



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 REPLAT OF HUTTON NO. 3 SUBDIVISION PRECINCT No. 3.

ENGINEER: DIRKSEN ENGINEERING DEVELOPER: HUTTON DEVELOPMENT

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: 1

LOCATION DESCRIPTION: WEST OF LA HOMA ROAD APPROXIMATELY 600 FEET SOUTH OF MILE 3 ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-02-2023 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION.

ROAD R.O.W. DEDICATION: N/A

H.C.R.O.W. FINAL APPROVAL DATE: 11-13-2023 BY, ROW AGENT PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 11-06-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

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

WATER SERVICE PROVIDER: SWSC LINE SIZE: 8" LOCATION: WEST SIDE OF LA HOMA ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 11-13-2023 : 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.

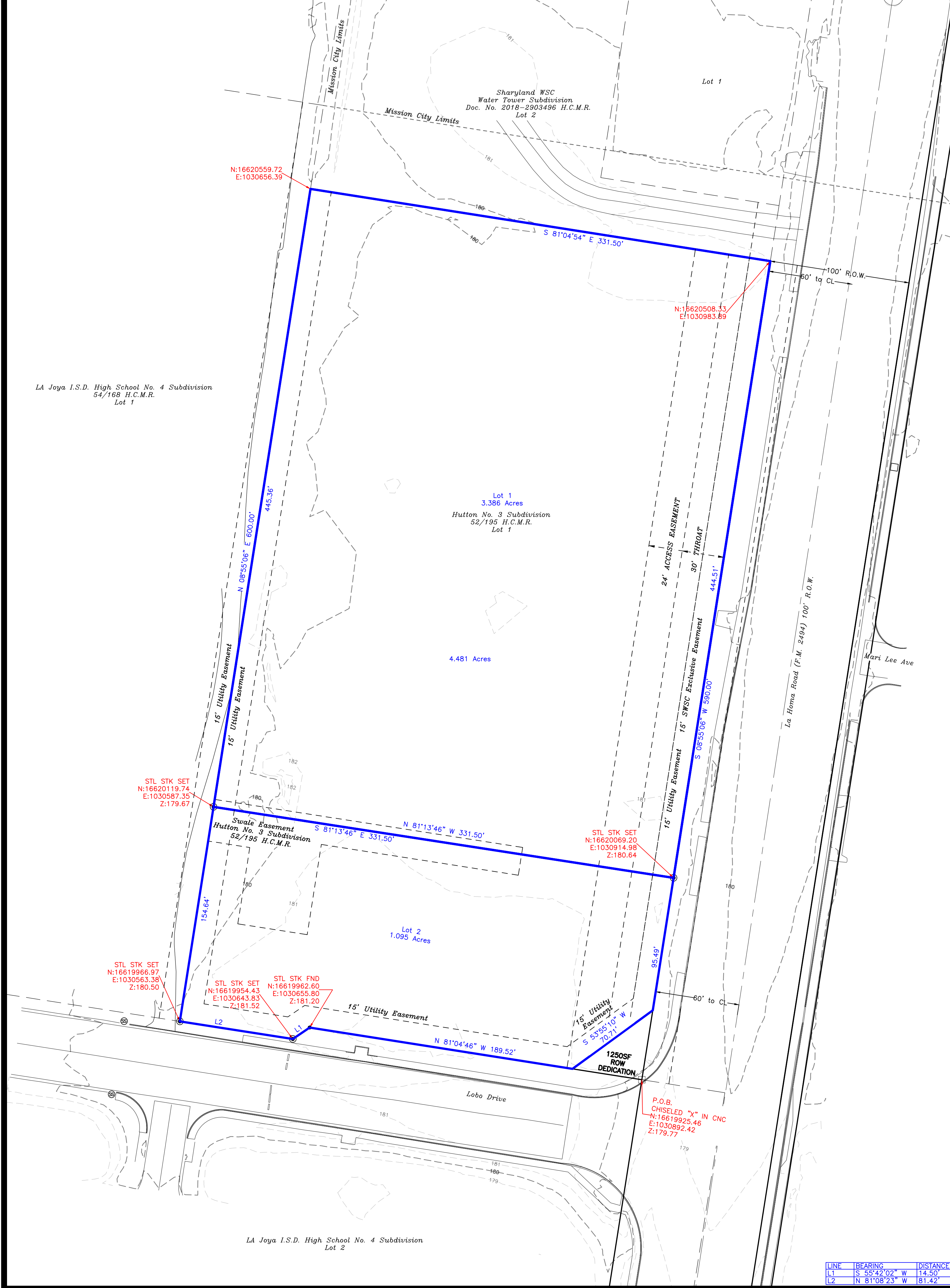
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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

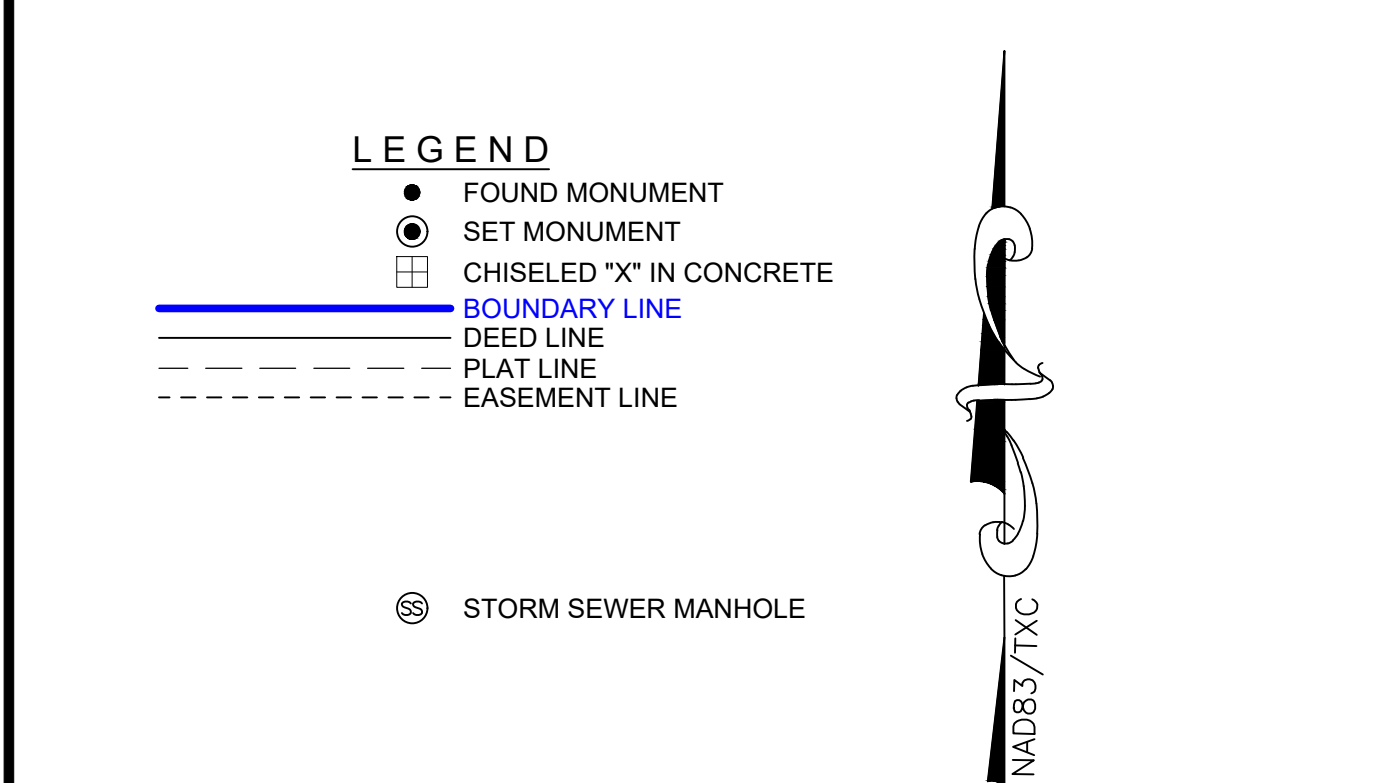
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.



REPLAT OF HUTTON No. 3 SUBDIVISION LOT 1
 MISSION TEXAS
 Being a 4.481 acres, part of Lot 1 of the Hutton No. 3 Subdivision as shown on the plat recorded in Volume 52, Page 195 of the Hidalgo County Map Records, Hidalgo County, Texas.
 DATE OF PREPARATION: AUGUST 7, 2023.

METES AND BOUNDS
DESCRIPTION OF 4.510 ACRES OF LAND
 Being a 4.481 acres, part of Lot 1 of the Hutton No. 3 Subdivision as shown on the plat recorded in Volume 52, Page 195 of the Hidalgo County Map Records, Hidalgo County, Texas and more particularly described by metes and bounds as follows: (The bearings and distances shown herein conform to the Texas Coordinate System, North American Datum 1983, Texas South Zone.) (All corners called for as being set are marked on the ground with 1/2 inch steel stakes with plastic identification caps stamped "DIRKSEN/6260" attached unless otherwise noted or shown.)
COMMENCING at a chiseled "x" in concrete (S.P.C. N:16619925.46, E:1030892.42) in the northwest intersection of Lobo Drive with La Homa Road, THENSE N81°04'46" W, 50.00 feet to a steel stake set at the west corner of a 1250 square feet right of way dedication for the southeast corner of the herein described tract;
THENCE With the north line of Lobo Drive for the following three (3) calls:
 1. N 81°04'46" W, 189.52 feet to a steel stake found;
 2. S 55°42'02" W, 14.50 feet to a steel stake set;
 3. N 81°08'23" W, 81.42 feet to a steel stake set at the southeast corner of Lot 1 of the LA Joya I.S.D. High School No. 4 Subdivision as shown on the plat recorded in Volume 54, Page 168 of the Hidalgo County Map Records;
THENCE N 08°55'06" E, 600.00 feet to a point at the southwest corner of Lot 2 of the Sharyland WSC Water Tower Subdivision as shown on the plat recorded in Document Number 2018-2903496 of the Hidalgo County Plat Records for the northwest corner of the herein described tract;
THENCE S 81°04'54" E, 331.50 feet to a point at the southeast corner of said Lot 2, in the west line of La Homa Road for the northeast corner of the herein described tract;
THENCE S 08°55'06" W, 540.00 feet to a steel stake set at the north corner of aforesaid 1250 square feet right of way dedication for a southeast corner of the herein described tract;
THENCE S 53°55'10" W, 70.71 feet to the POINT OF BEGINNING containing 4.481 acres of land within the herein described boundary as surveyed by Dirksen Engineering on August 7, 2023.



HIDALGO COUNTY IRRIGATION DISTRICT No. 6
 THIS PLAT IS HEREBY APPROVED BY DISTRICT No. 6 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID SUBDIVISION IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISIONS SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH NECESSARY FACILITIES.
 DATE THIS THE _____ DAY OF _____ 2023.
 ATTEST: _____ PRESIDENT _____ SECRETARY

I, THE UNDERSIGNED MAYOR OF THE CITY OF MISSION, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 2023.
 ATTESTED: SECRETARY, CITY OF MISSION _____ MAYOR, CITY OF MISSION _____

THE PLAT 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.
 CHAIRMAN PLANNING COMMISSION _____

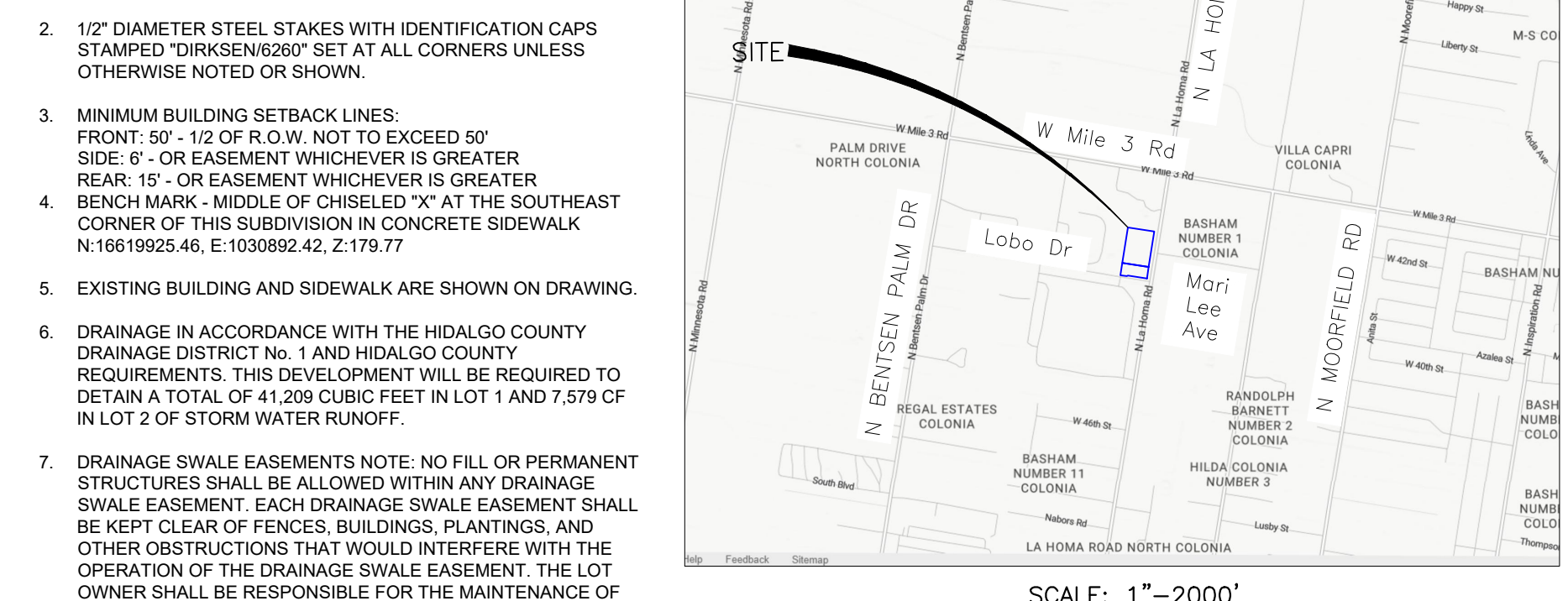
PRINCIPAL CONTACTS:

NUMBER	NAME	ADDRESS	PHONE
OWNER:	HUTTONCO DEVELOPMENT, L.P.	738 CHERRY STREET, CHATTANOOGA, TN 37402	(423)-756-9267
ENGINEER:	DIRKSEN ENGINEERING	441 FORT CLARK ROAD, SUITE B, UVALDE, TX 78801	(830)-278-2100
SURVEYOR:	DIRKSEN ENGINEERING	441 FORT CLARK ROAD, SUITE B, UVALDE, TX 78801	(830)-278-2100

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:
 REPLAT OF HUTTON No. 3 SUBDIVISION LOT 1 IS LOCATED IN SOUTHWEST HIDALGO COUNTY ON THE WEST SIDE OF LA HOMA ROAD ABOUT 1320 FT. SOUTH OF 3 MILE NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION (POPULATION 86,223 - 2021 CENSUS). REPLAT OF HUTTON No. 3 SUBDIVISION LIES WITHIN 2 MILES EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 402 AND LIES IN PCT #5

GENERAL PLAT NOTES & RESTRICTIONS

- THE TRACT SHOWN HEREON IS LOCATED INSIDE AREA OF MINIMAL FLOOD HAZARD ZONE C. AREAS OF MINIMUM FLOODING AS SHOWN ON FEMA COMMUNITY-PANEL 4803340400C, REVISED ON NOVEMBER 16, 1982.
- 12" DIAMETER STEEL STAKES WITH IDENTIFICATION CAPS STAMPED "DIRKSEN/6260" SET AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN.
- MINIMUM BUILDING SETBACK LINES:
 FRONT: 50' - 1/2 OF R.O.W. NOT TO EXCEED 50'
 SIDE: 6' - OR EASEMENT WHICHEVER IS GREATER
 REAR: 15' - OR EASEMENT WHICHEVER IS GREATER
 BENCH MARK - MIDDLE OF CHISELED "X" AT THE SOUTHWEST CORNER OF THIS SUBDIVISION IN CONCRETE SIDEWALK N:16619925.46, E:1030892.42, Z:179.77
- EXISTING BUILDING AND SIDEWALK ARE SHOWN ON DRAWING.
- DRAINAGE IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS. THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 41,209 CUBIC FEET IN LOT 1 AND 1,579 CF IN LOT 2 OF STORM WATER RUNOFF.
- DRAINAGE SWALE EASEMENTS NOTE: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- 6' WOOD FENCE BUFFER REQUIRED ALONG ANY SIDE ADJOINING RESIDENTIAL PROPERTIES BY PREVIOUS LOT OWNER.
- GENERAL NOTES FOR COMMERCIAL LOTS: THIS LOT SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. THIS LOT IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION 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 A DEVELOPMENT PERMIT APPLICATION.
- EACH PURCHASED 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.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT GROUND COVER, GRASS, OR FLOWERS) AND OTHER CONSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN, AND OSSP PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE.
- DRAINAGE SWALES, DRIVEWAY EASEMENTS, AND SAFETY ENDS WILL BE CONSTRUCTED AT BUILDING PERMIT STAGE.
- TX DOT DRIVEWAY PERMIT IS REQUIRED BEFORE CONSTRUCTION OF DRIVEWAY ACCESS ON TO F.M. 2894.



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 HAS BEEN GIVEN TO THIS PLAT.
 KENNETH R. DIRKSEN
 LICENSED PROFESSIONAL ENGINEER No. 82628
 DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE HUTTON SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON GROUND UNDER MY SUPERVISION ON AUGUST 7, 2023.
 do not record for any purpose
 KENNETH R. DIRKSEN
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 6280
 441 FORT CLARK ROAD, SUITE B
 UVALDE, TX 78801
 DATE _____

STATE OF _____
 COUNTY OF _____
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 AS REPRESENTATIVE OF HUTTONCO DEVELOPMENT, L.P.,
 OWNER(S) OF THE 4.510 ACRE TRACT OF LAND ENCOMPASSED, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS, 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 MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE 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.
 BY: _____ HUTTONCO DEVELOPMENT, L.P. _____ DATE _____
 STATE OF _____
 COUNTY OF _____
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ A REPRESENTATIVE OF HUTTONCO DEVELOPMENT, L.P., PROVED TO ME THROUGH THEIR TEXAS OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2023.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____
 STATE OF TEXAS
 COUNTY OF HIDALGO
 COUNTY CLERK'S RECORDING CERTIFICATE
 I, _____ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ ON _____ 2023, AND WAS RECORDED IN BOOK _____ SHEET _____ OF THE PLAT RECORDS OF HIDALGO COUNTY AT _____ ON _____ 2023.
 HIDALGO COUNTY CLERK _____ DATE _____
 NOTE:
 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 NO. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE 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 232.028 (a)
 WE, THE UNDERSIGNED CERTIFY THAT THIS REPLAT OF HUTTON No. 3 SUBDIVISION LOT 1 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____
 HIDALGO COUNTY JUDGE _____ DATE _____
 HIDALGO COUNTY CLERK _____ DATE _____

LA Joya I.S.D. High School No. 4 Subdivision
 Lot 2
 3.386 Acres
 Hutton No. 3 Subdivision
 Lot 1
 4.481 Acres
 Lot 1
 3.386 Acres
 Hutton No. 3 Subdivision
 Lot 1
 4.481 Acres
 Lot 2
 1.095 Acres
 1250SF RO DEDICATION
 LA Joya I.S.D. High School No. 4 Subdivision
 Lot 2

LINE	BEARING	DISTANCE
L1	S 55°42'02" W	14.50'
L2	N 81°08'23" W	81.42'

PLAT - SHEET 1 OF 2
 SEE SHEET 2 OF 2 FOR
 UTILITY SITE PLAN & DETAILS

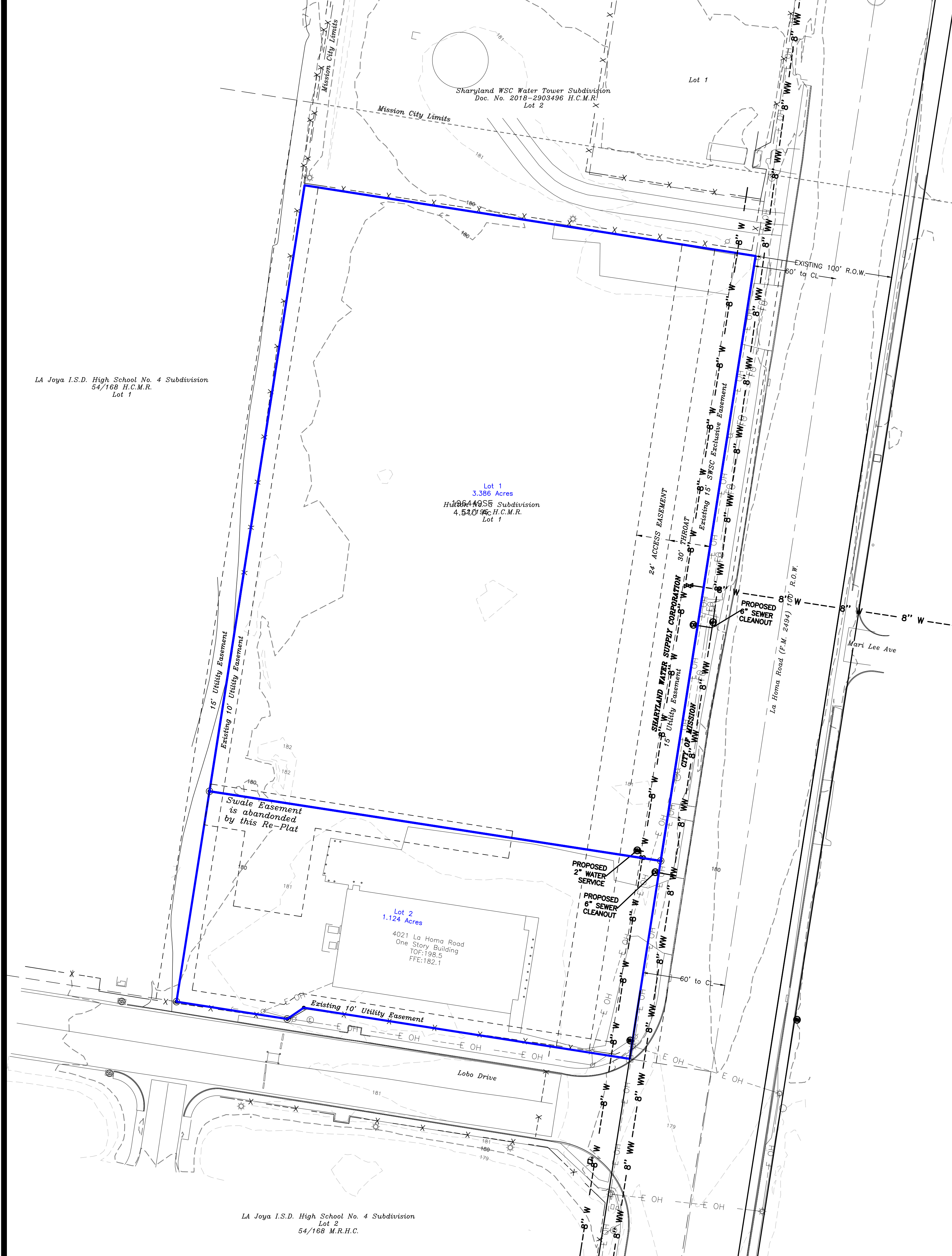
THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY CONDUCTED BY THE ENGINEER AND SURVEYOR SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SPECIFIED HEREIN AND FOR THE PURPOSES SPECIFIED ABOVE. THE GRAPHIC REPRESENTATION SHOWN HEREON IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF DIRKSEN ENGINEERING. IT IS THE RESPONSIBILITY OF THE USER OF THIS GRAPHIC WORK, ALL RIGHTS RESERVED. CONTACT: DIRKSEN ENGINEERING, 441 FORT CLARK ROAD, SUITE B, UVALDE, TX 78801. PHONE: (830) 278-2100. FAX: (830) 278-2100. WEBSITE: WWW.DIRKSENENGINEERING.COM

FIRM NAME & ADDRESS
 DIRKSEN ENGINEERING
 Hutton
 441 FORT CLARK ROAD, SUITE B, UVALDE, TEXAS 78801
 PHONE: (830) 278-2100
 FAX: (830) 278-2100
 WEBSITE: WWW.DIRKSENENGINEERING.COM

PREPARED FOR
 Devin Baker
 Hutton
 738 Cherry Street
 Chattanooga, TN 37402

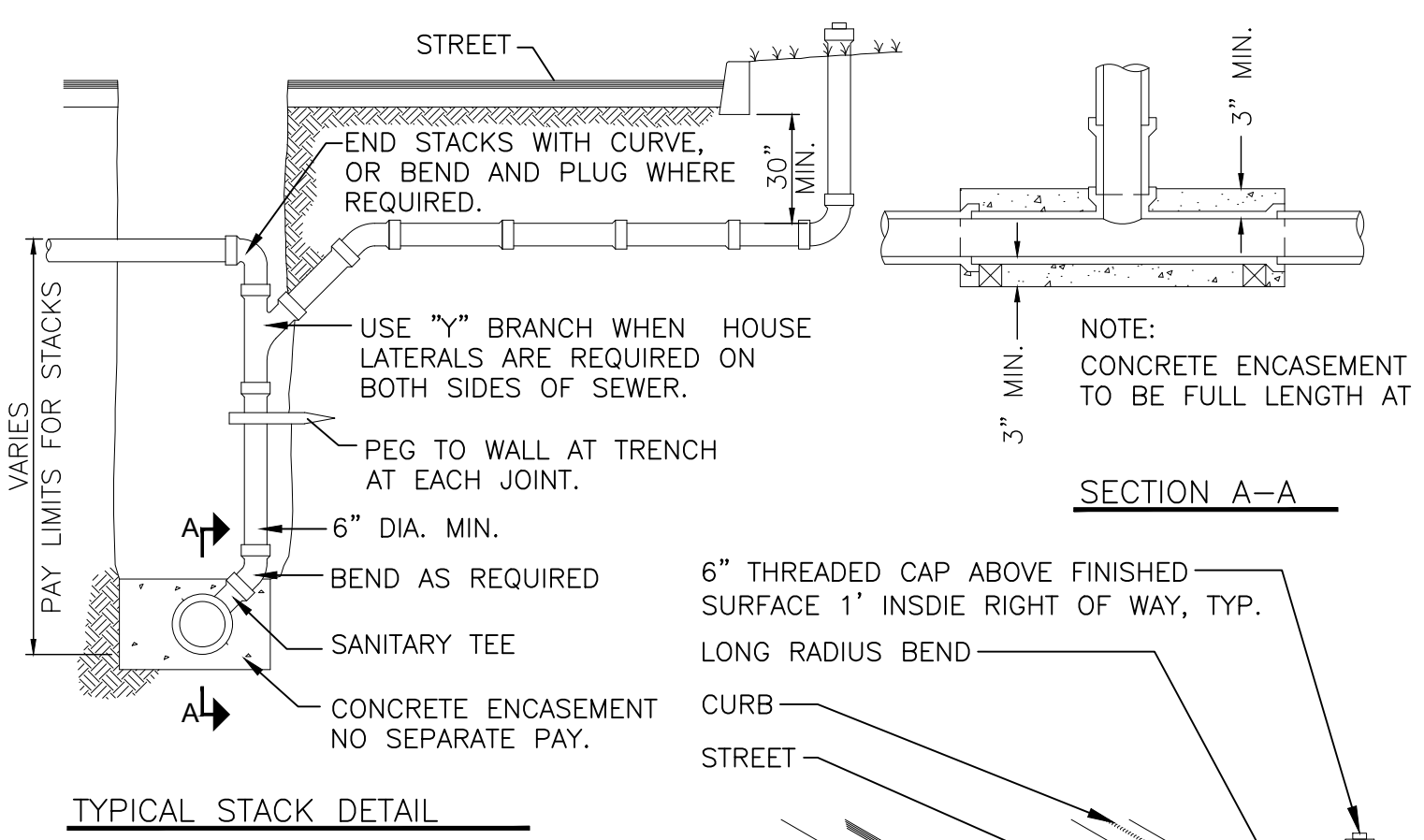
PROJECT#
 23-3024

DATE: 08-07-2023
 DRAWING NO.: 23-3024



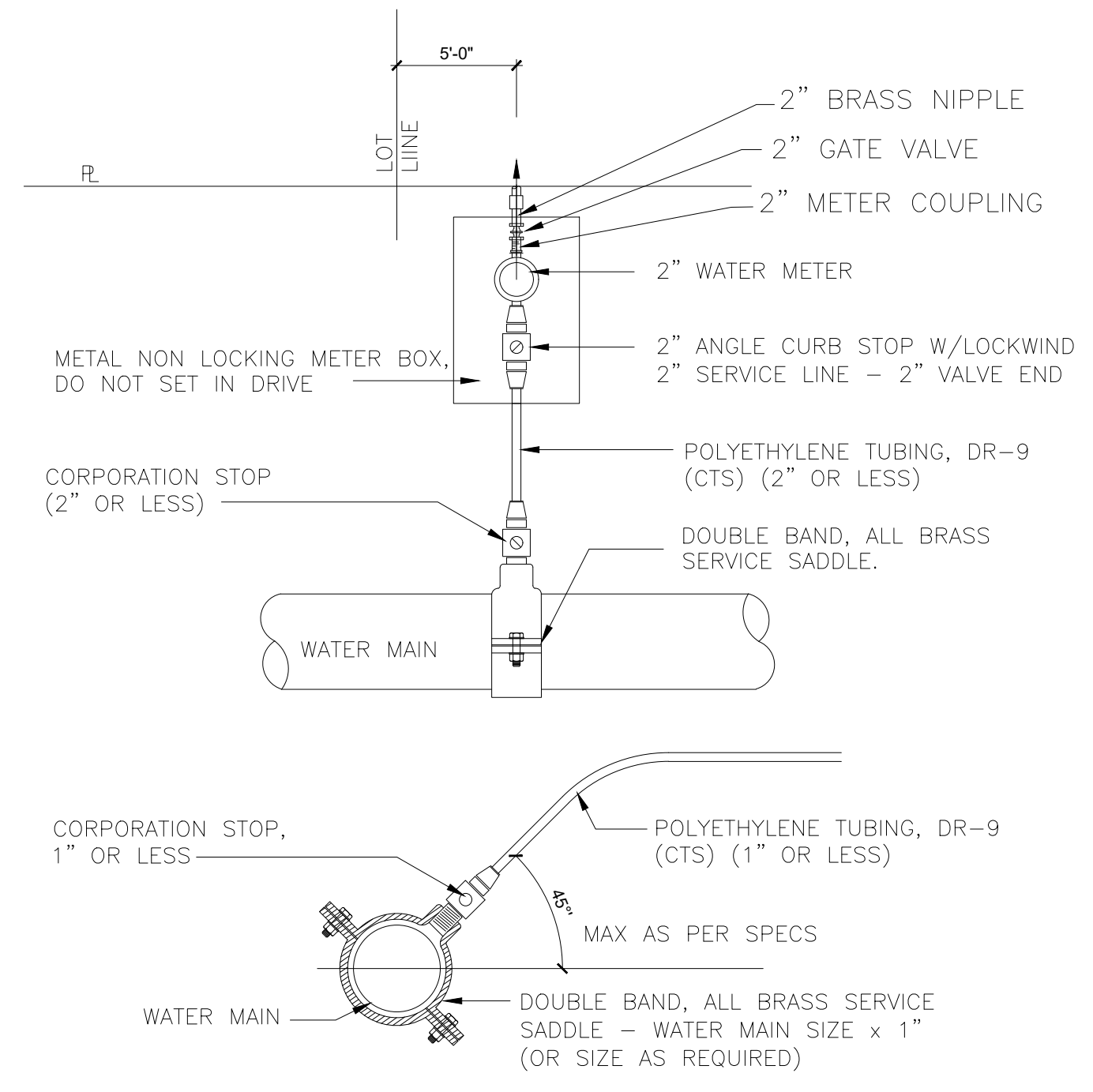
GENERAL NOTES

- SANITARY SEWER SERVICES TO BE INSTALLED PER REQUIREMENT OF THE CITY OF MISSION, TEXAS.
- WATER SERVICE TO BE INSTALLED PER REQUIREMENTS OF THE SHARYLAND WATER SUPPLY CORPORATION.

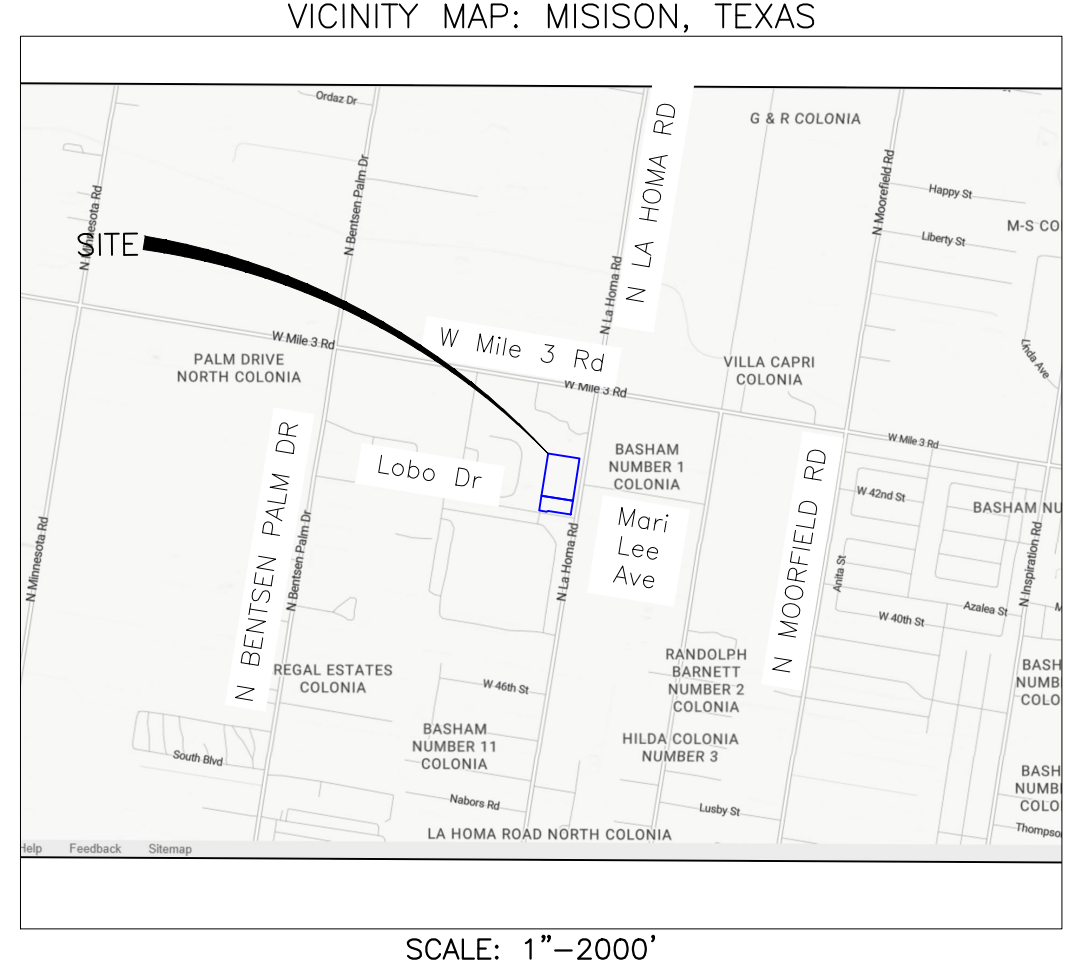


NOTE: DEPTH AND GRADE OF SERVICE LATERALS AS SHOWN ARE TYPICAL ONLY. ACTUAL DEPTH, ALIGNMENT AND GRADE OF SERVICE LATERALS SHALL BE AS DETERMINED BY THE ENGINEER BASED ON ELEVATIONS OF THE SEWER MAIN, STREET, NATURAL GROUND AND BUILDING TO BE SERVICED.

LATERAL DETAIL
NOT TO SCALE



SINGLE WATER SERVICE DETAIL
N.T.S.



DRAINAGE NARRATIVE
Surface storm runoff on this tract flows easterly toward La Homa Road and westerly into the open fields of Lloyd M. Bentsen Elementary School. The predevelopment condition is that vacant lot 1 is vegetated. Lot 1 developed condition will be analyzed as fully developed with an overall C value of 0.83. Lot 2 is developed as a retail store with a building, parking lot and driveway. Lot 2 has approximately half the area developed with impervious cover and the estimated C value is 0.55. The runoff from Lot 1 and Lot 2 follows:

Lot 1 Existing	Lot 1 Proposed	Lot 2 Existing	Lot 2 Proposed
Q10 = 3.07 CFS	22.11 CFS	1.22 CFS	5.22 CFS
Q50 = 4.33 CFS	30.64 CFS	1.72 CFS	7.24 CFS
Q100 = 4.94 CFS	34.39 CFS	1.95 CFS	8.12 CFS

The necessary detention was calculated with the modified rational method so that the proposed 50 year flow will be reduced to the existing 10 year out flow. The detention requirements are:
 Lot 1 = 41,209CF Lot 2 = 7579CF

LEGEND

- FOUND MONUMENT
- ⊕ SET MONUMENT
- ⊗ CHISELED "X" IN CONCRETE
- BOUNDARY LINE
- - - DEED LINE
- - - PLAT LINE
- - - EASEMENT LINE
- - - FENCE LINE
- - - OVERHEAD ELEC./POWER POLE
- ⊙ LUMINAIRE
- ⊙ TELECOMMUNICATION PEDESTAL
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ GUY WIRE
- ⊙ ELECTRIC METER
- CONCRETE

SCALE: 1" = 40'

PENSTYLE: DWG: 20230202.DWG
 FILE: 20230202.DWG
 PLOT DATE: 11/11/2023 4:01 PM

LA Joya I.S.D. High School No. 4 Subdivision
 Lot 2
 54/168 M.R.H.C.

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE NUMBER
OWNER: HUTTONCO DEVELOPMENT, L.P.	736 CHERRY STREET, CHATTANOOGA, TN 37402	(423)-756-3267
ENGINEER: DIRKSEN ENGINEERING	441 FORT CLARK ROAD, SUITE B, UVALDE, TX 78801	(830)-278-2100
SURVEYOR: DIRKSEN ENGINEERING	441 FORT CLARK ROAD, SUITE B, UVALDE, TX 78801	(830)-278-2100

UTILITY SITE PLAN & DETAILS - SHEET 2 OF 2
 SEE SHEET 1 OF 2 FOR PLAT

<p>DIRKSEN ENGINEERING 441 FORT CLARK ROAD, SUITE B, UVALDE, TX 78801 (830) 278-2100 FAX: (830) 278-2102 EMAIL: KENDRICK@DIRKSEN.COM WWW.DIRKSEN.COM</p>	<p>PREPARED FOR: Devin Baker 736 Cherry Street Chattanooga, TN 37402</p>	<p>PROJECT: 23-3024</p>
<p>DATE: 10-12-23</p>	<p>DRAWING NO.: 23-3024</p>	<p>DRAWING NO.: 23-3024</p>

