



Anthony Uresti
Assistant Director

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 11-14-2023

PROPOSED PEREZ SUBDIVISION PHASE 1, PRECINCT No. 3.

ENGINEER: SAM ENGINEERING & SURVEYING DEVELOPER: ANITA PEREZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST OF BENTSEN PALM DRIVE APPROXIMATELY 200 FEET NORTH OF JAMIE STREET.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-12-2023 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO BENTSEN PALM DRIVE ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 17.50 FT ONTO BENTSEN PALM DRIVE.

H.C.R.O.W. FINAL APPROVAL DATE: 9-08-2023 BY, PRECINCT 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 9-07-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF HAS BEEN INSTALLED.

WATER SERVICE PROVIDER: SWSC LINE SIZE: 4" LOCATION: WEST SIDE OF BENTSEN PALM DRIVE.

H.C.E.O.C. FINAL APPROVAL DATE: 9-06-2023 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

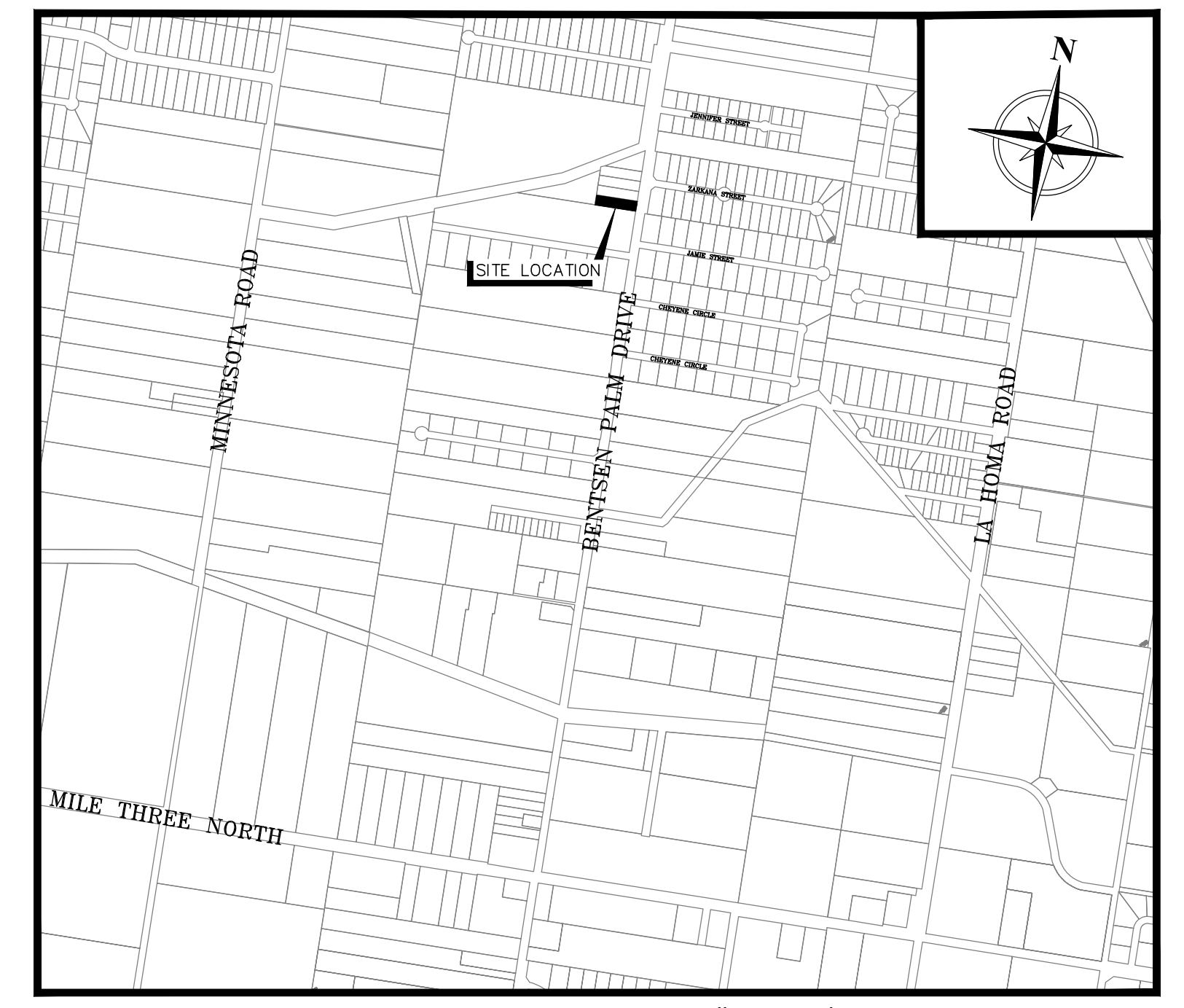
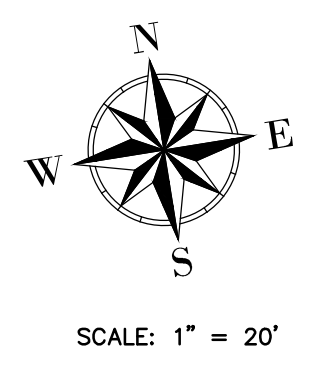
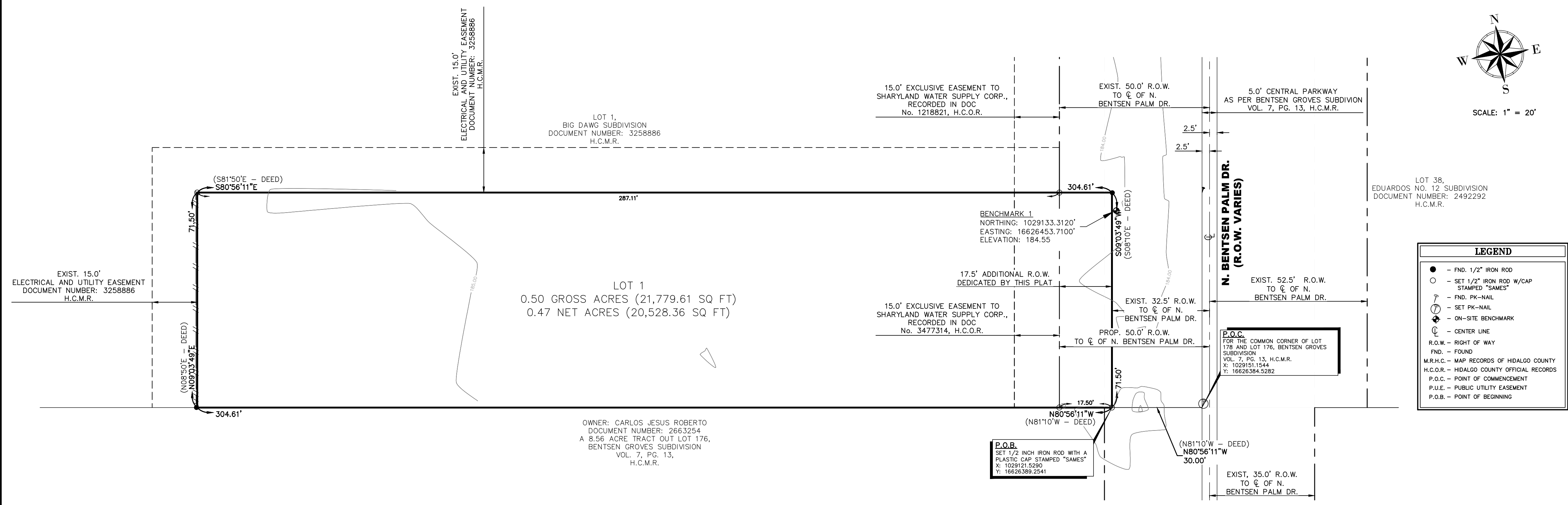
The applicant has submitted the required small construction site notice as per Part II, Section E Of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

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

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

Final Approval subject to recommendations other departments

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



- SURVEY NOTES:**
- ALL COORDINATES, BEARINGS, AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID, BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
 - ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
 - ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

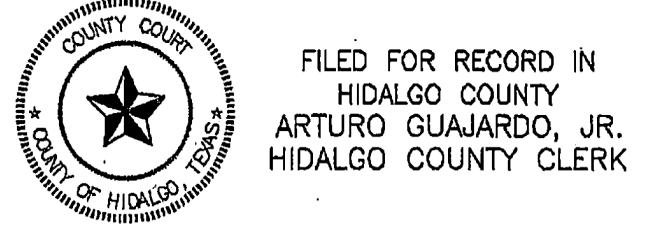
GENERAL NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" UNSHADED
ZONE "X" UNSHADED AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0290 D, EFFECTIVE DATE: JUNE 6, 2000.
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 PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

- 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. SECTIONS 4001 THROUGH 4127).
- THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
B.M. NO. 1-ELEV. 184.55 N.G.V.D. 29 DESCRIPTIONS: 1/2 INCH IRON ROD VISIBLE ABOVE GROUND APPROXIMATELY 5 FEET FROM THE NORTH EAST CORNER OF THIS SUBDIVISION.
- BASES OF BEARING AS PER THE EAST LINE OF LOT 178, BENTSEN GROVES SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 13, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
- MINIMUM SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 50 FEET
SIDE: 6.0 FEET
REAR: 15.0 FEET
OR EASEMENT WHICH EVER IS GREATER IN ALL CASES.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES".
- THIS SUBDIVISION IS A SINGLE FAMILY SUBDIVISION DEVELOPMENT.
- THIS SUBDIVISION IS WITHIN ETJ LIMITS OF CITY OF MISSION.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE CROWN OF ROAD, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 623,000 CUBIC-FeET (0.014 ACRE-FeET) OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS).
- 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.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE 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 OCCUPANCY AN EASEMENT.
- 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.
B. EACH LOT ON THIS PLAT COMPLES 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 AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ANITA PEREZ, THE OWNER AND SUBDIVIDER OF PEREZ SUBDIVISION PHASE I, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF UTILIZING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- 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.
- ANY ADDITIONS TO EXISTING STRUCTURE OR NEW PROPOSED DWELLING MUST COMPLY WITH ALL SETBACKS RESTRICTIONS RECORDED ON THIS PLAT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- EXISTING STRUCTURED TO BE RELOCATED TO CLEAR NEW RIGHT OF WAY AND MEET SETBACK REQUIREMENTS.
- THIS SUBDIVISION IS SERVED BY SHARYLAND WATER SUPPLY CORPORATION FOR DOMESTIC WATER.
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT 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.
- OWNER OF LOT 1 WILL BE RESPONSIBLE TO MOVE EXISTING FENCE ENCRORCHING ONTO THE NEW R.O.W. LINE OF BENTSEN PALM DRIVE AT TIME OF FUTURE WIDENING OR ANY FUTURE PROJECT OF BENTSEN PALM DRIVE.

PRINCIPAL CONTACTS:

| NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
|--------------------------------------|-----------------------------|----------------------|----------------|----------------|
| OWNER: ANITA PEREZ | 5201 N. BENTSEN PALM DR. | MISSION, TEXAS 78574 | (956) 342-4125 | |
| ENGINEER: ALDO I. GARCIA, P.E. | 200 S. 10TH ST., SUITE 1500 | McAlLEN, TX 78501 | (956) 702-8880 | (956) 702-8883 |
| SURVEYOR: LEO L. RODRIGUEZ JR., RPLS | 200 S. 10TH ST., SUITE 1500 | McAlLEN, TX 78501 | (956) 702-8880 | (956) 702-8883 |



ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

**COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(A)**
WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF PEREZ SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____ 20____.

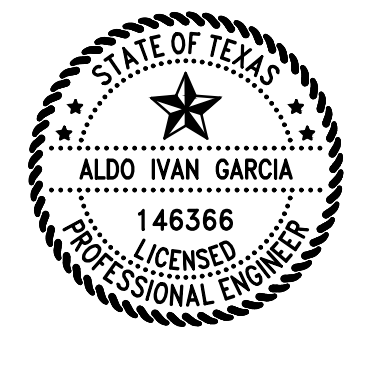
ATTEST: HIDALGO COUNTY JUDGE _____ DATE _____
HIDALGO COUNTY CLERK _____ DATE _____

**STATE OF TEXAS
COUNTY OF HIDALGO**
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

LEO L. RODRIGUEZ JR., R.P.L.S. NO. 2448 DATE _____

**STATE OF TEXAS
COUNTY OF HIDALGO**
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAVE BEEN GIVEN TO THIS PLAT.

ALDO I. GARCIA, PE NO. 146366 DATE _____



SHARYLAND WATER SUPPLY CORPORATION
I, CARLOS LIMA HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE PEREZ SUBDIVISION PHASE I LOCATED AT MISSION IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.
DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

CARLOS LIMA _____ DATE _____
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

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 THE 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 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 HCD #6 RIGHT OF WAY EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE HCD #6 MAY HAVE, WHETHER SHOWN OR NOT.

BOARD MEMBER _____
BOARD MEMBER _____

**PLANNING & ZONING
COMMISSION CERTIFICATION**

THIS PLAT OF PEREZ SUBDIVISION PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

CHAIRPERSON-PLANNING AND ZONING COMMISSION _____

**CITY OF MISSION
CERTIFICATE OF APPROVAL**

UNDER LOCAL GOVERNMENT CODE 212.015(B) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PEREZ SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

ATTEST: _____ DATE _____
MAYOR, CITY OF MISSION CITY SECRETARY DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF PEREZ SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

INDEX TO SHEETS OF SUBDIVISION NAME

| | |
|---------|---|
| SHEET 1 | HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. No. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT #6, AND H.C.H.D. REVISION NOTES. |
| SHEET 2 | WATER DISTRIBUTION AND SANITARY SEWER MAP; REVISION NOTES; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION. |
| SHEET 3 | DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS. |

**PEREZ SUBDIVISION
PHASE 1**

0.50 OF AN ACRE (21,779.61 SQUARE FEET) GROSS, 0.47 OF AN ACRE (20,528.36 SQUARE FEET) NET, TRACT OF LAND, CONVEYED TO ANITA PEREZ, AS RECORDED IN DOCUMENT NUMBER 840276, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, OUT OF LOT 178, BENTSEN GROVES SUBDIVISION, AS RECORDED IN VOLUME 7, PAGE 13, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 0.50 OF AN ACRE (21,779.61 SQUARE FEET) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET PK NAIL, FOR THE COMMON CORNER OF LOT 178 AND LOT 176, OF SAID BENTSEN GROVES SUBDIVISION; (HAVING A STATE PLANE COORDINATE OF X = 1029151.544, Y = 16626384.5282).
THENCE, NORTH 80°56'11" WEST, (NORTH 81°10' WEST - DEED) ALONG THE COMMON LINE OF LOT 178 AND LOT 176, OF SAID BENTSEN GROVES SUBDIVISION, A DISTANCE OF 304.61 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES"; FOR THE SOUTH EAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; (HAVING A STATE PLANE COORDINATE OF X = 1029121.5290, Y = 16626389.2541).
THENCE, NORTH 80°56'11" WEST, (NORTH 81°10' WEST - DEED) ALONG THE COMMON LINE OF LOT 178 AND 176, OF SAID BENTSEN GROVES SUBDIVISION, AND A 8.56 ACRE TRACT OF LAND CONVEYED TO CARLOS JESUS ROBERTO, AS RECORDED IN DOCUMENT NUMBER 2663254, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, OUT OF LOT 176, SAID BENTSEN GROVES SUBDIVISION, A DISTANCE OF 17.50 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES" PASS THE NEW WEST RIGHT OF WAY LINE FOR NORTH BENTSEN PALM DRIVE (HAVING AN ORIGINAL 70.00 FOOT RIGHT OF WAY, AS PER SAID BENTSEN GROVES SUBDIVISION), CONTINUING TO A TOTAL DISTANCE OF 304.61 FEET, TO A FOUND 1/2 INCH IRON ROD, FOR THE COMMON CORNER OF LOT 1, BIG DAWG SUBDIVISION, AS RECORDED IN DOCUMENT NUMBER 3258886, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND FOR THE SOUTH WEST CORNER OF THE TRACT HEREIN DESCRIBED.
THENCE, NORTH 09°03'49" EAST, (NORTH 08°50' EAST - DEED) ALONG THE EAST LINE OF LOT 1, SAID BIG DAWG SUBDIVISION, A DISTANCE OF 71.50 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES"; FOR AN INTERNAL CORNER OF LOT 1, SAID BIG DAWG SUBDIVISION, AND FOR THE NORTH WEST CORNER OF THE TRACT HEREIN DESCRIBED.
THENCE, SOUTH 80°56'11" EAST, (SOUTH 81°50' EAST - DEED) ALONG THE SOUTH LINE OF LOT 1, SAID BIG DAWG SUBDIVISION, A DISTANCE OF 287.11 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES"; PASS THE WEST RIGHT OF WAY LINE OF SAID NORTH BENTSEN PALM DRIVE, CONTINUING TO A TOTAL DISTANCE OF 304.61 FEET, TO A FOUND 1/2 INCH IRON ROD, FOR THE NORTH EAST CORNER OF THE TRACT HEREIN DESCRIBED.
THENCE, SOUTH 09°03'49" WEST, (SOUTH 81°10' EAST - DEED) A DISTANCE OF 71.50 FEET, TO THE POINT OF BEGINNING; CONTAINING 0.50 OF AN ACRE (21,779.61 SQUARE FEET) GROSS, 0.47 OF AN ACRE (20,528.36 SQUARE FEET) TRACT OF LAND, WITH THESE METES AND BOUNDS DESCRIPTION.

STATE OF TEXAS COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

ANITA PEREZ, AS OWNER OF THE 0.50 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PEREZ SUBDIVISION PHASE I, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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.

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

ATTEST: _____ DATE _____
ANITA PEREZ
5201 N. BENTSEN PALM DR.
MISSION, TEXAS 78574
HIDALGO COUNTY, TEXAS

**STATE OF TEXAS
COUNTY OF HIDALGO**
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, ANITA PEREZ, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS 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 HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

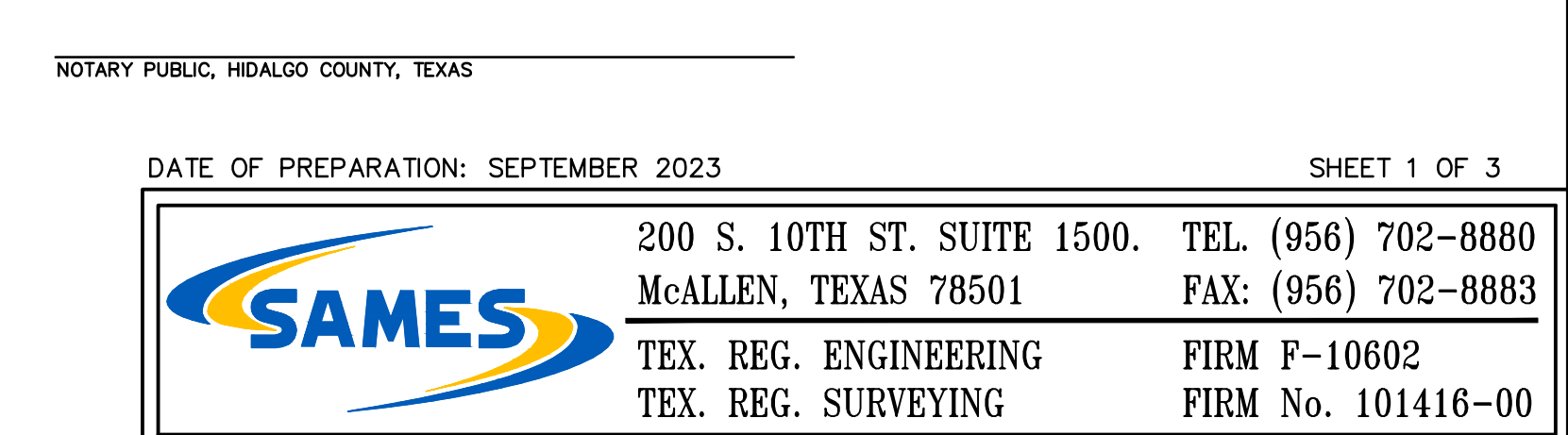
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

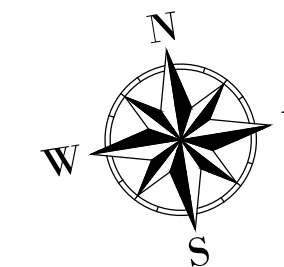
DATE OF PREPARATION: SEPTEMBER 2023 SHEET 1 OF 3

200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880
McAlLEN, TEXAS 78501 FAX: (956) 702-8883

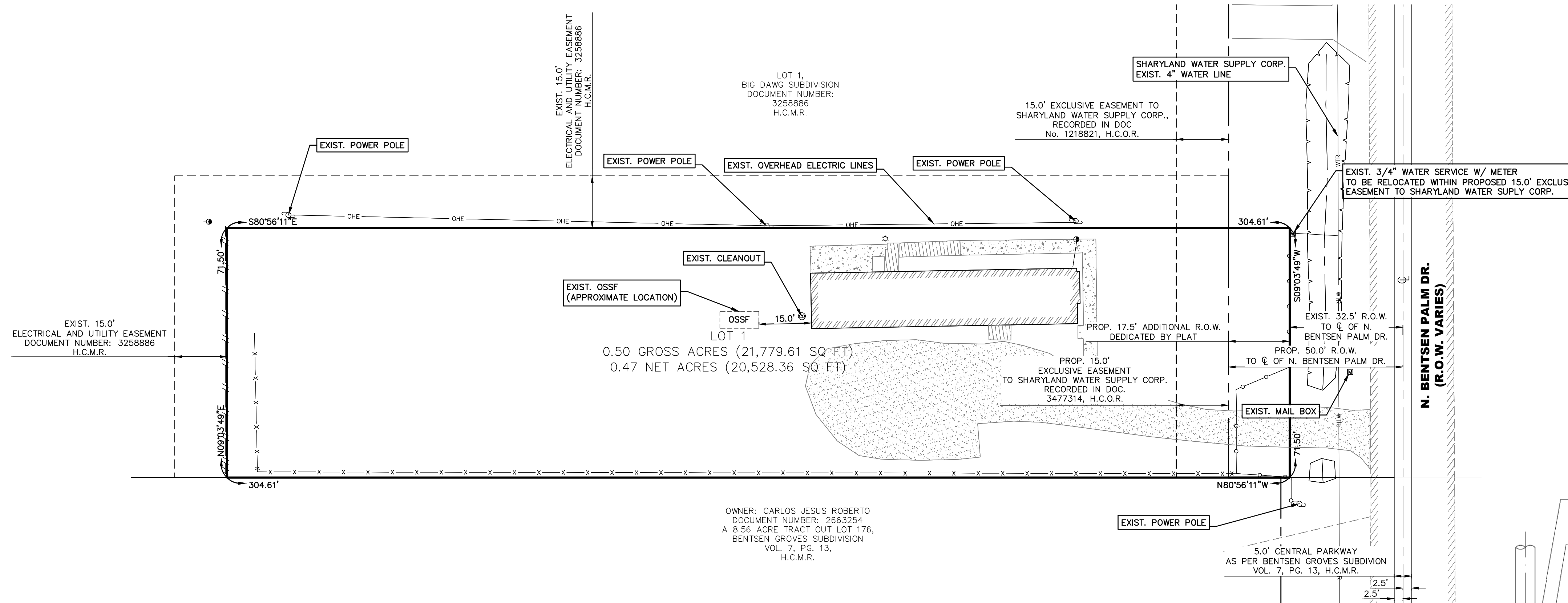
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00



PEREZ SUBDIVISION PHASE 1 UTILITY LAYOUT



SCALE: 1"= 20'



| LEGEND | |
|----------|-------------------------------|
| EXIST. | - EXISTING |
| R.O.W. | - RIGHT OF WAY |
| H.C.M.R. | - HIDALGO COUNTY MAP RECORDS |
| H.C.D.R. | - HIDALGO COUNTY DEED RECORDS |
| ○ | - CENTER LINE |
| ⊙ | - POWER POLE |
| ⊙ | - SERVICE POLE |
| ⊙ | - LIGHT POLE |
| ⊙ | - CLEAN OUT |
| ⊙ | - WATER METER |
| ⊙ | - MAIL BOX |
| — | - WIRE FENCE |
| — | - WOOD FENCE |
| — | - IRON FENCE |
| ▨ | - EXISTING EDGE OF PAVEMENT |
| ▨ | - EXISTING CALICHE |
| ▨ | - EXISTING ASPHALT |
| ▨ | - EXISTING CONCRETE |

EXIST. 15.0' ELECTRICAL AND UTILITY EASEMENT DOCUMENT NUMBER: 3258886 H.C.M.R.

EXIST. POWER POLE

EXIST. POWER POLE

EXIST. OVERHEAD ELECTRIC LINES

EXIST. POWER POLE

SHARYLAND WATER SUPPLY CORP. EXIST. 4" WATER LINE

EXIST. 3/4" WATER SERVICE W/ METER TO BE RELOCATED WITHIN PROPOSED 15.0' EXCLUSIVE EASEMENT TO SHARYLAND WATER SUPPLY CORP.

EXIST. CLEANOUT

EXIST. OSSF (APPROXIMATE LOCATION)

LOT 1
0.50 GROSS ACRES (21,779.61 SQ FT)
0.47 NET ACRES (20,528.36 SQ FT)

EXIST. POWER POLE

OWNER: CARLOS JESUS ROBERTO DOCUMENT NUMBER: 2655254 A 8.56 ACRE TRACT OUT LOT 176, BENTSEN GROVES SUBDIVISION VOL. 7, PG. 13, H.C.M.R.

5.0' CENTRAL PARKWAY AS PER BENTSEN GROVES SUBDIVISION VOL. 7, PG. 13, H.C.M.R.

N. BENTSEN PALM DR. (R.O.W. VARIES)

- NOTE:**
- EXISTING STRUCTURES TO BE RELOCATED TO CLEAR NEW RIGHT OF WAY AND MEET SEWER REQUIREMENTS.
 - CASINO REQUIRED ON ALL SERVICES EXTENDING ACROSS RIGHT-OF-WAY.
 - METER BOX TO BE PROVIDED BY DEVELOPER/OWNER.
 - WATER METER TO BE PROVIDED BY SHARYLAND WATER SUPPLY CORPORATION.
 - THE CITY OF MISSION WILL DETERMINE THE SIZE OF WATER METER.
 - ALL WATER SERVICES SHALL BE INSTALLED INSIDE UTILITY EASEMENTS.
 - OWNER OF LOT 1 WILL BE RESPONSIBLE TO MOVE EXISTING FENCE ENROUCHING ONTO THE NEW R.O.W. LINE OF BENTSEN PALM DR. AT TIME OF FUTURE WIDENING OR ANY FUTURE PROJECT OF BENTSEN PALM DR.

SUBDIVIDER CERTIFICATION:

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 TO THE LOTS 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:

I, ANITA PEREZ, SUBDIVIDER OF PEREZ SUBDIVISION PHASE 1, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER: ANITA PEREZ

STATE OF TEXAS

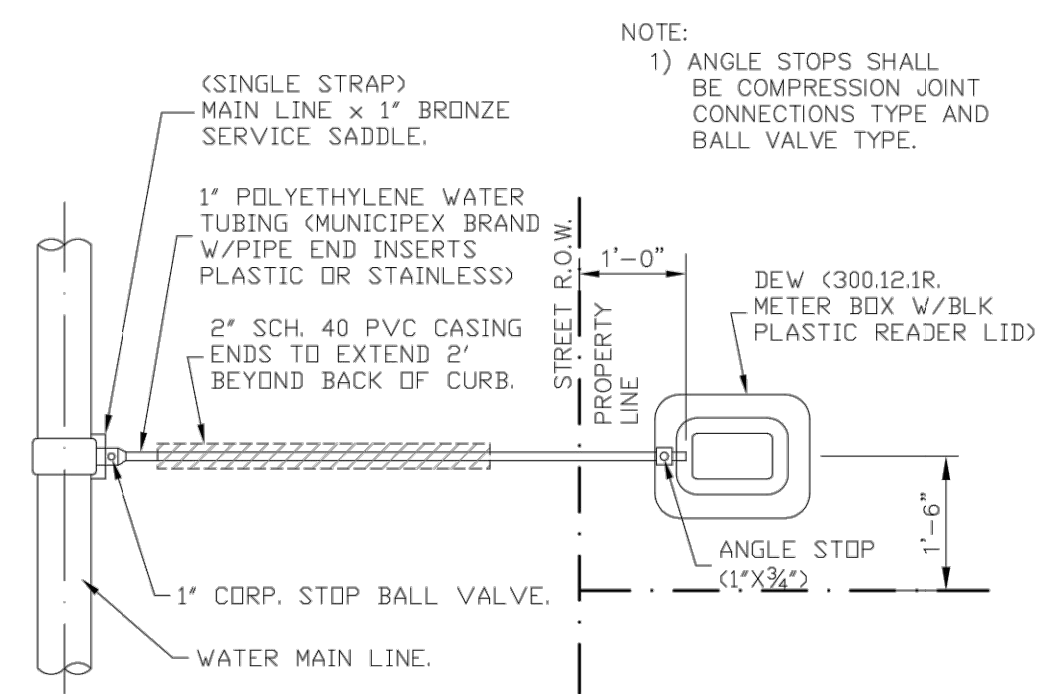
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OWNER NAME AND OWNER TWO, KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSE AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

_____ DAY OF _____ 20__

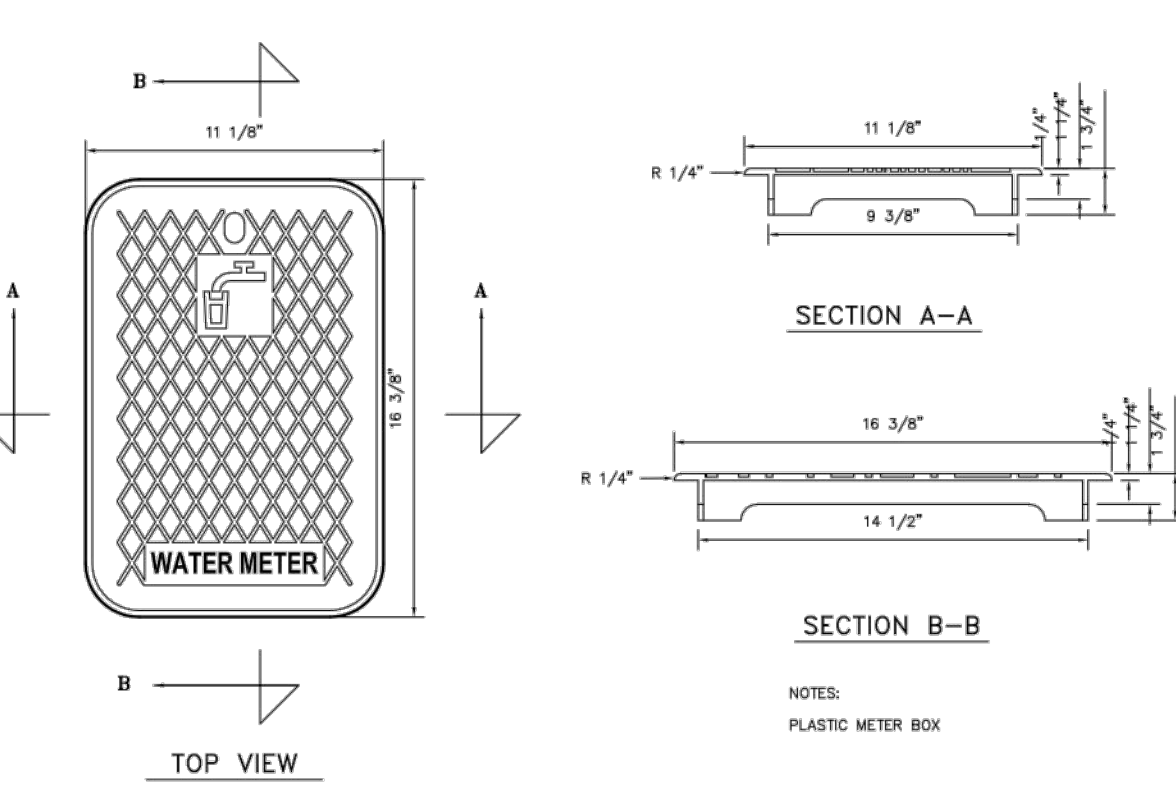
NOTARY PUBLIC

MY COMMISSION EXPIRES _____



RESIDENTIAL SINGLE WATER SERVICE CONNECTION

N.T.S.



METER COVER DETAIL

N.T.S.

FINAL ENGINEERING REPORT:

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

PEREZ SUBDIVISION PHASE 1 HAS BEEN PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION. THE SUBDIVIDER AND SHARYLAND WATER SUPPLY CORPORATION HAVE ENTERED INTO A CONTRACT IN WHICH SHARYLAND WATER SUPPLY CORPORATION HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND SHARYLAND WATER SUPPLY CORPORATION 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.

THE DEVELOPMENT WILL REQUIRE AT FULL BUILD OUT, THE DEVELOPER HAS TO PROVIDE SHARYLAND WATER SUPPLY CORPORATION WITH THE MUNICIPAL WATER RIGHTS NECESSARY TO PROVIDE WATER SERVICE TO THE SUBDIVISION. SHARYLAND WATER SUPPLY CORPORATION HAS A 4" WATER LINE RUNNING ALONG THE WEST RIGHT-OF-WAY OF NORTH BENTSEN PALM DRIVE. THE DEVELOPER WILL CONNECT TO THE EXISTING WATERLINE LOCATED ON THE WEST R.O.W. OF NORTH BENTSEN PALM DRIVE. THE MAIN SERVICE WATER LINE FOR PEREZ SUBDIVISION PHASE 1, WILL CONSIST OF CONNECTING SINGLE WATER SERVICE 3/4" DIAMETER POLYETHYLENE WATER TUBING INCLUDING 1" SHORT SINGLE SERVICE LINE FROM THE PROPOSED 4" WATERLINE GOING INTO THE METER BOX. THE SUBDIVIDER HAS PAID A TOTAL OF \$550 FOR THE AGREEMENTED WATER IMPROVEMENTS. IN ADDITION, THE SUBDIVIDER HAS PAID SHARYLAND WATER SUPPLY CORPORATION THE SUM OF \$500 PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH COVERS WATER METER, METER BOXES, WATER SUPPLY FEE AND ALL OTHER FEES ASSOCIATED WITH WATER SUPPLY, UPON REQUEST BY THE LOT OWNER, SHARYLAND WATER SUPPLY CORPORATION WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER WILL INSTALL NO FIRE HYDRANT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY SHARYLAND WATER SUPPLY CORPORATION AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES

SEWAGE FROM PEREZ SUBDIVISION PHASE 1 WILL BE TREATED BY AN INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A 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.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 0.5 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOI SURVEY BOOK INDICATED THAT 100% OF SITE CONSISTED OF BROWNISH FINE SANDY LOAM WITH 0 TO 1 PERCENT SLOPES. WELL DRAINED AND MODERATE HIGH TO HIGH PERMEABILITY. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM, ON AN INDIVIDUAL LOT CA \$1,255 INCLUDING PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AND FINALIZED AT THIS TIME AT A TOTAL COST OF \$1,255. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF.

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 THE WATER DISTRIBUTION SYSTEM AND ON-SITE 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 \$550 WHICH EQUALS TO \$550 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$1,255 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$1,255 FOR THE ENTIRE SUBDIVISION.

ALDO L. GARCIA, P.E. _____ DATE _____



FINAL ENGINEERING REPORT:

SUMINISTRO DE AGUA: DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD:

PEREZ SUBDIVISION PHASE 1, FINCAS DE PRESTARÁ CON AGUA POTABLE POR SUMINISTRO DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION. EL SUBDIVIDER Y EL SUMINISTRO DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION HAN ENTRADO EN UN CONTRATO DE ABASTECIMIENTO DE AGUA. SHARYLAND WATER SUPPLY CORPORATION HA PROMETIDO PROPORCIONAR SUFFICIENTE AGUA A LA SUBDIVISION DE AL MENOS 30 AÑOS. ABASTECIMIENTO DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION HA PROPORCIONADO SUFFICIENTE DOCUMENTACION PARA ESTABLECER LA CANTIDAD LARGO PLAZO Y LA CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLE PARA SERVIR EL PLENO DESARROLLO DE ESTA SUBDIVISION. ABASTECIMIENTO DE AGUA DE LA CIUDAD DE SHARYLAND WATER SUPPLY CORPORATION TIENE UNA LINEA DE AGUA CORRIENDO A LO LARGO DE LA VIA DEL OESTE DE NORTH BENTSEN PALM DR. AL ESTE DE ESTE DESARROLLO. EL SERVICIO DE LA PRINCIPAL LINEA DE AGUA DE FINCAS DE PEREZ SUBDIVISION PHASE 1 CONSISTE DE 1 CONEXION DE AGUA DE LA LINEA DE 4" PULGADAS DE DIAMETRO PROPUESTA PARA SERVICIO 3/4" DE DIAMETRO TIPO POLIETILENO INCLUIDO 1 SENCILLO CORTA. LINEAS DE SERVICIO EN LA GAJA DEL MEDIDOR. EL SUBDIVIDER HA PAGADO UN TOTAL DE \$550 DOLARES PARA LAS MEJORAS DE AGUA MENCIONADO ADEMAS, LA SUBDIVIDER HA PAGADO A SHARYLAND WATER SUPPLY CORPORATION LA SUMA DE \$500 POR MUCHO COMO DECLARO EN EL AÑO 30 ACUERDO DE SERVICIO DE AGUA QUE CUBRE EL CONTADOR DE AGUAMETROS CUADROS, PAGO DE ABASTECIMIENTO DE AGUA Y TODOS LOS OTROS GASTOS RELACIONADOS CON EL ABASTECIMIENTO DE AGUA. A PETICION DEL PROPIETARIO MUCHO DE UN LOTE, SHARYLAND WATER SUPPLY CORPORATION INSTALARA RAPIDAMENTE SIN COSTO ALGUNO EL CONTADOR DE AGUA PARA LOTE. EL NUEVO SISTEMA DE DISTRIBUCION DE AGUA PARA LA SUBDIVISION NANI NO INCLUYE SISTEMA DE DISTRIBUCION DE AGUA ADICIONAL. EL DUEÑO NO INSTALARA NINGUN HIDRANTE.

DRENAJE: DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD

EL DRENAJE SANITARIO DE PEREZ SUBDIVISION PHASE 1, SERA TRATADO CON SERVICIOS LOCALES ("OSSF") CONSISTENDO EN UN DISEÑO ESTANDAR DE FOSA SEPTICA DE COMPARTIMIENTO DOBLE Y AREA DE DRENAJO INDIVIDUAL EN EL LOTE. 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 ESTE TIPO DE FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT). CADA LOTE TIENE EL AREA ADECUADA PARA REEMPLAZAR EL CAMPO DE DRENAJO.

EL LOTE EN LA SUBDIVISION PROPUESTA ES POR LO MENOS DE 0.5 ACRE. EL LIBRO DE LA CONSERVACION DE LOS RECURSOS NATURALES INDICA QUE 100% DEL SITIO COMPUESTO DE MARRON ARENOSO FINO DE BROWNAN CON 0 A 1 PORCIENTO DE PENDIENTES BIEN DRENAJADO Y UNA MEDIA ALTA A ALTA PERMEABILIDAD. NO HAY NINGUNA INDICACION DE AGUA SUBTERRANEA O UN CAPA RESTRICTIVA DENTRO DE 24" POR DEBAJO DE LA PROPOSTAS EXCAVACIONES. EL COSTO ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICA EN UN TERRENO INDIVIDUAL ES DE \$1,255, INCLUYENDO EL COSTO PARA EL PERMISO Y LA LICENCIA REQUERIDA. EL OSSF FUE INSTALADO AL TIEMPO DE LA APLICACION PARA LA APROBACION FINAL DE LA SUBDIVISION CON UN COSTO TOTAL DE SISTEMA DE FOSA SEPTICA DE \$1,255 EL CONDADO DE DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO HEALTH DEPARTMENT) HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS LOS SISTEMAS SEPTICOS.

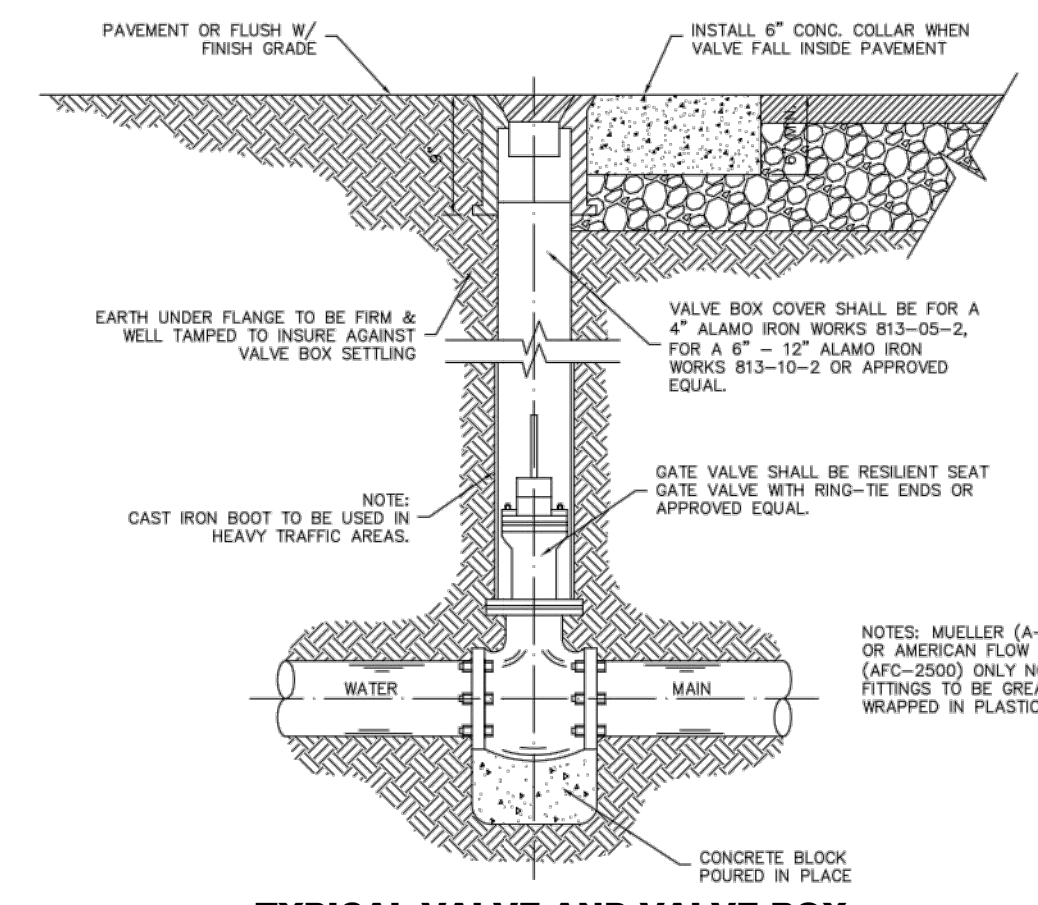
ENGINEER CERTIFICATION:

BAJO MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS NORMAS DEL PROCESO DE SUBDIVISION, 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:

SERVICIOS DE AGUA- LOS SERVICIOS DE AGUA SERAN COMPLETAMENTE CONSTRUIDOS, Y INSTALADOS CON MEDIDORES DE AGUA, CON UN COSTO TOTAL DE \$550, CUAL ES IGUAL A \$550 POR LOTE.

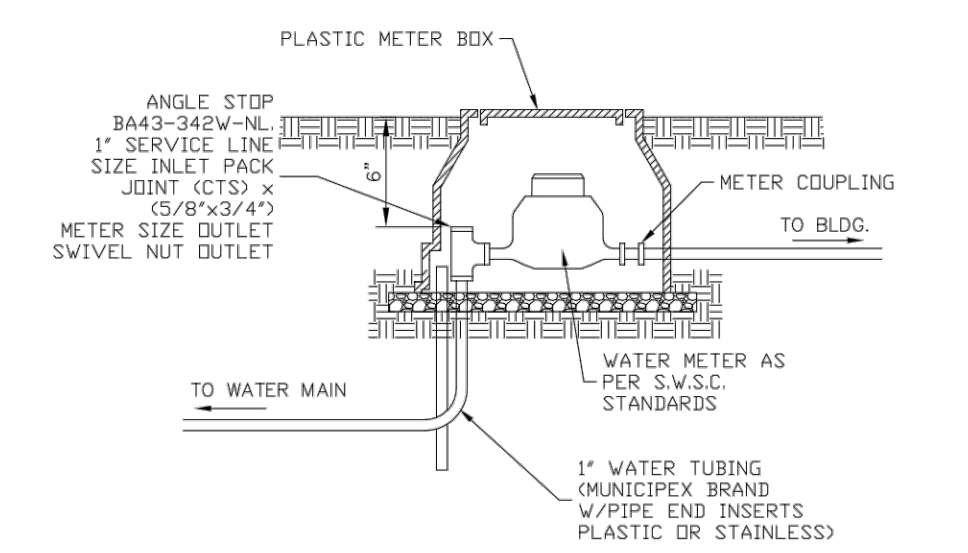
SERVICIOS DE DRENAJE- SISTEMA SEPTICA A SIDO INSTALADO CON UN COSTO TOTAL DE \$1,255 POR LOTE (TODOS INCLUSIVE), CON UN TOTAL DE \$1,255 PARA TODA LA SUBDIVISION.

ALDO L. GARCIA, P.E. _____ DATE _____



TYPICAL VALVE AND VALVE BOX INSTALLATION ON MAIN LINE

N.T.S.



TYPICAL WATER METER INSTALLATION

N.T.S.

| INDEX TO SHEETS OF SUBDIVISION NAME | |
|-------------------------------------|--|
| SHEET 1 | HEADING; INDEX; LOCATION MAP; AND ETC.; PRINCIPAL CONTACTS; PLAT WITH LOT AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT #6, AND H.C.H.D. REVISION NOTES. |
| SHEET 2 | WATER DISTRIBUTION AND SANITARY SEWER MAP; REVISION NOTES; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION. |
| SHEET 3 | DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS. |

| NO. | SHEET | REVISION | DATE | APPROVED |
|-----|-------|----------|------|----------|
| | | | | |
| | | | | |

PRINCIPAL CONTACTS:

| NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
|--------------------------------------|-----------------------------|----------------------|----------------|----------------|
| OWNER: ANITA PEREZ | 5201 N. BENTSEN PALM DR. | MISSION, TEXAS 78574 | (956) 342-4125 | |
| ENGINEER: ALDO L. GARCIA, P.E. | 200 S. 10TH ST., SUITE 1500 | McALLEN, TX 78501 | (956) 702-8880 | (956) 702-8883 |
| SURVEYOR: LEO L. RODRIGUEZ JR., RPLS | 200 S. 10TH ST., SUITE 1500 | McALLEN, TX 78501 | (956) 702-8880 | (956) 702-8883 |

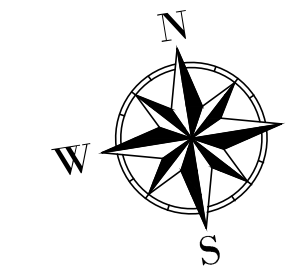
DATE OF PREPARATION: SEPTEMBER 2023

SHEET 2 OF 3



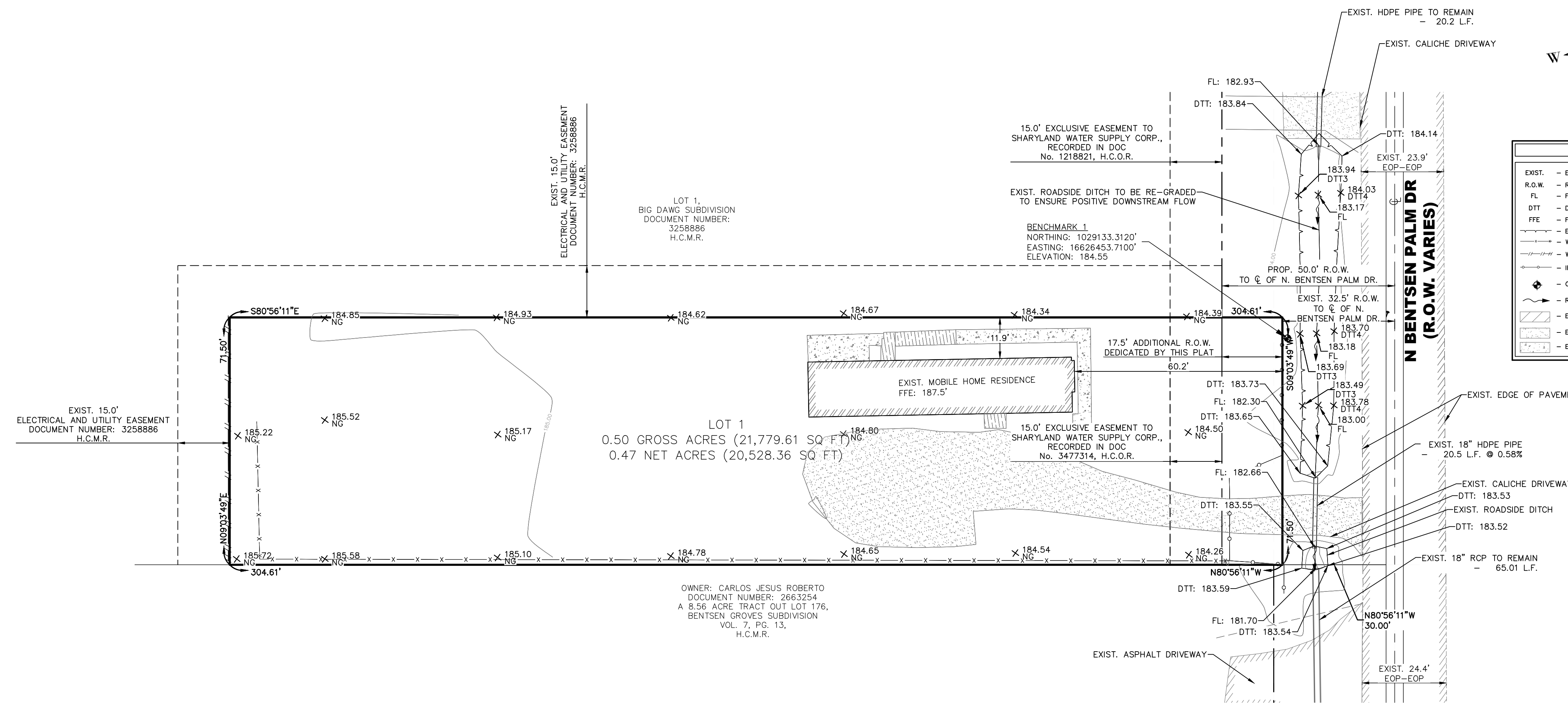
200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880
McALLEN, TEXAS 78501 FAX: (956) 702-8883
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00

PEREZ SUBDIVISION PHASE 1 DRAINAGE LAYOUT



SCALE: 1" = 20'

| LEGEND | |
|--------|-----------------------------|
| EXIST. | - EXISTING |
| R.O.W. | - RIGHT OF WAY |
| FL | - FLOW LINE |
| DTT | - DITCH TOP |
| FFE | - FINISHED FLOOR ELEVATION |
| - - - | - EXISTING DITCH |
| - - - | - WIRE FENCE |
| - - - | - WOOD FENCE |
| - - - | - IRON FENCE |
| + | - ON-SITE BENCHMARK |
| - - - | - ROAD SIDE DITCH FLOW |
| - - - | - EXISTING EDGE OF PAVEMENT |
| - - - | - EXISTING CALICHE |
| - - - | - EXISTING CONCRETE |



- NOTE:**
- EXISTING STRUCTURES TO BE RELOCATED TO CLEAR NEW RIGHT OF WAY AND MEET SETBACK REQUIREMENTS.
 - STORM WATER DETENTION SHALL BE IN PLACE AT BUILDING PERMIT STAGE.
 - SUBDIVISION LOT SHALL HAVE A 0.25% SLOPE IN PLACE AT BUILDING PERMIT STAGE.
 - ROAD SIDE DITCH SHALL BE RECONSTRUCTED TO MEET HIDALGO COUNTY'S SPECIFICATIONS, AT BUILDING PERMIT STAGE.

REVISED 06-05-2023
DRAINAGE REPORT FOR:
PEREZ SUBDIVISION PHASE 1

UNDEVELOPED DRAINAGE PATTERN:

WITH REFERENCE OF USGS TOPOGRAPHIC MAP, WATERSHED RUNOFF IS IN THE SOUTH EAST DIRECTION AND TRAVELS APPROXIMATELY 100 FEET OVERLAND THEN CONTINUES AS CONCENTRATED FLOW FOR APPROXIMATELY 208 FEET TO THE END OF THE PROPERTY REACHING APPROXIMATE ELEVATION OF 183.15 FEET. ACCORDING TO CALCULATIONS, UTILIZING THE RAINFALL-RUNOFF MODEL - THE RATIONAL METHOD, THE EXISTING PEAK RUNOFF FROM A 10-YEAR STORM IS APPROXIMATED TO BE 1.25 CFS FOR THIS PROPERTY AS UNDEVELOPED.

PROPOSED USE AND DRAINAGE IMPROVEMENTS:

THE PROPOSED DEVELOPMENT ANTICIPATED ON THIS PROPERTY WILL INCLUDE THE ADDITION OF ONE SINGLE-FAMILY RESIDENTIAL HOME (APPROX. 4000 SF) ON LOT 1 AND THE EXTENSION OF THE EXISTING CALICHE DRIVE EAST TO THE LIMITS OF THE ACCESS EASEMENT. FROM THE ACCESS EASEMENT CALICHE DRIVE, EACH SINGLE-FAMILY HOME WILL EXTEND THE CALICHE DRIVE TOWARDS THEIR HOME AND HAS BEEN ACCOUNTED FOR IN THE POST DEVELOPMENT CALCULATIONS. THE REQUIRED HOME FINISH FLOOR IS TO BE 18 INCHES ABOVE THE ADJACENT N BENTSEN PALM DR CROWN, THEREFORE SETTING THE PROPOSED HOMESTEADS TO A FINISH FLOOR ELEVATION OF 186.5 FEET. POST DEVELOPMENT OVERLAND FLOW IS ESTIMATED AT A LENGTH OF 308 FEET FROM THE PROPOSED HOME ON LOT 1 CONTINUING EAST UNTIL IT INTERSECTS WITH THE EXISTING ROADSIDE DITCH ALONG N BENTSEN PALM DR AT APPROXIMATE ELEVATION OF 184.03 FT. THE ANTICIPATED INCREASE IN RUNOFF POST-DEVELOPMENT IS CALCULATED TO BE 0.68 CFS, WITH THE ANTICIPATED POST DEVELOPMENT PEAK RUNOFF CALCULATED TO BE 1.93 CFS FOR A 50-YEAR STORM.

CALCULATIONS:

THIS DEVELOPMENT AND ITS SURROUNDING AREA ARE IN ZONE "X" (UNSHADED), ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 480334 0290 D, MAP REVISED JUNE 6, 2000. ZONE X (UNSHADED) ARE "DETERMINED TO BE OUTSIDE OF THE 0.2 PERCENT (500-YEAR) FLOODPLAIN" SEE ATTACHED FEMA FIRM MAP WITH PROJECT LOCATION AND COMMUNITY PANEL FOR REFERENCE.

| DETENTION TABLE | |
|------------------------------------|-------------|
| TOTAL DETENTION REQ'D CALCULATIONS | 623 CU. FT. |

DRAINAGE REQUIREMENTS LOT 1:

| | |
|-------------------------------|---|
| PROPOSED USE: | 0.5-AC (GROSS), 0.47-AC (NET), RESIDENTIAL |
| CALCULATION METHOD: | RAINFALL-RUNOFF MODEL - THE RATIONAL METHOD |
| DESIGN STORM: | 10-YR PRE / 50-YR POST |
| PRE-DEVELOPMENT PEAK RUNOFF: | 1.25 CFS |
| POST-DEVELOPMENT PEAK RUNOFF: | 1.93 CFS |
| DETENTION REQUIREMENT: | 0.014 AC-FT (623 CF.) |
| OUTFALL LOCATION: | ROADSIDE DITCH |

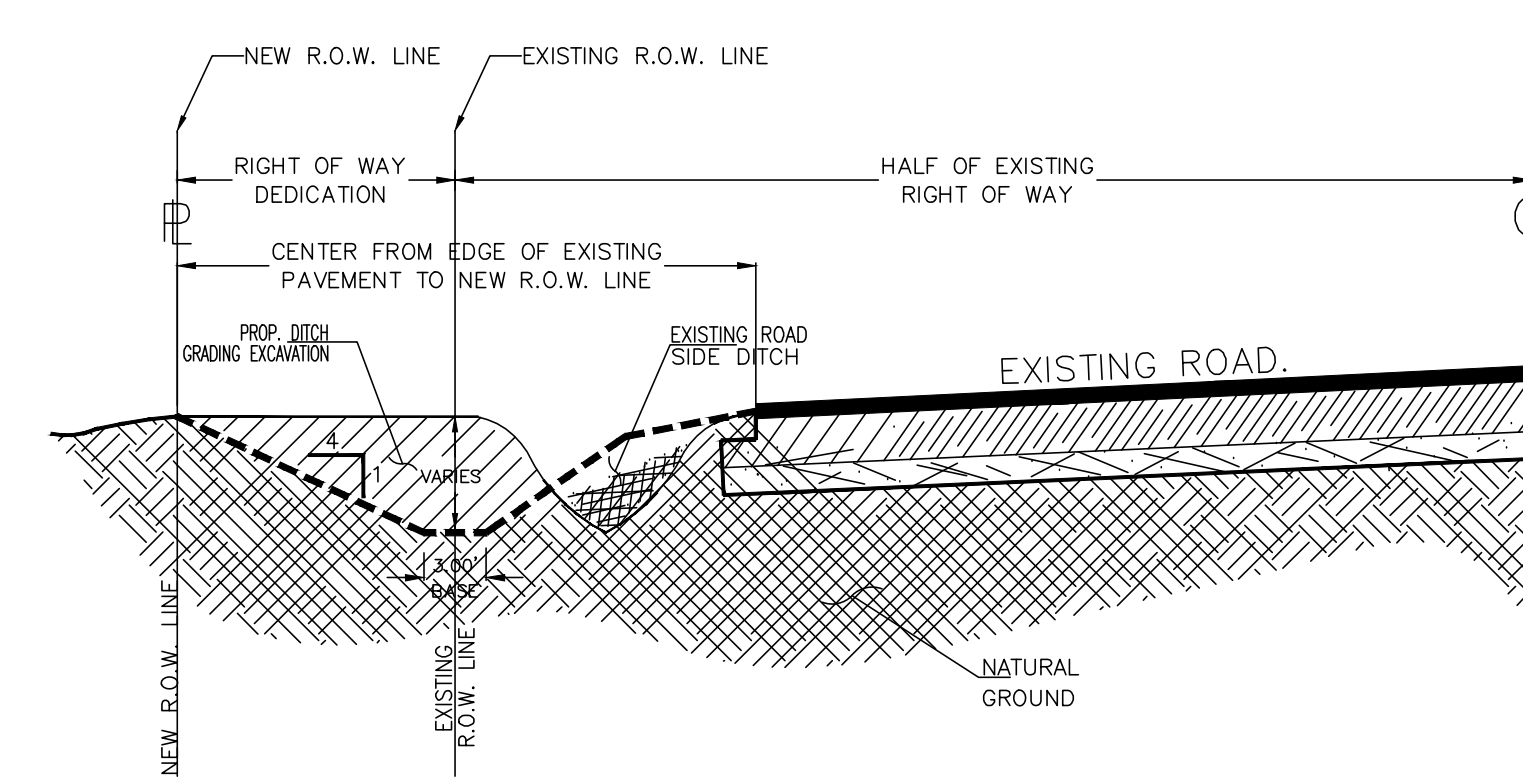
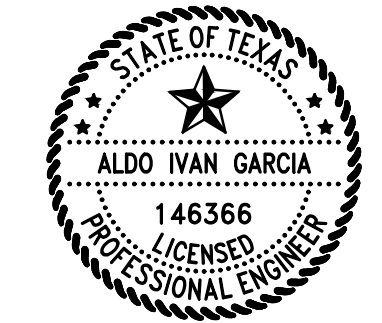
PROPOSED DETENTION PLAN:

RUNOFF CONNECT TO AN EXISTING ROADSIDE DITCH, LOCATED ALONG THE EAST SIDE OF THE PROPERTY RUNNING ADJACENT TO THE RIGHT-OF-WAY.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "X" (UNSHADED), "DETERMINED TO BE OUTSIDE OF THE 0.2 PERCENT (500-YEAR) FLOODPLAIN" COMMUNITY PANEL NUMBER 480334 029 D, MAP REVISED JUNE 6, 2000.

PREPARED BY: ALDO I. GARCIA, P.E.

DATE



RECONSTRUCTION OF ROAD SIDE DITCH DETAIL
NOT TO SCALE


| INDEX TO SHEETS OF SUBDIVISION NAME | |
|-------------------------------------|---|
| SHEET 1 | HEADING; INDEX; LOCATION MAP; AND E.T.; PRINCIPAL CONTACTS; PLAT WITH LOT AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. No. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT #6, AND H.C.H.D. REVISION NOTES. |
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| SHEET 3 | DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES, & CONSTRUCTION DETAILS. |

| NO. | SHEET | REVISION | DATE | APPROVED |
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PRINCIPAL CONTACTS:

| NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
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| OWNER: ANITA PEREZ | 5201 BENTSEN PALM DR. | MISSION, TEXAS 78574 | (956) 342-4125 | (000) 000-0000 |
| ENGINEER: ALDO I. GARCIA, P.E. | 200 S. 10TH ST., SUITE 1500 | McALLEN, TX 78501 | (956) 702-8880 | (956) 702-8883 |
| SURVEYOR: SAMUEL D. MALDONADO, RPLS | 200 S. 10TH ST., SUITE 1500 | McALLEN, TX 78501 | (956) 702-8880 | (956) 702-8883 |

DATE OF PREPARATION: SEPTEMBER 2023 SHEET 3 OF 3



200 S. 10TH ST. SUITE 1500. TEL: (956) 702-8880
McALLEN, TEXAS 78501 FAX: (956) 702-8883
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00