



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: 12-12-2023

PROPOSED TEX BEST 533 SUBDIVISION, PRECINCT No. 4.

ENGINEER: SOUTH TEXAS INFRASTRUCTURE GROUP, DEVELOPER: MMC PROPERTIES, INC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: SOUTHWEST CORNER OF LA BLANCA ROAD AND SH 107.

SUBDIVISION LIES WITHIN THE: ETJ OF ELSA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-14-2023 PROPERTY LIES WITHIN FLOOD ZONE: "AH" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION AT BUILDING PERMIT STAGE.

ROAD R.O.W. DEDICATION: 20.00 FT ONTO LA BLANCA ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 11-16-2023 BY, PRECINCT 4 R.O.W. AGENT

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

SEWER SYSTEM: OSSF'S AT BUILDING PERMIT STAGE

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" & 12" LOCATION: SH 107 & LA BLANCA ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 11-02-2023 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

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

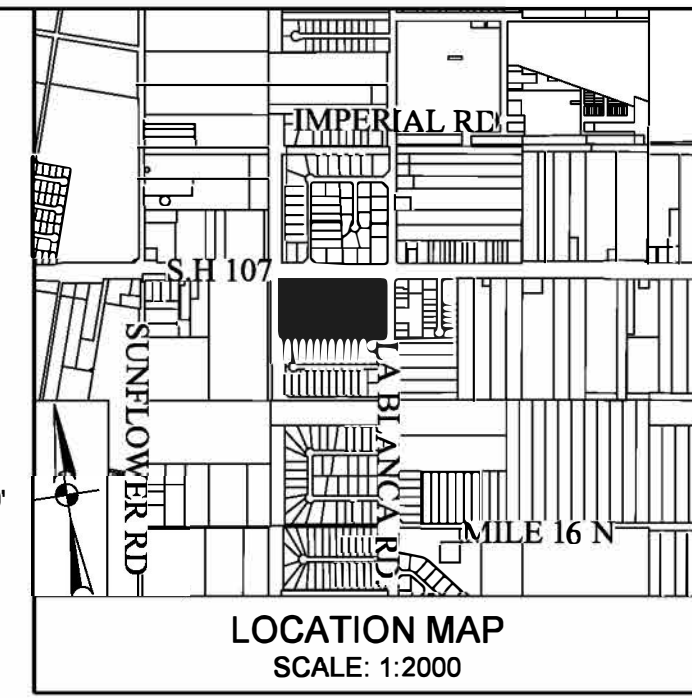
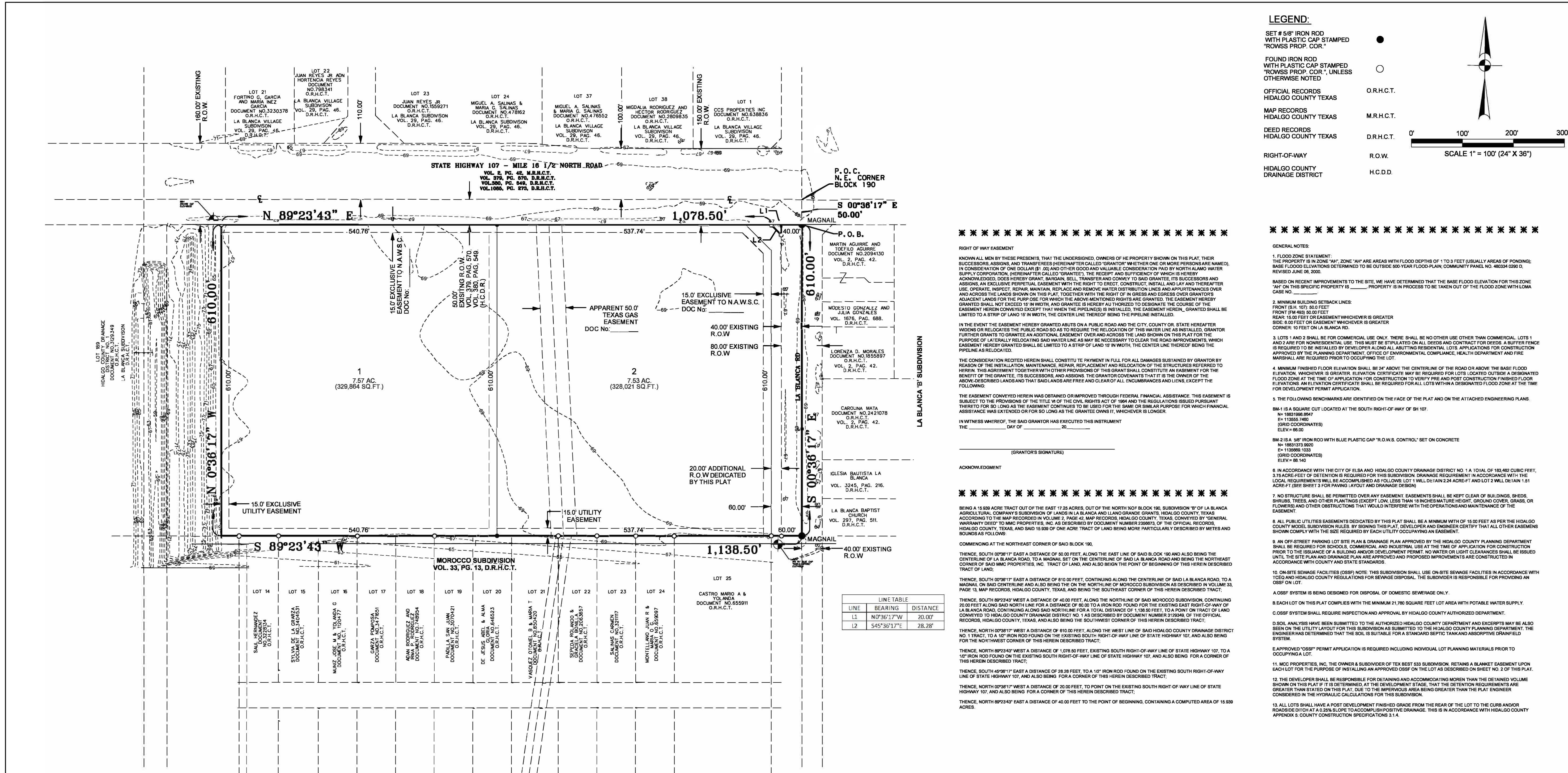
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

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

Final Approval subject to recommendations other departments

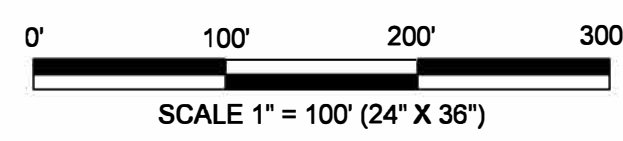
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

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



LEGEND:

- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROF. COR."
- FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROF. COR." UNLESS OTHERWISE NOTED
- OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- MAP RECORDS HIDALGO COUNTY TEXAS
- DEED RECORDS HIDALGO COUNTY TEXAS
- RIGHT-OF-WAY
- HIDALGO COUNTY DRAINAGE DISTRICT
- O.R.H.C.T.
- M.R.H.C.T.
- D.R.H.C.T.
- R.O.W.
- H.C.D.D.



LOCATION DESCRIPTION:
 TEXT BEST 533 SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINT No. 4 IN THE EAST SIDE OF BLANCA ROAD AND STATE HIGHWAY 107, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ELSA, ACCORDING TO THE LAST CENSUS CITY OF ELSA HAS A POPULATION OF 5,880. TEX BEST 533 LIES APPROXIMATELY 2 MILE FROM THE CITY LIMITS OF ELSA AND IS WITHIN THE CITY'S 0 TO 3/4 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001

GENERAL NOTES:

- FLOOD ZONE STATEMENT: THE PROPERTY IS IN ZONE "AH". ZONE "AH" ARE AREAS WITH FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, COMMUNITY PANEL NO. 46334 029D, REVISED JUNE 19, 2002.
- MINIMUM BUILDING SETBACK LINES: FRONT (S 1/4, 107) 50.0 FEET; REAR (S 1/4, 107) 50.0 FEET; SIDE (S 1/4, 107) 50.0 FEET; CORNER: 10 FEET ON LA BLANCA RD.
- LOTS 1 AND 2 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1 AND 2 ARE FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTERLINE OF THE ROAD OR ABOVE THE BASE FLOOD ELEVATION, 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 OF DEVELOPMENT PERMIT APPLICATION.

1. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
 BM 1 IS A SQUARE CUIR LOCATED AT THE SOUTH RIGHT-OF-WAY OF SH 107.
 N= 1803330.8020
 E= 113000.7460
 (GRID COORDINATES)
 ELEV= 88.00

BM 2 IS A 5/8" IRON ROD WITH BLUE PLASTIC CAP "R.O.W.S. CONTROL" SET ON CONCRETE
 N= 1803330.8020
 E= 113000.7460
 (GRID COORDINATES)
 ELEV= 88.140

8. IN ACCORDANCE WITH THE CITY OF ELSA AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 A 101AL OF 183,483 CUBIC FEET; 3.19 ACRES FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION DRAINAGE REQUIREMENT IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: LOT 1 WILL DETAIN 2.24 ACRES; LOT 2 WILL DETAIN 1.51 ACRES; (SEE SHEET 3 FOR PAVING LAYOUT AND DRAINAGE DESIGN)

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS EXCEPT LOW LESS THAN 18 INCHES MATURE HEIGHT, GRASS COVER, GRASS, OR FLOWERS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. ALL PUBLIC UTILITIES EASEMENTS DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES BY THE CITY DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS COMPLY WITH THE CITY OCCUPANCY AN EASEMENT.

9. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL AND INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. NO WATER OR LIGHT CLEANINGS SHALL BE ISSUED UNTIL THE SITE PLAN AND DRAINAGE PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

10. ON-SITE SEWAGE FACILITIES (OSPF) NOTE: THIS SUBDIVISION SHALL BE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH THE CITY AND HIDALGO COUNTY REGULATIONS FOR SEWER DISPOSAL. THE SURVEYOR IS RESPONSIBLE FOR PROVIDING AN OSBF ON LOT.

A OSBF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.

B EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C OSBF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

D SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXPERTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEMS.

E APPROVED OSBF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

11. MCC PROPERTIES, INC. THE OWNER & SUBDIVIDER OF TEX BEST 533 SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSBF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.

12. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE IMPROVEMENTS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

13. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 2.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 8. COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4

STATE OF TEXAS
 COUNTY OF HIDALGO

CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 232.08 (A)
 WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TEXT BEST 533 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 2023.

HIDALGO COUNTY JUDGE _____ DATE _____
 HIDALGO COUNTY CLERK _____ DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:
 I, VICTOR H. TREVIÑO, 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.

VICTOR H. TREVIÑO, P.E.
 LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128198

STATE OF TEXAS
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:
 I, VICTOR H. TREVIÑO, 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.

VICTOR H. TREVIÑO, R.P.L.S.
 REG. PROFESSIONAL LAND SURVEYOR # 6868

STATE OF TEXAS
 COUNTY OF HIDALGO

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 46.01-03. 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. SEBEN, P.E., C.F.M. DATE _____

APPROVED BY DONNA IRRIGATION DISTRICT NO. 1:
 THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT NUMBER ONE ON THIS _____ DAY OF _____, 2023.

ATTEST:
 SECRETARY _____ PRESIDENT _____

ACKNOWLEDGMENT
 BEING A 15.93 ACRE TRACT OUT OF THE EAST 1/2 25 ACRES, OUT OF THE NORTH 1/2 OF BLOCK 190, SUBDIVISION "B" OF LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION OF LANDS IN LA BLANCA AND LLANO GRANDE GRANTS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED BY GENERAL WARRANTY DEED TO MCC PROPERTIES, INC. AS DESCRIBED BY DOCUMENT NUMBER 288674 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 15.93 OF ONE ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 190;
 THENCE, SOUTH 09°17' EAST A DISTANCE OF 80.00 FEET; ALSO THE EAST LINE OF SAID BLOCK 190 AND ALSO BEING THE CENTERLINE OF LA BLANCA ROAD, TO A MARSHAL SET ON THE CENTERLINE OF SAID LA BLANCA ROAD AND BEING THE NORTHEAST CORNER OF SAID MCC PROPERTIES, INC. TRACT OF LAND, AND ALSO BEING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND;
 THENCE, SOUTH 09°17' EAST A DISTANCE OF 310.00 FEET, CONTINUING ALONG THE CENTERLINE OF SAID LA BLANCA ROAD, TO A MAGNAIL ON SAID CENTERLINE AND ALSO BEING THE ON THE NORTHELINE OF MOROCCO SUBDIVISION AS DESCRIBED IN VOLUME 33, PAGE 13, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
 THENCE, SOUTH 89°23'43" WEST A DISTANCE OF 43.00 FEET, ALONG THE NORTH LINE OF SAID MOROCCO SUBDIVISION, CONTINUING 20.00 FEET ALONG SAID NORTH LINE FOR A DISTANCE OF 80.00 TO A IRON ROD FOUND ON THE EXISTING EAST RIGHT-OF-WAY OF LA BLANCA ROAD, CONTINUING ALONG SAID NORTH LINE FOR A TOTAL DISTANCE OF 1,138.50 FEET, TO A POINT ON TRACT OF LAND CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AS DESCRIBED BY DOCUMENT NUMBER 3029349 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
 THENCE, NORTH 02°28'17" WEST A DISTANCE OF 610.00 FEET, ALONG THE WEST LINE OF SAID HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TRACT, TO A 1/2" IRON ROD FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 107, AND ALSO BEING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
 THENCE, NORTH 89°23'43" WEST A DISTANCE OF 1,078.50 FEET, EXISTING SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 107, TO A 1/2" IRON ROD FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 107, AND ALSO BEING FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;
 THENCE, SOUTH 45°36'17" EAST A DISTANCE OF 28.28 FEET, TO A 1/2" IRON ROD FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 107, AND ALSO BEING FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;
 THENCE, NORTH 02°28'17" WEST A DISTANCE OF 610.00 FEET, TO POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 107, AND ALSO BEING FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;
 THENCE, NORTH 89°23'43" EAST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 15.93 ACRES.

STATE OF TEXAS
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:
 I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL ENGINEER LICENSED 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.

VICTOR H. TREVIÑO, P.E.
 LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128198

STATE OF TEXAS
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:
 I, VICTOR H. TREVIÑO, 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.

VICTOR H. TREVIÑO, R.P.L.S.
 REG. PROFESSIONAL LAND SURVEYOR # 6868

STATE OF TEXAS
 COUNTY OF HIDALGO

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STATE OF TEXAS
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STATE OF TEXAS
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 COUNTY OF HIDALGO

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STATE OF TEXAS
 COUNTY OF HIDALGO

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STATE OF TEXAS
 COUNTY OF HIDALGO

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STATE OF TEXAS
 COUNTY OF HIDALGO

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 REG. PROFESSIONAL LAND SURVEYOR # 6868

STATE OF TEXAS
 COUNTY OF HIDALGO

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VICTOR H. TREVIÑO, R.P.L.S.
 REG. PROFESSIONAL LAND SURVEYOR # 6868

STATE OF TEXAS
 COUNTY OF HIDALGO

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION:
 WE, AS OWNERS OF THE 15.93 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED TEXT BEST 533 SUBDIVISION, HEREBY SUBDUCE 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 222.032 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 THE STATE STANDARDS.
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

MCC PROPERTIES, INC.
 CARLOS GARCIA, MEMBER
 2105 REMINGTON AVENUE
 EDINBURG, TEXAS 78539

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 _____, 2023.

NOTARY PUBLIC _____

DONNA IRRIGATION DISTRICT NO. 1
 CERTIFICATE OF PLAT APPROVAL
 THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT NUMBER ONE ON THIS _____ DAY OF _____, 2023.

ATTEST:
 SECRETARY _____ PRESIDENT _____

STATE OF TEXAS
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:
 I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL ENGINEER LICENSED 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.

VICTOR H. TREVIÑO, R.P.L.S.
 REG. PROFESSIONAL LAND SURVEYOR # 6868

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 I, THE UNDERSIGNED CLERK OF THIS PLAT OF TEX BEST 533 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 2023.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:
 I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF ELSA HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON _____ DAY OF _____, 2023.

PLANNING & ZONING COMMISSION CHAIRPERSON _____ DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:
 I, THE UNDERSIGNED CLERK OF THIS PLAT OF TEX BEST 533 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 2023.

HIDALGO COUNTY JUDGE _____ DATE _____
 HIDALGO COUNTY CLERK _____ DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:
 I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL ENGINEER LICENSED 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.

VICTOR H. TREVIÑO, R.P.L.S.
 REG. PROFESSIONAL LAND SURVEYOR # 6868

STATE OF TEXAS
 COUNTY OF HIDALGO

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 REG. PROFESSIONAL LAND SURVEYOR # 6868

STATE OF TEXAS
 COUNTY OF HIDALGO

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VICTOR H. TREVIÑO, P.E.
 LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128198

STATE OF TEXAS
 COUNTY OF HIDALGO

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STATE OF TEXAS
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VICTOR H. TREVIÑO, R.P.L.S.
 REG. PROFESSIONAL LAND SURVEYOR # 6868

STATE OF TEXAS
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:
 I, VICTOR H. TREVIÑO, 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.

VICTOR H. TREVIÑO, R.P.L.S.
 REG. PROFESSIONAL LAND SURVEYOR # 6868

STATE OF TEXAS
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:
 I, VICTOR H. TREVIÑO, 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.

VICTOR H. TREVIÑO, R.P.L.S.
 REG. PROFESSIONAL LAND SURVEYOR # 6868

STATE OF TEXAS
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:
 I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL ENGINEER LICENSED 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.

VICTOR H. TREVIÑO, P.E.
 LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128198

STATE OF TEXAS
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:
 I, VICTOR H. TREVIÑO, 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.

VICTOR H. TREVIÑO, R.P.L.S.
 REG. PROFESSIONAL LAND SURVEYOR # 6868

STATE OF TEXAS
 COUNTY OF HIDALGO

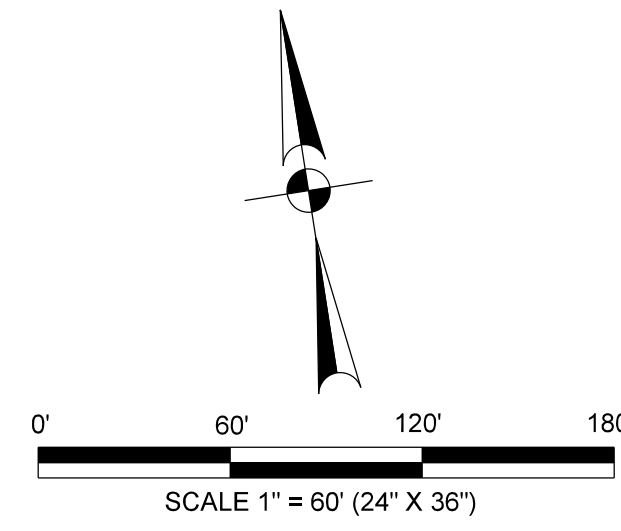
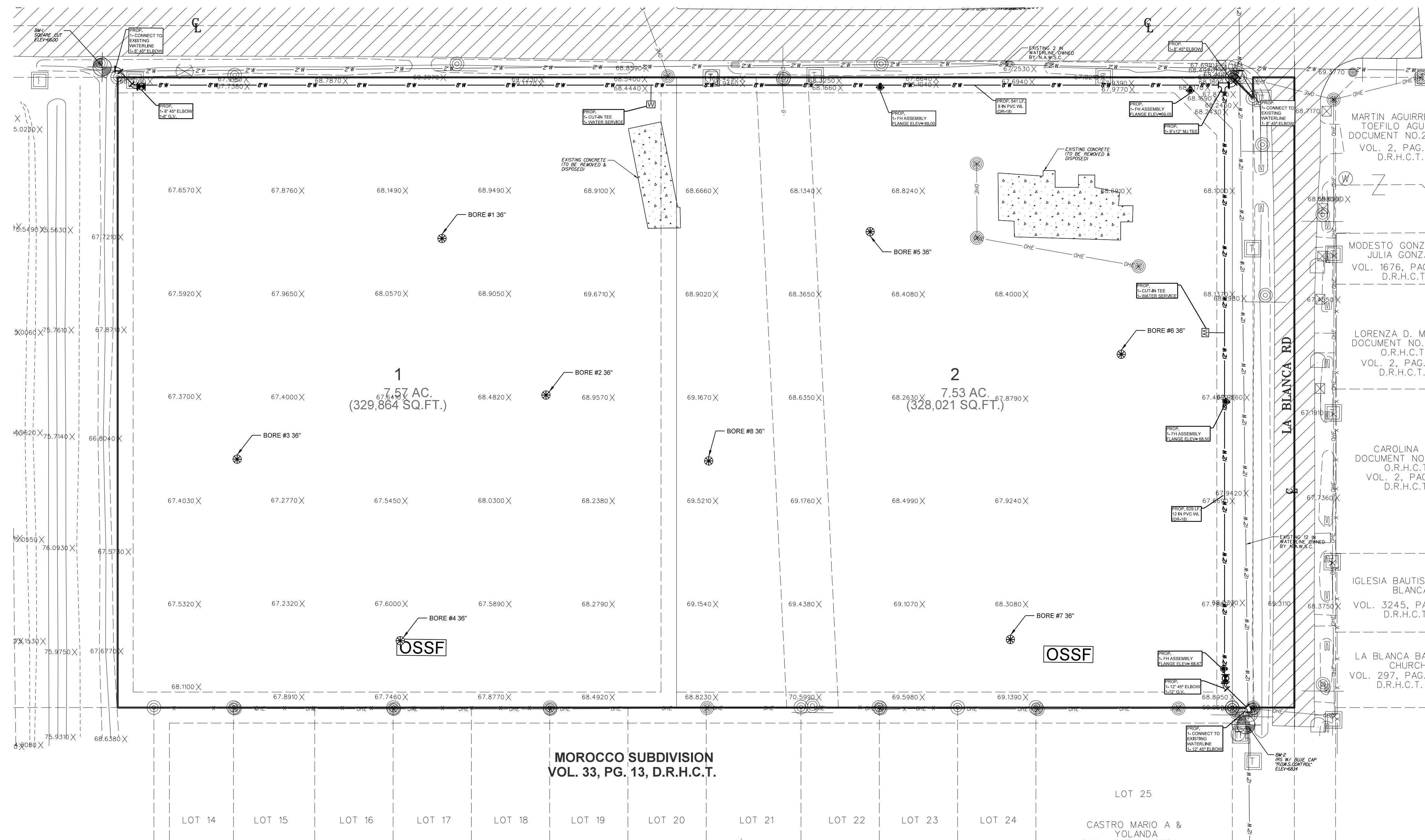
KNOW ALL MEN BY THESE PRESENTS:
 I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON _____ UNDER MY DIRECTION.

VICTOR H. TREVIÑO, R.P.L.S.
 REG. PROFESSIONAL LAND SURVEYOR # 6868

STATE OF TEXAS
 COUNTY OF HIDALGO

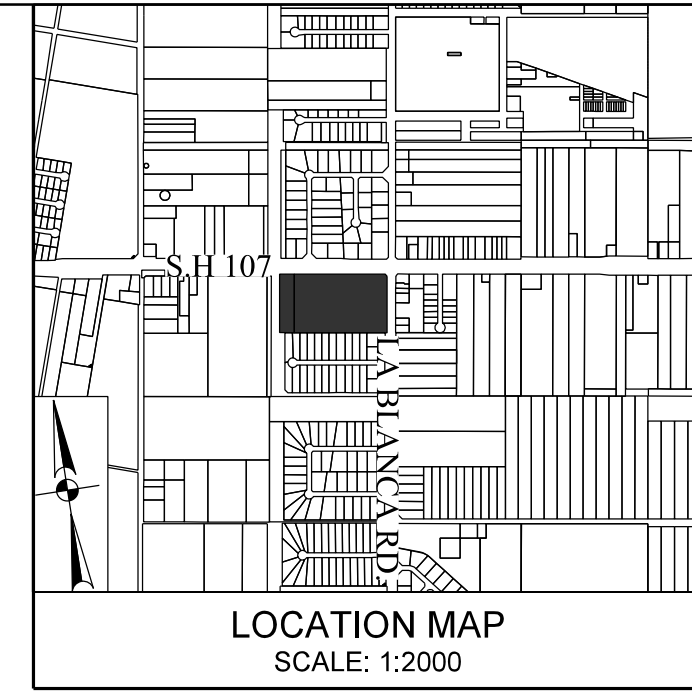
KNOW ALL MEN BY THESE PRESENTS:
 I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON _____ UNDER MY DIRECTION.

VICTOR H. TREVIÑO



LEGEND:

- CHAIN LINK FENCE
- SET # 5/8\"/>
- FOUND IRON ROD
- WOOD FENCE
- PROPOSED PAVEMENT
- OVERHEAD ELECTRIC
- PROPOSED CASING
- FOR 8\"/>
- FOR 2\"/>
- FOR 1\"/>
- PROPOSED STREET LIGHT
- SOIL BORING LOCATION
- EXISTING POWER POLE
- 1 IN SINGLE WATER SERVICE
- 2 IN DOUBLE WATER SERVICE



LOCATION DESCRIPTION:
 TEXT BEST 533 SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4 IN THE EAST SIDE OF HIDALGO COUNTY, AT THE SOUTHWEST CORNER OF LA BLANCA ROAD AND STATE HIGHWAY 107. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ELISA. ACCORDING TO THE LAST CENSUS CITY OF ELISA HAS A POPULATION OF 6,880. TEX BEST 533 LIES APPROXIMATELY 25MILE FROM THE CITY LIMITS OF ELISA AND IS WITHIN THE CITY'S 20 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001

1
 7.57 AC.
 (329,864 SQ.FT.)

2
 7.53 AC.
 (328,021 SQ.FT.)

MOROCCO SUBDIVISION
 VOL. 33, PG. 13, D.R.H.C.T.

SUBDIVIDER CERTIFICATION
 1- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS 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:
 1- I, MMC PROPERTIES, SUBDIVIDER FOR TEX BEST 533 SUBDIVISION HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE 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 HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS

MMC PROPERTIES _____ DATE _____
 CARLOS GARZA (MEMBER)

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS GARZA 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

REVISION NOTES			
No.	SHEET	REVISION	DATE

COST ESTIMATE	
WATER DISTRIBUTION: \$	_____
DRAINAGE IMPROVEMENT: \$	_____
PAVING IMPROVEMENT: \$	_____
SEPTIC TANK (OSSF): \$	_____
FIRE HYDRANT: \$	_____
EROSION CONTROL: \$	_____

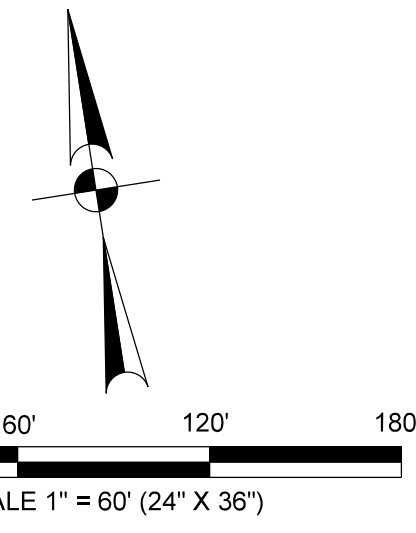
PRINCIPAL CONTACTS					
NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
OWNER:	MMC PROPERTIES, INC.	2105 REMINGTON AVE.	EDINBURG, TEXAS 78539	(956) 607-0444	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	VICTOR H. TREVINO, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

SOUTH TEXAS INFRASTRUCTURE GROUP
 900 S. STEWART, SUITE 13
 MISSION, TEXAS 78572
 PH: (956) 424-3335
 FAX: (956) 424-3132
 TBPE REG # 1500

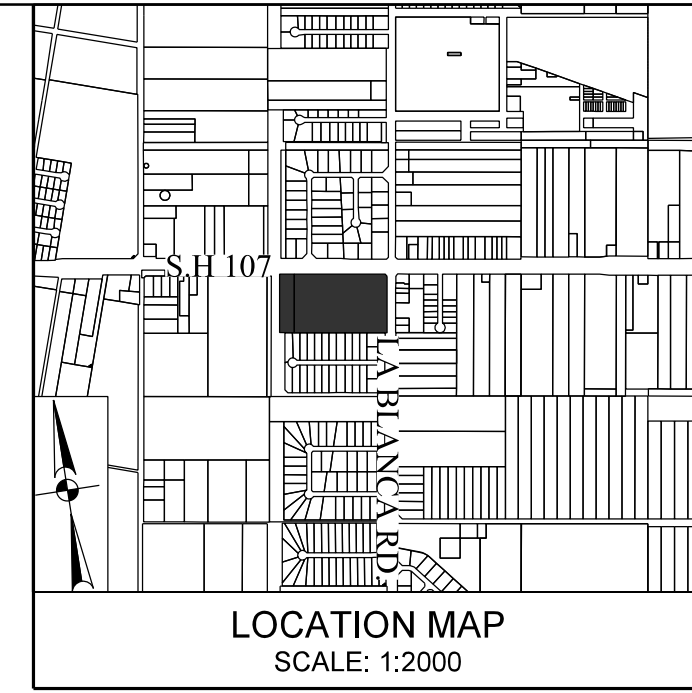
UTILITY LAYOUT
TEX BEST 533 SUBDIVISION

BEING A 15.93 ACRE TRACT OF LAND OUT OF THE EAST 17.26 ACRES, MORE OR LESS, OUT OF THE NORTH 1/2 OF BLOCK 190, SUBDIVISION "B" OF LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION OF LANDS IN LA BLANCA AND LLANO GRANDE GRANTS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE HIGHWAY 107 - MILE 16 1/2 NORTH ROAD
 VOL. 2, PG. 42, M.R.H.C.T.
 VOL. 379, PG. 570, D.R.H.C.T.
 VOL. 380, PG. 549, D.R.H.C.T.
 VOL. 1085, PG. 273, D.R.H.C.T.

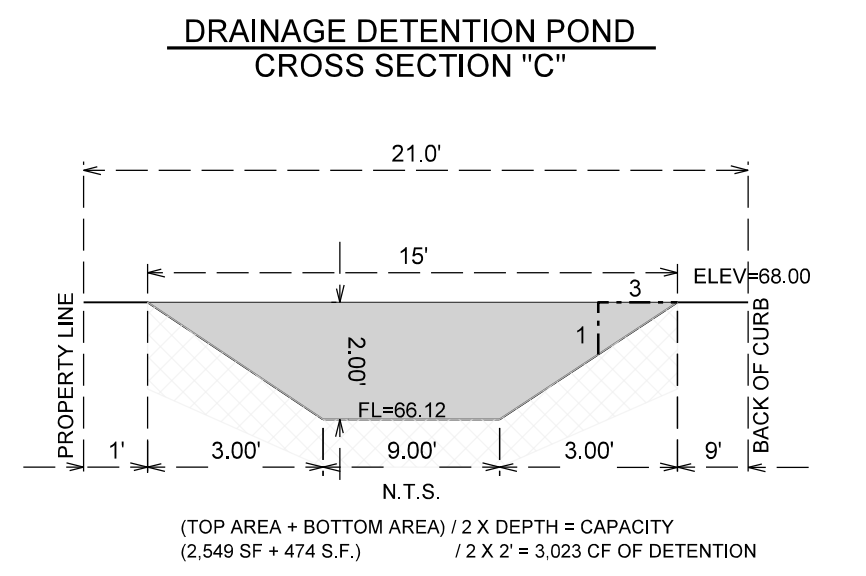
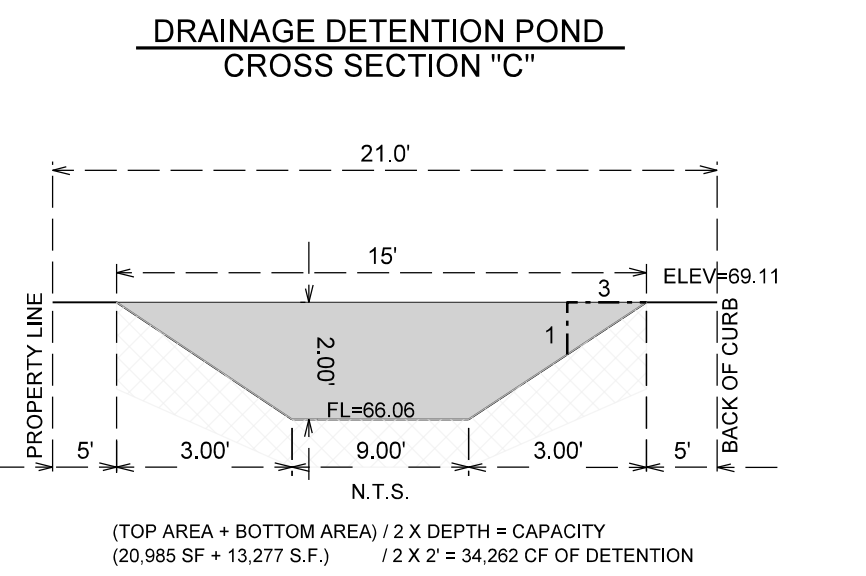
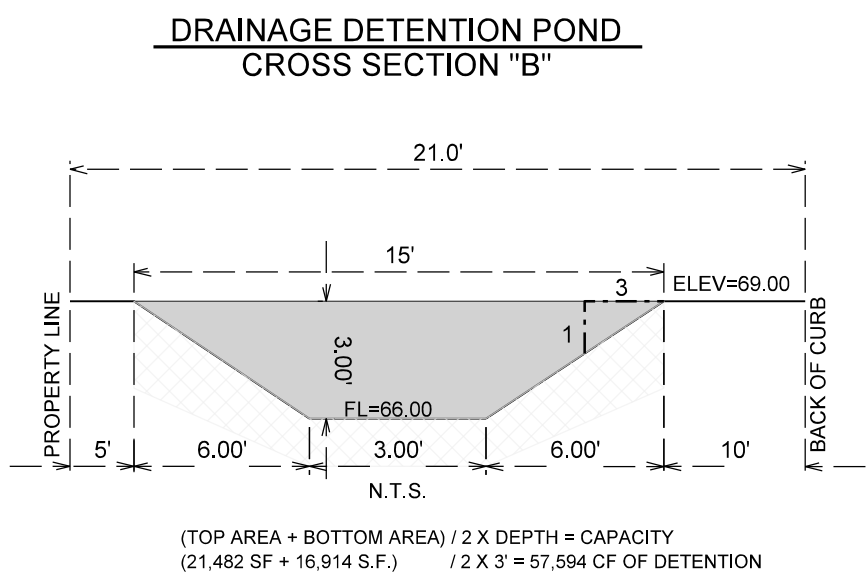
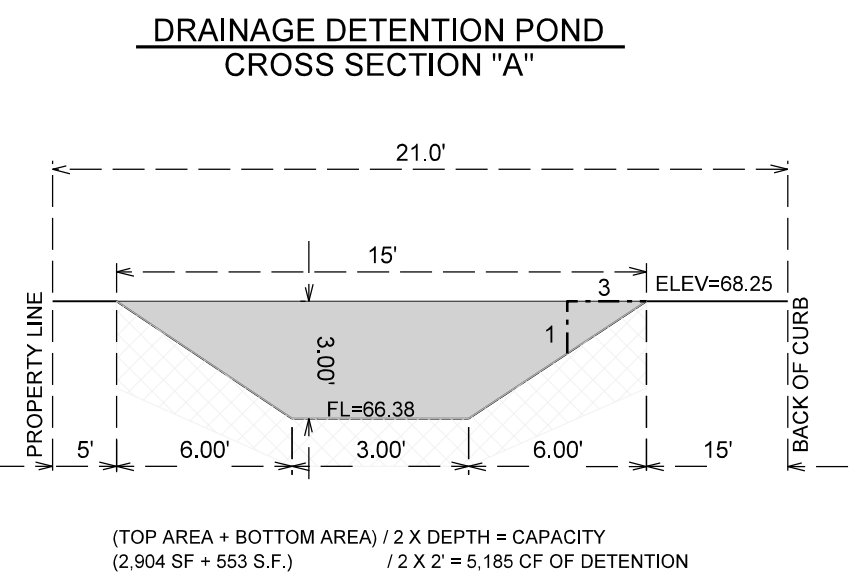
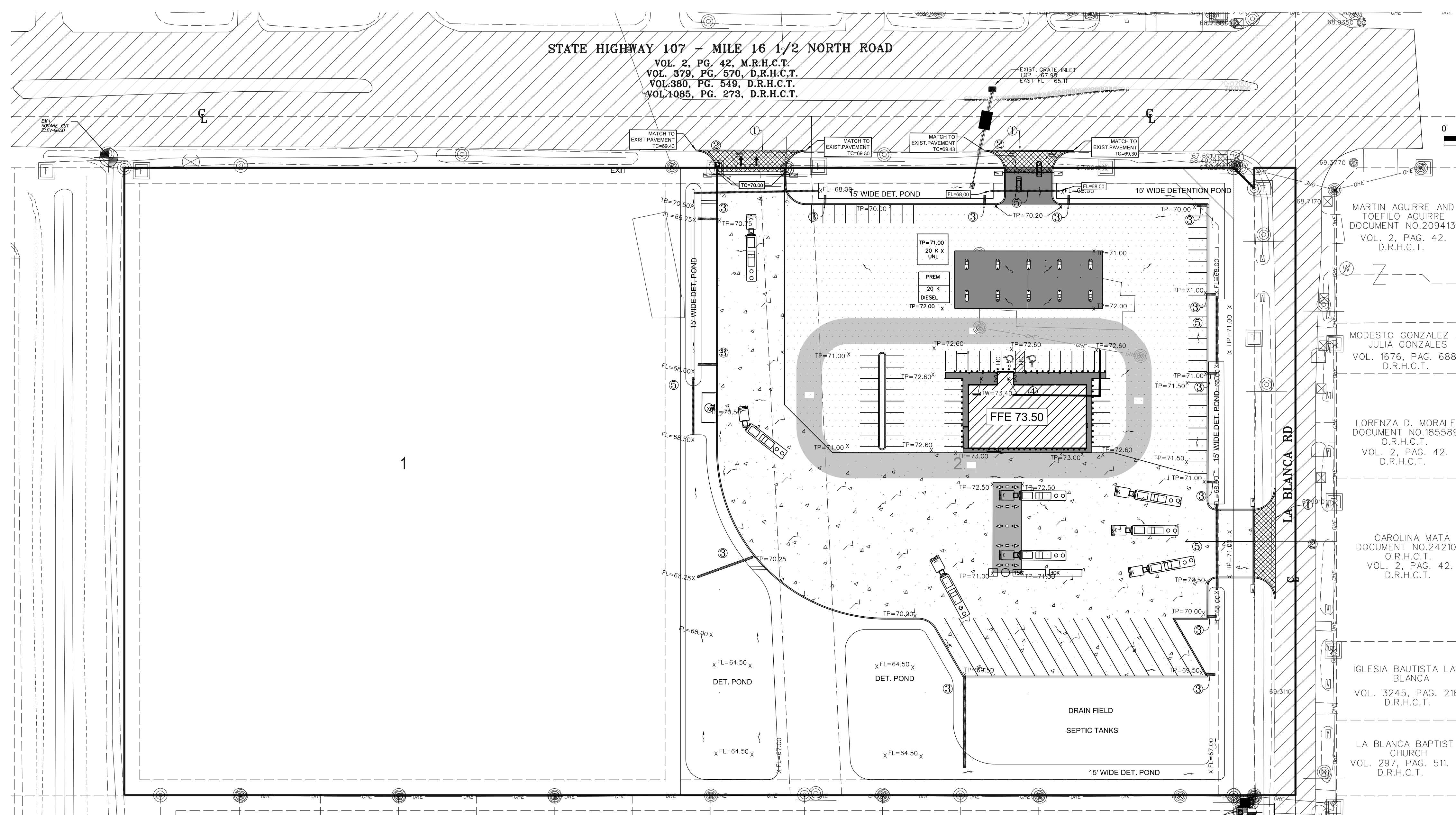


- LEGEND:**
- CHAIN LINK FENCE
 - SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR."
 - FOUND IRON ROD
 - WOOD FENCE
 - PROPOSED PAVEMENT
 - OVERHEAD ELECTRIC
 - PROPOSED CASING
 - FOR 8" WATERLINE= 16" STEEL CASING
 - FOR 2" WATER LINE= 3" PVC CASING
 - FOR 1" WATER LINE= 2" PVC CASING
 - PROPOSED STREET LIGHT
 - SOIL BORING LOCATION
 - EXISTING POWER POLE
 - 1 IN SINGLE WATER SERVICE
 - 2 IN DOUBLE WATER SERVICE



LOCATION DESCRIPTION:
 TEX BEST 533 SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4 IN THE EAST SIDE OF HIDALGO COUNTY, AT THE SOUTHWEST CORNER OF LA BLANCA ROAD AND STATE HIGHWAY 107. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ELSA, ACCORDING TO THE LAST CENSUS CITY OF ELSA HAS A POPULATION OF 6,880. TEX BEST 533 LIES APPROXIMATELY 25 MILE FROM THE CITY LIMITS OF ELSA AND IS WITHIN THE CITY'S 2 TO 30 MILE EXTRAJURISDICTIONAL JURISDICTION (EJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001

- NOTES:**
1. TRENCH PROTECTION SHALL BE UTILIZED WHEN TRENCH EXCEEDS 5 FEET IN DEPTH, AND SHALL BE SUBSIDIARY TO PERTINENT ITEMS.
 2. ALL WORK DONE FOR CONNECTIONS SHOULD BE SUBSIDIARY TO PERTINENT ITEMS.
 3. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS FOR EXCAVATING AND TRENCHING PROCEDURES. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, ETC. AS NECESSARY FOR THESE OPERATIONS, AND SHALL COMPLY WITH ALL OSHA PERFORMANCE CRITERIA.



TOTAL CAPACITY THIS SUBDIVISION : 100.064 C.F.

DRAINAGE REPORT
 TEX BEST 533 SUBDIVISION IS A PROPOSED COMMERCIAL LOT WITH AN AREA OF 15.10 ACRES. THE PROPOSED SUBDIVISION IS LOCATED AT THE INTERSECTION OF ABBRAHAM RD AND STATE HIGHWAY 107 (MILE 16 1/2 N). THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF DONNA, EXTRAJURISDICTIONAL JURISDICTION (EJ), BEING OUT OF LOT 16, SUBDIVISION "B" OF LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION, VOLUME 2, PAGE 42, HIDALGO COUNTY, TEXAS.

FLOOD PLAN
 THE PROPERTY IS IN ZONE "AH" ZONE "AH" ARE AREAS WITH FLOOD DEPTH OF 1 TO 3 FEET USUALLY AREAS OF PONING; BASE FLOOD ELEVATIONS DETERMINED TO BE OUTSIDE 50-YEAR FLOOD PLAN AND COMMUNITY PANEL NO. 4000A (050) C. REVISED JUNE 8, 2000, BASED ON RECENT IMPROVEMENTS TO THE SITE WE HAVE DETERMINED THAT THE BASE FLOOD ELEVATION FOR THIS ZONE "AH" ON THIS SPECIFIC PROPERTY IS _____ PROPERTY IS IN PROCESS TO BE TAKEN OUT OF THE FLOOD ZONE WITH LOMA CASE NO. _____

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 100.0% OF HIDALGO SANDY CLAY LOAM 0 TO 1% PERCENT SLOPES. THESE SOILS ARE WELL DRAINED. SURFACE RUNOFF IS NEGLECTABLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS HIGH. THE SOILS ARE LISTED IN HYDROLOGIC GROUPS B. SEE APPENDIX C.

EXISTING CONDITIONS
 THE SUBJECT PROPERTY IS CURRENTLY DEVELOPED. TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING STORM RUNOFF OF THIS TRACT OVERFLOWS TOWARDS SENESE NORTHWEST IN ACCORDANCE WITH THE DRAINAGE POLICIES OF THE CITY OF DONNA, HIDALGO COUNTY, TEXAS. 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 4.21 CFS.

PROPOSED CONDITIONS
 IN ACCORDANCE WITH THE CITY OF DONNA AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 POLICY THE PEAK RATE RUNOFF FOR TEX BEST 533 SUBDIVISION WILL BE MITIGATED TO PROPOSED 50-YEAR STORM WATER RUNOFF. THE PEAK RATE WILL BE OF 18.98 CFS WHICH WILL GIVE US A NET INCREASE 1087 CFS FOR THE PROPOSED TEX BEST 533 SUBDIVISION A TOTAL OF 21,709.25 CUBIC FEET/2.24 ACRES-FEET OF STORM WATER RUNOFF WILL BE REQUIRED TO BE DETAINED FOR THE LOT 1 & THE LOT 2 A TOTAL 465.73 CUBIC FEET/ 1.81 ACRES-FEET IN TOTAL FOR THIS SUBDIVISION WILL BE NECESSARY TO DETAIN A 163.42 CUBIC FEET/ 3.75 ACRES-FEET OF STORM WATER RUNOFF. THE TOTAL ACRES-FEET FOR THE LOT 2 WILL BE DETAINING WITH A PROPOSED DETENTION POND LOCATE ON THE NORTHEAST & EASTSIDE OF THE PROPERTY. THIS DETENTION POND WILL BE CHARGED WITH 2 PIPES OF 18 INCH ON AN EXISTING ROADSIDE DITCH LOCATED ON THE NORTHEAST OF THE PROPERTY FOR THE LOT 1. IT WILL PROPOSE A DETENTION POND FOR THE VOLUME CALCULATED FOR THIS CALCULATIONS. WE USED A COEFFICIENT RUNOFF OF 0.83. IF CHANGE THE WEIGHTED COEFFICIENT AS PER PROPOSED DRAINAGE PLAN IN LOT 1, IT WILL BE NECESSARY TO DO A NEW DRAINAGE REPORT ONLY FOR THE PROPOSED.

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

10/06/2023



REVISION NOTES				
No.	SHEET	REVISION	DATE	APPROVED

COST ESTIMATE	
WATER DISTRIBUTION:	\$ _____
DRAINAGE IMPROVEMENT:	\$ _____
PAVING IMPROVEMENT:	\$ _____
SEPTIC TANK (OSSP):	\$ _____
FIRE HYDRANT:	\$ _____
EROSION CONTROL:	\$ _____

PRINCIPAL CONTACTS					
NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
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 MISSION, TEXAS 78572
 PH: (956) 424-3335
 FAX: (956) 424-3132
 TPBE REG # 1500

PAVING & DRAINAGE LAYOUT
TEX BEST 533 SUBDIVISION
 BEING A 15.93 ACRE TRACT OF LAND OUT OF THE EAST 17.25 ACRES, MORE OR LESS, OUT OF THE NORTH 1/2 OF BLOCK 190, SUBDIVISION "B" OF LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION OF LANDS IN LA BLANCA AND LLANO GRANDE GRANTS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS.