
FIRM NO. F-13094

STATE OF TEXAS  
COUNTY OF HIDALGO

THIS PLAT IS APPROVED BY DONNA IRRIGATION DISTRICT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

SECRETARY \_\_\_\_\_ PRESIDENT \_\_\_\_\_

I, UNDERSIGNED CERTIFY THAT THIS PLAT OF JOSEFINA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

PRINCIPAL CONTACTS	ADDRESS	PHONE
OWNER: JOSEFINA ESPERICUETA (LOT 1)	JOSEFINA ESPERICUETA P.O. BOX 695, DONNA, TX 78537	(956) 784-1833
OWNER: CROSSING BAPTIST CHURCH OF MESQUITE INC S.B.C. (LOT 2)	1060 CLAY MATHIS RD, MESQUITE, TX 75181	(956) 405-3337
ENGINEER: URBAN INFRASTRUCTURE GROUP, INC.	CRAIG A. GONZALEZ 1704 E. ROBERTS AVE., DONNA, TX 78537	(956) 405-3337
SURVEYOR: HOMERO L. GUTIERREZ	HOMERO L. GUTIERREZ P.O. BOX 548, McALLEN, TX 78505	(956) 369-0988

DATE OF PREPARATION: 02/10/2023

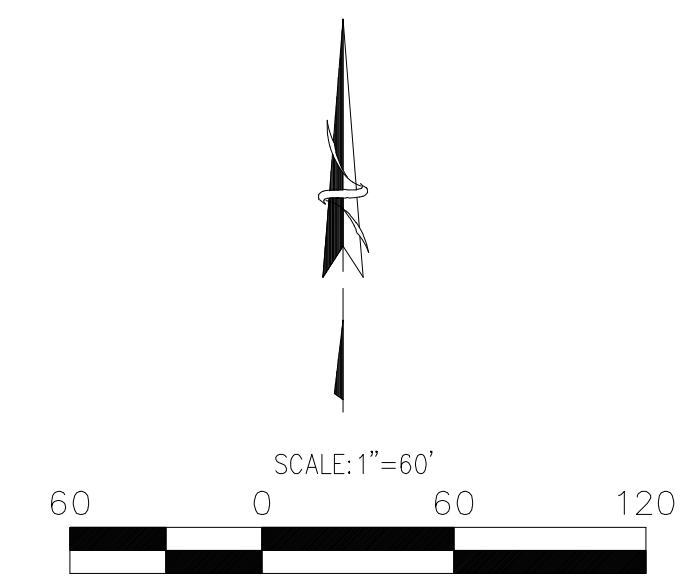
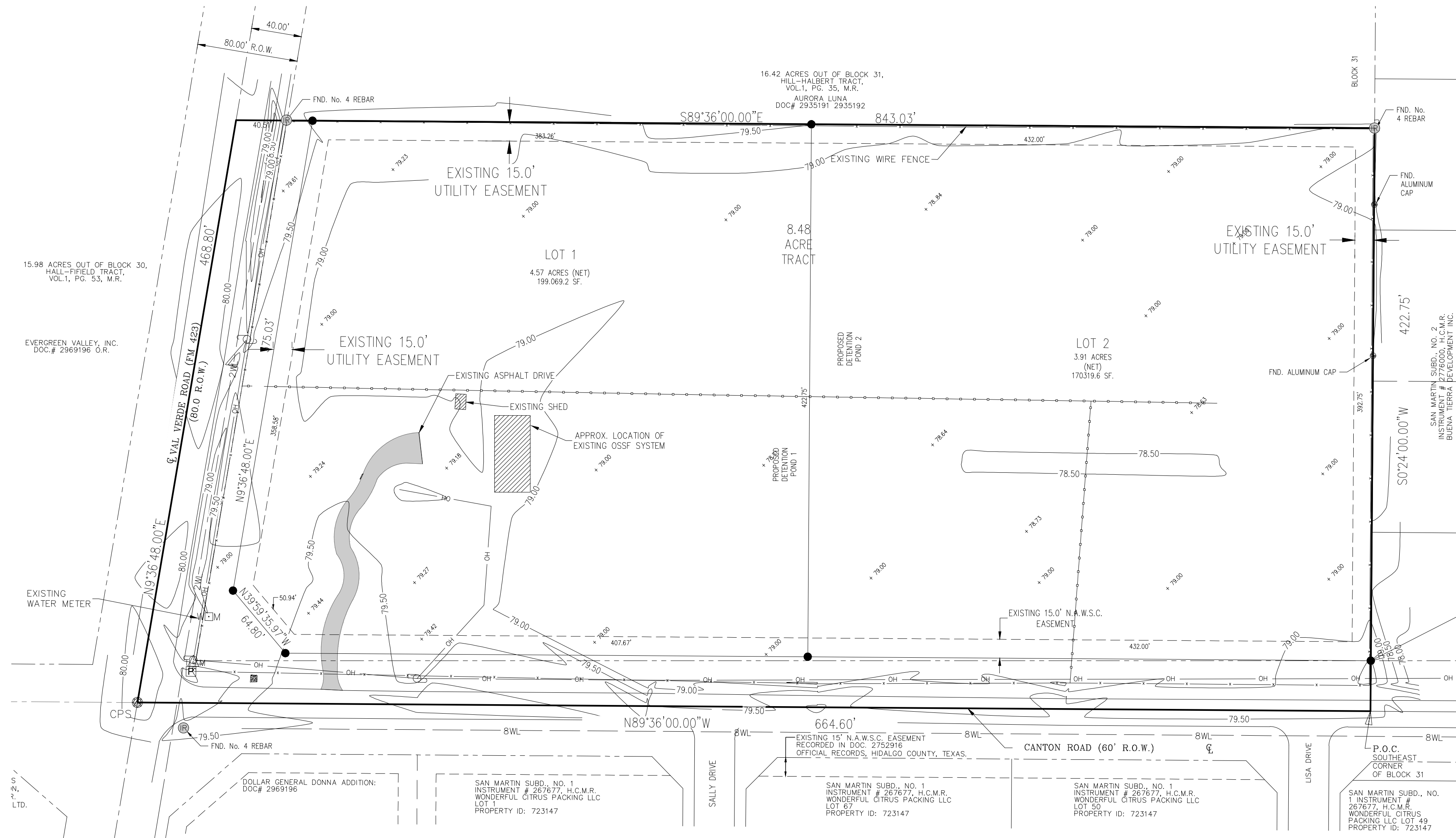
**INDEX TO SHEET OF JOSEFINA SUBDIVISION**

NO.	DESCRIPTION
1	HEADING, INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION & ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; CITY OF EDINBURG PLANNING AND ZONING COMMISSION CERTIFICATION OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATION OF THE PRECINCT THE PROJECT IS SITUATED; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO COUNTY DRAINAGE DISTRICT No.1 APPROVAL; LOT 1 RESIDENTIAL, LOT 2 COMMERCIAL.
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION SUBDIVIDER CERTIFICATE AND STATEMENT.
3	DRAINAGE PLAN INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION REVISION NOTES.

**URBAN INFRASTRUCTURE GROUP, INC.**

260 S TEXAS BLVD,  
STE 403  
WESLACO, TEXAS 78596

(956) 405-3337  
TBPE FIRM NO. F-13094  
WWW.UIGTEXAS.COM



LEGEND	
●	SET No.4 REBAR
⊙	FD. No.4 REBAR
⊕	BENCH MARK
⊗	SET COTTON PICKER SPINDLE
⊙	ALUMINUM CAP

**FINAL WATER AND SEWER ENGINEERING REPORT**

**WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE.**

REPLAT OF LOTS 1 & 2 OF THE JOSEFINA SUBDIVISION, A 2 LOT SUBDIVISION, WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). LOT 1 IS AN EXISTING RESIDENTIAL SINGLE FAMILY LOT, WITH AN EXISTING WATER METER AND ON-SITE-SEPTIC-FACILITY. LOT 2 IS A PROPOSED COMMERCIAL LOT, SINCE THERE IS ALREADY SERVICE TO LOT 1 AND LOT 2 IS PROPOSED COMMERCIAL, A 30-YEAR LETTER IS NOT REQUIRED.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF CANTON RD.

WATER DISTRIBUTION FOR LOT 2 JOSEFINA SUBDIVISION CONSISTS OF ONE SINGLE SERVICE LINE THAT WILL TAP INTO THE EXISTING 8" DIAMETER WATER LINE. LOT 1 ALREADY HAS AN EXISTING 3/4" SERVICE LINE. A NEW 1" SERVICE LINE, EXTENDING TO THE NEW R.O.W LINE, WILL BE INSTALLED TOGETHER WITH THE METER BOX ON LOT 2 AT TIME OF PERMIT. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THERE IS NO COST FOR NEW WATER SERVICE AT THIS TIME AND THERE ARE NO FEES REQUIRED TO BE PAID TO N.A.W.S.C. THE EXISTING WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES DESCRIPTION, COST, AND OPERABILITY DATE.**

SEWAGE FROM JOSEFINA SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. LOT 1 HAS EXISTING AN OSSF THAT IS CURRENTLY OPERABLE. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF EACH LOT 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 DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE IN EACH LOT AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A SANDY CLAY 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 BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

LOT 2 IS COMMERCIAL AND AN OSSF SYSTEM WILL BE INSTALLED AT TIME OF PERMIT.

AT ANY TIME AFTER LOT 2 IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

**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:

  
 CRAIG A. GONZALEZ, P.E. DATE: 02/10/2023  
 LICENSED PROFESSIONAL ENGINEER No. 99268  
 FIRM NO. F-13094



**FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH**

**PROVISIÓN DE AGUA, DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO.**

REEMPLAZO DE LOS LOTES 1 Y 2 DEL LOTEAMIENTO JOSEFINA, UNA SUBDIVISION DE DOS LOTES, RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA N.A.W.S.C.). LOTE 1 ES UN LOTE RESIDENCIAL EXISTENTE DE FAMILIAR SINGULAR, CON UN MEDIDOR DE AGUA EXISTENTE Y UN INSTALACION SEPTICA EN EL SITIO. LOTE 2 ES UN LOTE COMERCIAL PROPUESTO. YA QUE HAY SERVICIO A LOTE UNO Y LOTE DOS ES COMERCIAL, UN LETRA DE 30-ANOS NO ES NECESARIO.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISION JOSEFINA CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CALLE CANTON RD.

LA DISTRIBUCIÓN DE AGUA DE LA SUBDIVISION JOSEFINA CONSISTE DE DOS DISTINTOS CONDUCTOS DE AGUA QUE SE CONECTAN AL EXISTENTE CONDUCTO DE AGUA DE 8 PULGADAS DE DIÁMETRO. EL LOTE 1 YA TENIA UN CONDUCTO DE AGUA DE 3/4 DE PULGADA DE DIÁMETRO, UN NUEVO CONDUCTO DE AGUA DE 1 PULGADA DE DIÁMETRO QUE SE EXTIENDE HASTA EL NUEVO LIMITE DEL DERECHO DE VIA HA SIDO INSTALADO JUNTO CON UNA CAJA DE MEDIDOR DE AGUA EN EL LOTE 2 AL HORAR DEL PERMISO. TALES SERVICIOS TERMINAN EN LA CAJA DEL MEDIDOR DE AGUA DE CADA LOTE. NO HAY COSTO POR NUEVO SERVICIO DE AGUA EN ESTE MOMENTO, Y NO HAY CARGOS REQUERIDOS PARA PAGAR AL COMPAÑIA DE AGUA N.A.W.S.C. EL SISTEMA DE AGUA HA SIDO APROBADO Y ACEPTADO POR LA COMPAÑIA N.A.W.S.C., Y TAL SISTEMA DE DISTRIBUCIÓN DE AGUA ESTÁ EN FUNCIONAMIENTO A LA FECHA DEL REGISTRO DEL PLANO DE LA SUBDIVISION.

**DRENAJE SANITARIO, DESCRIPCIÓN, GASTOS Y FECHA DE INICIO.**

LAS AGUAS NEGRAS DE LA SUBDIVISION JOSEFINA SERAN TRATADAS POR UN SISTEMA DE FOSA SEPTICA EN CADA LOTE. ESTE SISTEMA DE FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE DISEÑO ESTÁNDAR DE DOS COMPARTIMIENTOS Y UN CAMPO DE DRENAJE EN EL LOTE. LOTE 1 EL INGENIERO ABAJO FIRMANTE HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA ENTREGADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA FOSAS SEPTICAS. EL REPORTE FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT). EL LOTE CONTIENE UN AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.


CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE POR LO MENOS MEDIO ACRE. EL ESTUDIO DEL SUELO DEL NATURAL RESOURCES CONSERVATION SERVICE INDICA QUE EL AREA CONTIENE SUELO FRANCO ARCILLO ARENOSO. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN CADA LOTE EN LUGARES OPUESTOS DE LA PROPUESTA AREA DE ELIMINACION. (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME.) EL SUELO ES FRANCO ARCILLO LIMOSO/ARENOSO Y SE EXTIENDE HASTA 30 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA A 30 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENA APROPIADAMENTE.

LOTE 2 ES COMERCIAL Y SE INSTALARÁ UN SISTEMA OSSF AL MOMENTO DEL PERMISO.

EN CUALQUIER MOMENTO DESPUES DE QUE EL LOTE 2 SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION. EL DUEÑO DE LA SUBDIVISION SERÁ RESPONSABLE DE PRESENTAR EN EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO UN SOLICITUD PARA UN PERMISO DE CONSTRUIR UN SISTEMA SEPTICO. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS EN EL LOTE ANTES QUE EL CONDADO DE HIDALGO APRUEBE LA AUTORIZACION DE LUZ Y AGUA.

**CERTIFICACION DEL INGENIERO.**

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

  
 CRAIG A. GONZALEZ, P.E. FECHA: 02/10/2023  
 INGENIERO PROFESIONAL REGISTRADO No. 99268  
 FIRM NO. F-13094



**REPLAT OF LOTS 1 & 2 OF THE JOSEFINA SUBDIVISION UTILITY PLAN**

AN 8.48-ACRE TRACT OF LAND, MORE OR LESS, BEING ALL THE JOSEFINA SUBDIVISION AS PER INSTRUMENT NO. 3085606, RECORDED IN THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**LOT 1: RESIDENTIAL**      **LOT 2: COMMERCIAL**

**INDEX TO SHEET OF JOSEFINA SUBDIVISION**

1	HEADING, INDEX, LOCATION MAP AND ETI; PRINCIPAL CONTACTS; PLAT WITH LOTS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION & ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; CITY OF EDINBURG PLANNING AND ZONING COMMISSION CERTIFICATION OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETI OF A MUNICIPALITY AND DESIGNATION OF THE PROJECT THE PROJECT IS SITUATED; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO COUNTY DRAINAGE DISTRICT No.1 APPROVAL, LOT 1 RESIDENTIAL, LOT 2 COMMERCIAL.
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION SUBDIVIDER CERTIFICATE AND STATEMENT.
3	DRAINAGE PLAN INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION REVISION NOTES.

PRINCIPAL CONTACTS		ADDRESS		PHONE	
OWNER: JOSEFINA ESPERICUETA (LOT 1)	JOSEFINA ESPERICUETA	P.O. BOX 695, DONNA, TX 78537	(956) 784-1833		
OWNER: CROSSING BAPTIST CHURCH OF MESQUITE INC S.B.C. (LOT 2)	CRAIG A. GONZALEZ	1060 CLAY MATHS RD, MESQUITE, TX 75181	(956) 405-3337		
ENGINEER: URBAN INFRASTRUCTURE GROUP, INC.	HOMERO L. GUTIERREZ	1704 E. ROBERTS AVE., DONNA, TX 78537	(956) 405-3337		
SURVEYOR: HOMERO L. GUTIERREZ	HOMERO L. GUTIERREZ	P.O. BOX 548, McALLEN, TX 78505	(956) 369-0988		

 **URBAN INFRASTRUCTURE GROUP, INC.**

260 S TEXAS BLVD, STE 403 WESLACO, TEXAS 78596 (956) 405-3337  
 TBPE FIRM NO. F-13094 WWW.UIGTEXAS.COM

DRAINAGE STATEMENT

INTRODUCTION

THE PROPOSED RE-PLAT OF LOTS 1 & 2 OF THE JOSEFINA SUBDIVISION INCLUDES 2 COMMERCIAL LOTS ON A 10.00-ACRE TRACT (8.48 ACRES NET AREA). THE PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF EDINBURG AT THE NORTHEAST CORNER OF THE INTERSECTION OF VAL VERDE RD. (FM 1423) AND CANTON RD. A LOCATION MAP IS PROVIDED IN ATTACHMENT A.

FLOODPLAIN INFORMATION

THE PROPERTY DOES NOT CONTAIN FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SPECIAL FLOOD HAZARD AREAS (SFHA). THE JOSEFINA SUBDIVISION IS LOCATED WITHIN FEMA COMMUNITY PANEL NO. 480334-0425C, REVISED NOVEMBER 16, 1982. A FEMA MAP SHOWING THE PROPERTY IS PROVIDED IN ATTACHMENT B. THE ATTACHED MAP SHOWS THAT THE PROPERTY IS LOCATED WITHIN A FEMA ZONE C (NO SHADING) WHICH IS DEFINED AS AREAS OF MINIMAL FLOODING.

SOIL SURVEY

ACCORDING TO THE U.S.D.A. SOIL SURVEY REPORT, PREPARED FOR HIDALGO COUNTY BY THE SOIL CONSERVATION SERVICE, THE PROJECT SITE IS 100.0% 2B- HIDALGO SANDY CLAY LOAM, 0 TO 1 PERCENT SLOPES. THE SITE HYDROLOGIC SOIL GROUP IS IDENTIFIED AS GROUP B. 2B SOIL HAS THE CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (K<sub>SAT</sub>): MODERATELY HIGH TO HIGH (0.57 TO 1.98 IN/HR) WITH DEPTH TO WATER TABLE: MORE THAN 80 INCHES. THE FREQUENCY OF FLOODING IS NONE AND THE FREQUENCY OF PONDING IS NONE. 2B HIDALGO SANDY CLAY LOAM IS COMPRISED AS 85% HIDALGO AND SIMILAR SOILS AND 15% MINOR COMPONENTS. THE PRESENCE OF MINOR COMPONENTS IN A MAP UNIT IN NO WAY DIMINISHES THE USEFULNESS OR ACCURACY OF THE DATA. SEE ATTACHED USDA SOIL SURVEY IN ATTACHMENT C.

HYDROLOGY

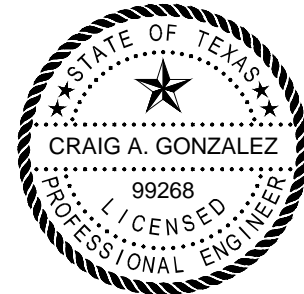
STORMWATER GENERALLY FLOWS FROM THE NORTHWEST TO THE SOUTHEAST ON THE TRACT. THE EXISTING 8.48 ACRES IS UNDEVELOPED LAND WITH THE EXCEPTION OF AN EXISTING ASPHALT DRIVEWAY AND STORAGE SHED. THE PROPOSED IMPERVIOUS COVER FOR LOT 1 IS UNKNOWN AT THIS POINT. HYDROLOGY CALCULATIONS ARE PRESENTED FOR EACH LOT. THE RATIONAL METHOD WAS USED TO CALCULATE THE EXISTING AND POST-DEVELOPMENT STORMWATER PEAK FLOWRATES FOR THE 10-YEAR AND 50-YEAR FREQUENCY STORM EVENTS. RUNOFF COEFFICIENTS, "C" VALUES, WERE DETERMINED BASED ON THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) HYDRAULIC DESIGN MANUAL, DATED SEPTEMBER 2019. THE COMPOSITE "C" VALUE FOR THE EXISTING CONDITIONS FOR LOT 1 IS 0.21, AND THE COMPOSITE "C" VALUE FOR THE POST-DEVELOPMENT CONDITIONS FOR LOT 1 IS ASSUMED TO BE 0.80; THAT IS AN INCREASE OF 0.59. THE CALCULATED EXISTING PEAK 10-YEAR FLOW RATE FOR LOT 1 IS APPROXIMATELY 2.28 CFS, AND THE POST-DEVELOPMENT PEAK 50-YEAR FLOW RATE IS APPROXIMATELY 24.65 CFS. THE COMPOSITE "C" VALUE FOR LOT 2 EXISTING CONDITIONS IS 0.20 AND THE EXPECTED COMPOSITE "C" VALUE FOR THE POST-DEVELOPMENT CONDITIONS FOR LOT 2 IS 0.65, THAT IS AN INCREASE OF 0.45. THE EXISTING PEAK 10-YEAR FLOW RATE IS APPROXIMATELY 1.92 CFS, AND THE POST-DEVELOPMENT PEAK 50-YEAR FLOW RATE IS APPROXIMATELY 18.31 CFS. THE CALCULATED "C" VALUES CAN BE FOUND IN ATTACHMENT D.

DETENTION

THE REQUIRED DETENTION VOLUME TO CONTAIN THE 50-YEAR FREQUENCY STORM EVENT FOR LOT 1 WITH THE ASSUMED IMPROVEMENTS WHILE RELEASING AT THE EXISTING 10-YEAR FREQUENCY STORM EVENT IS APPROXIMATELY 52,524 CF OR 1.21 ACRE-FEET. STORMWATER RUNOFF WILL BE DETAINED ONSITE BY MEANS OF A DETENTION POND. THE REQUIRED DETENTION VOLUME TO CONTAIN THE 50-YEAR FREQUENCY STORM EVENT FOR LOT 2 WITH THE PROPOSED IMPROVEMENTS WHILE RELEASING AT THE EXISTING 10-YEAR FREQUENCY STORM EVENT IS APPROXIMATELY 33,697 CF OR 0.77 ACRE-FEET. STORMWATER RUNOFF WILL BE DETAINED ONSITE BY MEANS OF A DETENTION POND. DETENTION PONDS FOR EACH LOT WILL HAVE OUTLET STRUCTURES SIZED TO RELEASE THE EXISTING 10-YEAR FLOWRATE AND WILL DRAIN INTO THE ROADSIDE DITCH ON CANTON RD. THEN OUTFALL INTO DONNA NORTH LATERAL OWNED AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT #1. THE OUTFALL PIPES AND DETENTION PONDS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. THE OUTFALL WILL BE IN THE SOUTHEAST CORNER OF THE PROPERTY. SEE DRAINAGE EXHIBITS IN ATTACHMENT E.

THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN WHAT IS STATED IN THIS REPORT.

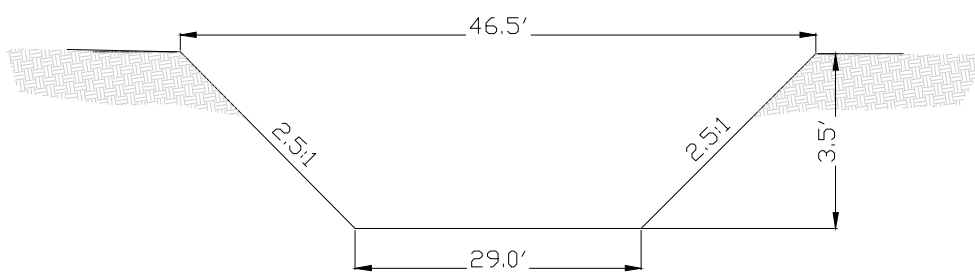
CRAIG A. GONZALEZ, P.E.  
FIRM NO. F-13094



02/10/2023

Trapezoidal Channel Design		
Bottom	29	ft
SS	2.5	ft/ft
Depth	3.5	ft
Top Width	46.5	ft
Area	132.125	sf
Length	400	ft
Pond Volume	52,850	cf
Required Volume	52,524	cf

Trapezoidal Channel Design		
Bottom	15.5	ft
SS	2.5	ft/ft
Depth	3.5	ft
Top Width	33	ft
Area	84.88	sf
Length	400	ft
Pond Volume	33,950	cf
Required Volume	33,697	cf



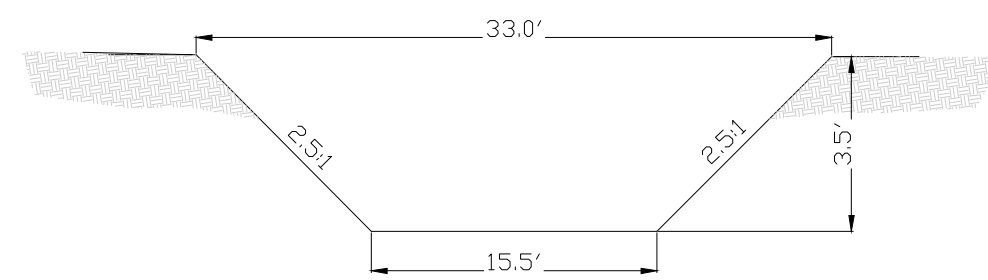
POND LENGTH=400 L.F.  
POND VOLUME=52,850 C.F.

DETENTION POND 1 CROSS-SECTION

N.T.S.

SECTION A-A

DETENTION POND CROSS SECTION A-A



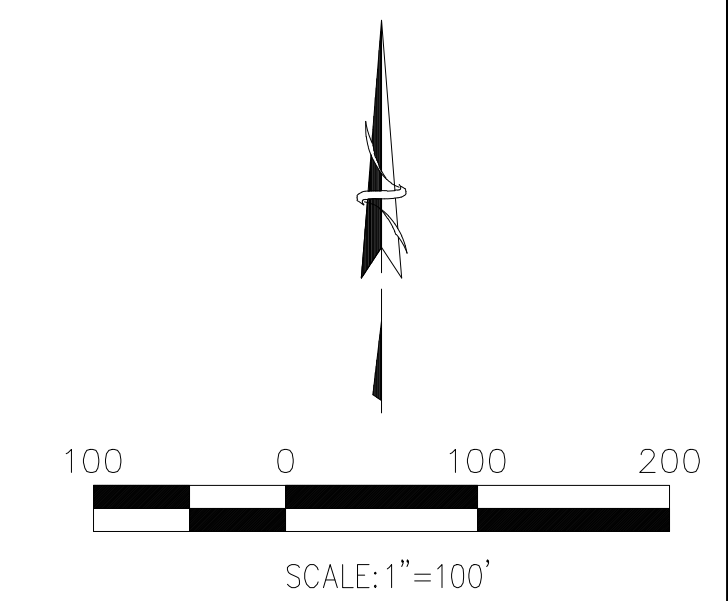
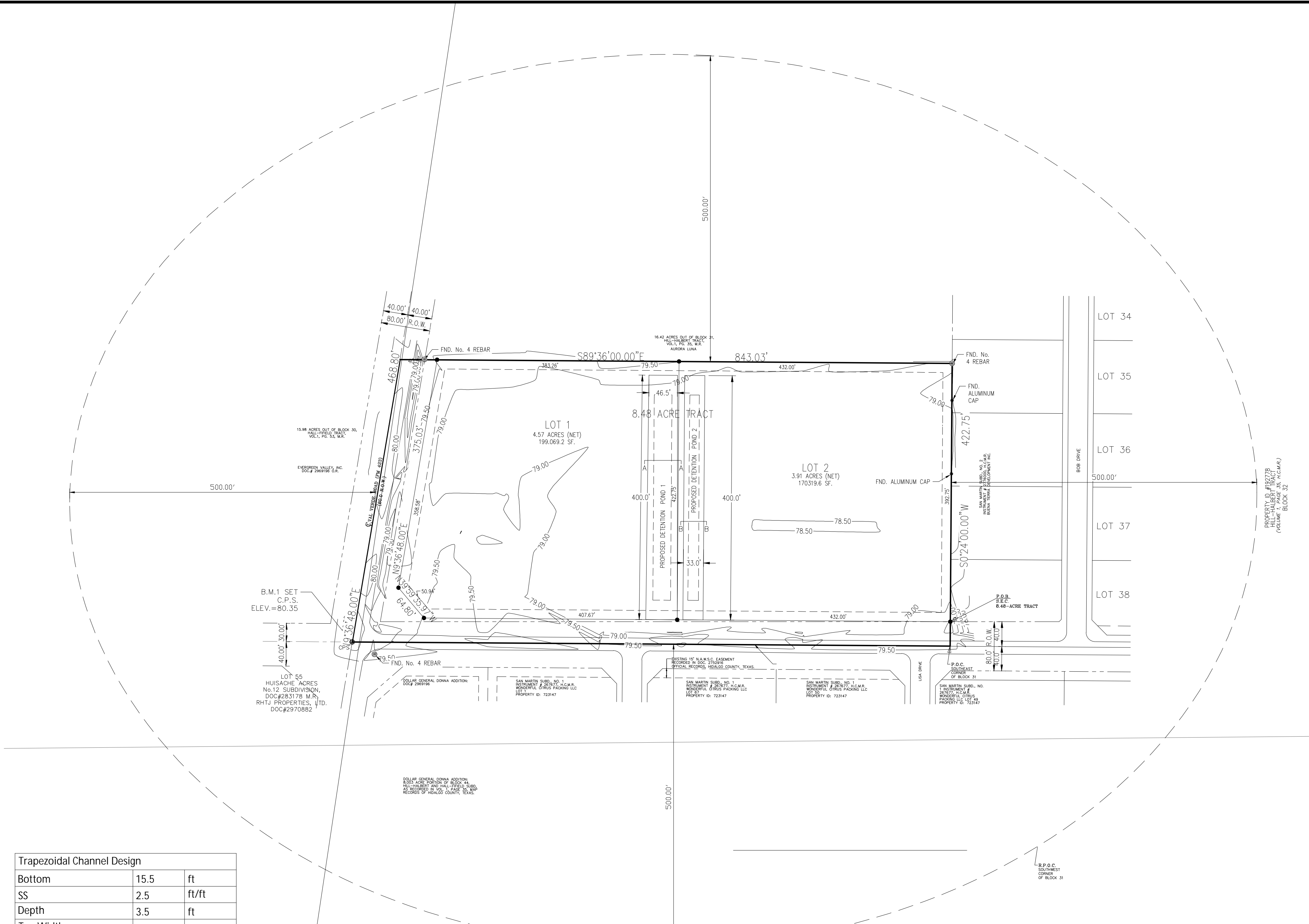
POND LENGTH=400 L.F.  
POND VOLUME=33,950 C.F.

DETENTION POND 2 CROSS-SECTION

N.T.S.

SECTION B-B

DETENTION POND CROSS SECTION B-B



LEGEND	
	SET No.4 REBAR
	FD. No.4 REBAR
	BENCH MARK
	SET COTTON PICKER SPINDLE
	ALUMINUM CAP

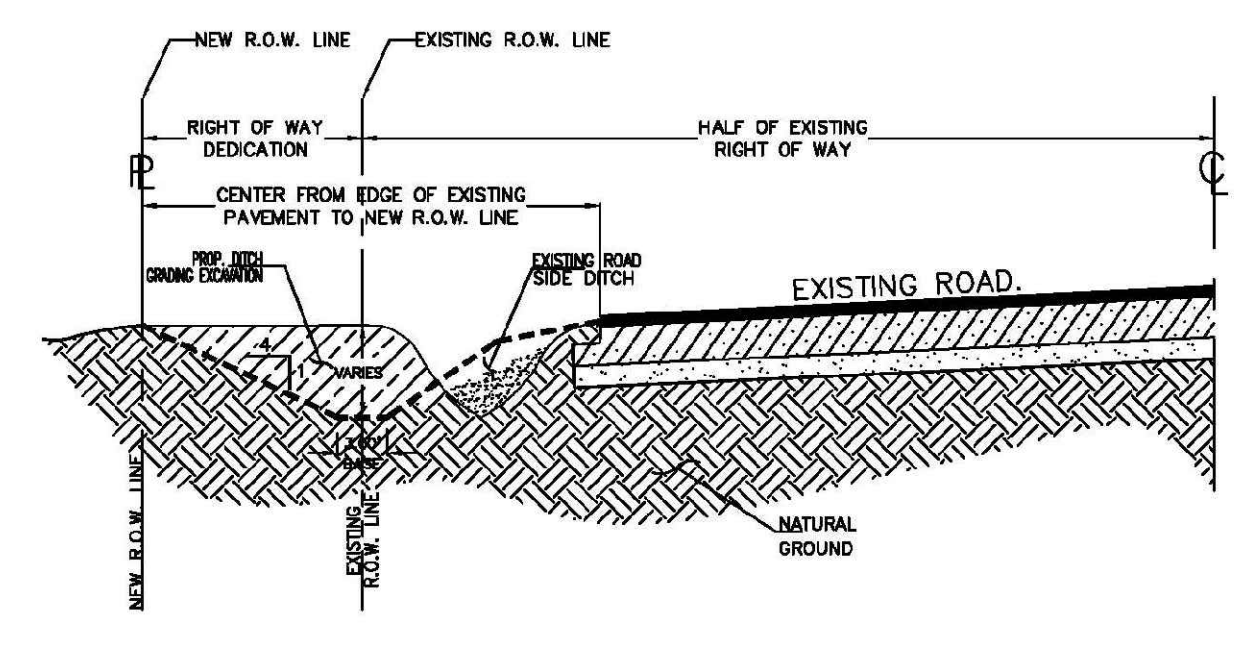
REPLAT OF LOTS 1 & 2 OF THE JOSEFINA SUBDIVISION DRAINAGE AREA MAP

AN 8.48-ACRE TRACT OF LAND, MORE OR LESS, BEING ALL THE JOSEFINA SUBDIVISION AS PER INSTRUMENT NO. 3085606, RECORDED IN THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

LOT 1: RESIDENTIAL      LOT 2: COMMERCIAL

INDEX TO SHEET OF JOSEFINA SUBDIVISION

1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION & ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; CITY OF EDINBURG PLANNING AND ZONING COMMISSION CERTIFICATION OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATION OF THE PRECINCT THE PROJECT IS SITUATED; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO COUNTY DRAINAGE DISTRICT No.1 APPROVAL LOT 1 RESIDENTIAL, LOT 2 COMMERCIAL.
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION SUBDIVIDER CERTIFICATE AND STATEMENT.
3	DRAINAGE PLAN INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION REVISION NOTES.



RECONSTRUCTION OF ROAD SIDE DITCH

PRINCIPAL CONTACTS		ADDRESS		PHONE	
OWNER:	JOSEFINA ESPERICUETA (LOT 1)	JOSEFINA ESPERICUETA	P.O. BOX 695, DONNA, TX 78537	(956) 784-1833	
OWNER:	CROSSING BAPTIST CHURCH OF MESQUITE INC S.B.C. (LOT 2)	CRAIG A. GONZALEZ	1060 CLAY MATHIS RD, MESQUITE, TX 75181	(956) 405-3337	
ENGINEER:	URBAN INFRASTRUCTURE GROUP, INC.	HOMERO L. GUTIERREZ	1704 E. ROBERTS AVE., DONNA, TX 78537	(956) 405-3337	
SURVEYOR:	HOMERO L. GUTIERREZ		P.O. BOX 548, McALLEN, TX 78505	(956) 369-0988	

DATE OF PREPARATION: 02/10/2023



260 S TEXAS BLVD, STE 403 WESLACO, TEXAS 78596 (956) 405-3337 TBPE FIRM NO. F-13094 WWW.UIGTEXAS.COM