



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-28-2025

PROPOSED LA MANSION HEALTH CLINIC SUBDIVISION, PRECINCT No. 3,

ENGINEER: S2 ENGINEERING. DEVELOPER: HIDALGO COUNTY PRECINT 3

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: WEST OF MOOREFIELD ROAD APPROXIMATELY ¼ OF A MILE NORTH OF US HWY 83.

SUBDIVISION LIES WITHIN THE: ETJ OF PALMVIEW

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-15-24 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 15.0 ADDITIONAL ROW ONTO MOORFIELD ROAD

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 12-16-24 BY, PRECINCT 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-21-25 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY CITY OF MISSION. LINE SIZE: 8" LOCATION: UTILITY EASEMENT LOT 1.

WATER SERVICE PROVIDER: AGUA SUD. LINE SIZE: 8" LOCATION: MOORFIELD ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 11-15-24: 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:

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

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.

SUBDIVISION PLAT OF: LA MANSION HEALTH CLINIC SUBDIVISION

BEING A 5.14 ACRE TRACT OF LAND OUT OF LOT 21, BLOCK 3, MISSION GROVES ESTATES SUBDIVISION, AS RECORDED IN VOLUME 5, PAGES 21, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 5.14 ACRE (244,027.23 SQ/FT) TRACT OF LAND OUT OF LOT 21, BLOCK 3, MISSION GROVES ESTATES SUBDIVISION AS PER MAP RECORDED IN VOLUME 5, PAGE 21, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAME TRACT OF LAND BEING OUT A 30.30 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED TO COUNTY OF HIDALGO RECORDED IN VOLUME 3124, PAGE 391, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 5.14 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

COMMENCING, AT THE SOUTHEAST CORNER OF SAID LOT 21, BLOCK 3 OF MISSION GROVES ESTATES SUBDIVISION AND ON THE NORTHEAST CORNER OF LOT 18, BLOCK 3 OF SAID MISSION GROVES ESTATES SUBDIVISION; SAME POINT BEING THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81°04'41" WEST, WITH THE SOUTH LOT LINE OF SAID LOT 21, BLOCK 3 AND THE NORTH LOT LINE OF SAID LOT 18, BLOCK 3, A DISTANCE OF 660.34 FEET (660.00 FEET) TO A POINT FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08°55'19" EAST, WITH THE WEST LOT LINE OF SAID LOT 21, BLOCK AND THE EAST LOT LINE OF LOT 20, BLOCK 3 OF SAID MISSION GROVES ESTATES SUBDIVISION, A DISTANCE OF 75.00 FEET PASSING A SET 1/2"-IRON ROD WITH PLASTIC CAP STAMPED S2 10194796 ON THE EXISTING APPARENT NORTH RIGHT-WAY-LINE OF PAULA STREET, AND CONTINUING FOR A TOTAL DISTANCE OF 339.26 FEET (340.00 FEET) TO A SET 1/2"-IRON ROD WITH PLASTIC CAP STAMPED S2 10194796, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81°04'41" EAST, WITH THE NORTH LOT LINE OF SAID LOT 21, BLOCK 3 AND THE SOUTH LOT LINE OF LOT 22, BLOCK 3 OF SAID MISSION GROVES ESTATES SUBDIVISION, A DISTANCE OF 620.34 FEET PASSING A SET 1/2"-IRON ROD WITH PLASTIC CAP STAMPED S2 10194796 ON THE EXISTING WEST RIGHT-WAY-LINE OF MOOREFIELD ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 660.34 FEET (660.00 FEET) FOR NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 08°55'19" WEST, WITH THE EAST LOT LINE OF SAID LOT 21, BLOCK 3, A DISTANCE OF 339.26 FEET (340.00 FEET) TO THE POINT OF BEGINNING, CONTAINING A GROSS OF 5.14 ACRES (224,027.23 SQ/FT) AND A NET OF 4.11 ACRES (178,927.1933 SQ/FT) OF LAND MORE OR LESS, WHICH 1.04 ACRES (45,100.03 SQ/FT) LIE WITH THE PAULA STREET AND MOOREFIELD ROAD RIGHT-OF-WAY.

INDEX OF SHEETS

- SHEET 1.- HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; AGUA SUD CERTIFICATION, P&Z CITY CERTIFICATION; REVISION NOTES.
- SHEET 2.- SUBDIVISION UTILITY LAYOUT, ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER CERTIFICATE AND STATEMENT.
- SHEET 3.- PAVING DISTRIBUTION AND DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.

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

I, COUNTY OF HIDALGO, OWNER OF THE 4.02 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA MANSION HEALTH CLINIC SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, 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;
 - (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

COUNTY OF HIDALGO
P.O. BOX 550
MISSION, TEXAS 78572

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared COUNTY OF HIDALGO proved to me through her Texas Department of Public Safety Driver License to be the person 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 she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2024.

NOTARY PUBLIC- STATE OF TEXAS

PLANNING & ZONING COMMISSION
ACKNOWLEDGMENT

THIS PLAT OF LA MANSION HEALTH CLINIC SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PALMVIEW, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2024.

CHAIRMAN

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY that this plat of the LA MANSION HEALTH CLINIC SUBDIVISION was reviewed and approved by the Hidalgo County Commissioners Court on _____.

Hidalgo County Judge _____ Date _____
ATTEST: Hidalgo County Clerk _____ Date _____

CITY OF PALMVIEW
CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA MANSION HEALTH CLINIC SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF PALMVIEW.

MAYOR OF CITY OF PALMVIEW _____ DATE _____
CITY SECRETARY _____ DATE _____

HIDALGO COUNTY IRRIGATION DISTRICT No. 6
THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 6 ON THIS THE _____ DAY OF _____, 2024.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 6 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

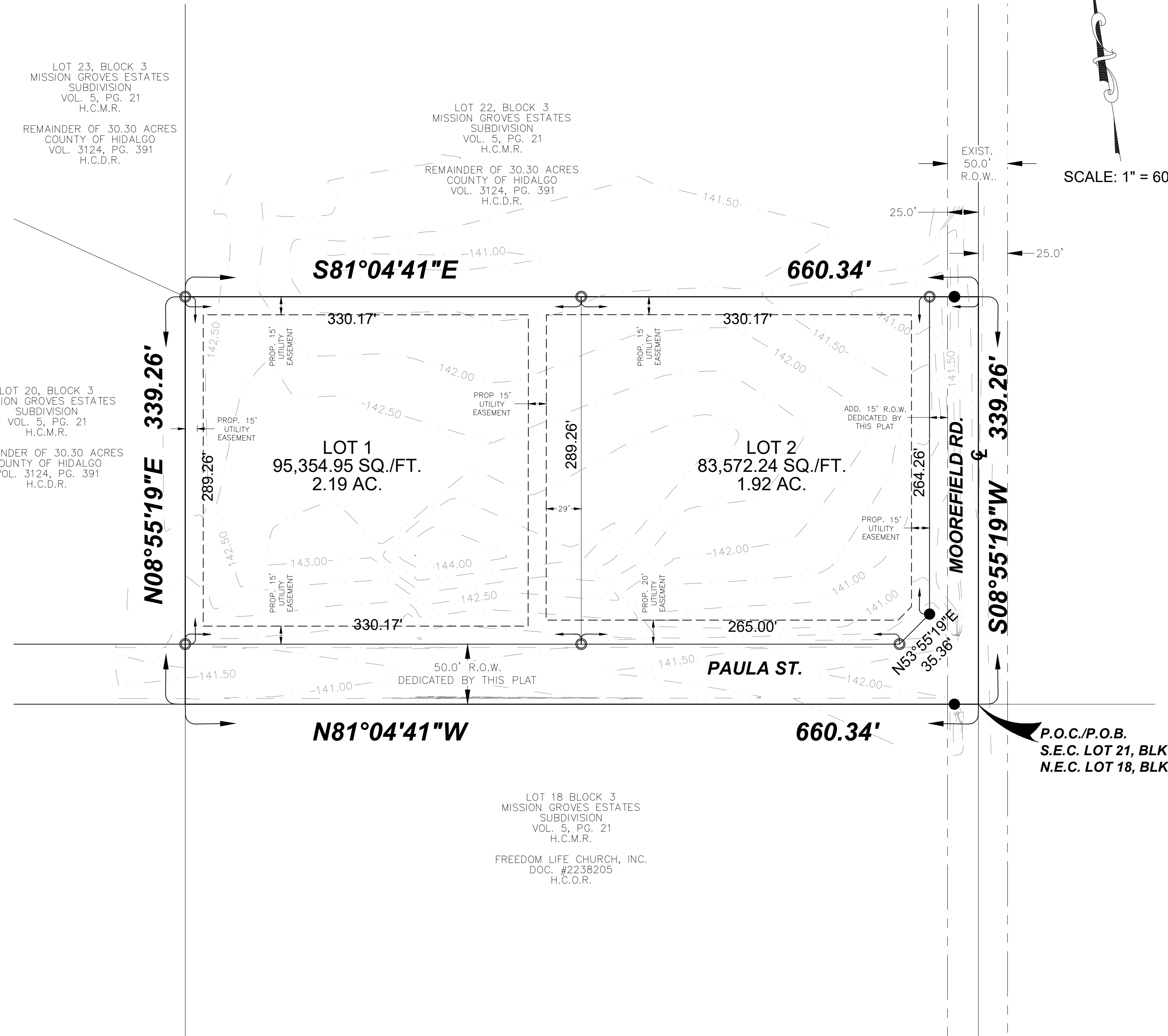
ATTEST: _____ PRESIDENT _____ SECRETARY _____

LOT 23, BLOCK 3
MISSION GROVES ESTATES
SUBDIVISION
VOL. 5, PG. 21
H.C.M.R.
REMAINDER OF 30.30 ACRES
COUNTY OF HIDALGO
VOL. 3124, PG. 391
H.C.D.R.

LOT 22, BLOCK 3
MISSION GROVES ESTATES
SUBDIVISION
VOL. 5, PG. 21
H.C.M.R.
REMAINDER OF 30.30 ACRES
COUNTY OF HIDALGO
VOL. 3124, PG. 391
H.C.D.R.

LOT 20, BLOCK 3
MISSION GROVES ESTATES
SUBDIVISION
VOL. 5, PG. 21
H.C.M.R.
REMAINDER OF 30.30 ACRES
COUNTY OF HIDALGO
VOL. 3124, PG. 391
H.C.D.R.

LOT 18, BLOCK 3
MISSION GROVES ESTATES
SUBDIVISION
VOL. 5, PG. 21
H.C.M.R.
FREEDOM LIFE CHURCH, INC.
DOC. #2238205
H.C.O.R.



SCALE: 1" = 60'

PLAT NOTES AND RESTRICTIONS

- FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING. (NO SHADING) COMMUNITY-PANEL NUMBER 480334 0400 C MAP REVISED: NOVEMBER 16, 1982
- SETBACKS:
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET
- LOT 1 & 2 SHALL BE FOR COMMERCIAL USE ONLY.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
- LEGEND ○ - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED S2 10194796 UNLESS OTHERWISE NOTED.
- 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 HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF: 64,054 CUBIC-FEET (1.47 AC-FT.) OF STORM WATER RUNOFF.
LOT 1 WILL REQUIRE 34,131 C.F. (0.78 AC-FT) OF DETENTION.
LOT 2 WILL REQUIRE 29,923 C.F. (0.69 AC-FT) OF DETENTION.
- BENCH MARK= ELEV. 141.22' 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST INTERSECTION OF PAULA ST. & MOOREFIELD RD. (NAVD 88 DATUM)
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO H.C.I.D. NO. 6, AND NO OTHER UTILITIES OR USE IS ALLOWED WITHOUT EXPRESS APPROVAL BY THE DISTRICT.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY UNITED DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
- NO PERMANENT STRUCTURES, (EXAMPLE, FENCES OF ANY CONSTRUCTION WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY UNITED DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- OWNER SHALL MAINTAIN PONDS/GREEN AREAS.
- BUFFER FENCE SHALL BE INSTALLED ALONG PERIMETER.
- NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOT 2 THROUGH MOOREFIELD RD. A 24 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOT 1 AND 2 TO PROVIDE INGRESS AND EGRESS FROM PAULA ST.
- DETENTION FOR LOT IMPROVEMENTS TO BE PROVIDED AT THE TIME OF BUILDING PERMIT. LOT OWNER IS RESPONSIBLE OF DETAINING RUNOFF.

AGUA SPECIAL UTILITY DISTRICT
I, ROBERTO SALINAS, P.E., HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE PORTABLE WATER SUPPLY FOR THE LA MANSION HEALTH CLINIC SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF THE CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) ISSUED BY THE STATE OF TEXAS TO FURNISH PORTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH PORTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METER ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

ROBERTO SALINAS, P.E.
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT
3120 N. ABRAM RD.
PALMVIEW TEXAS, 78572

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, RESTITUTO A. ASCANO III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE LA MANSION HEALTH CLINIC SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____.



PRELIMINARY

RESTITUTO A. ASCANO III, R.P.L.S. DATE _____
R.P.L.S. No. 94076
S2 ENGINEERING, PLLC; TBLs No. 10194796
2020 E. GRIFFIN PARKWAY
MISSION, TEXAS 78574

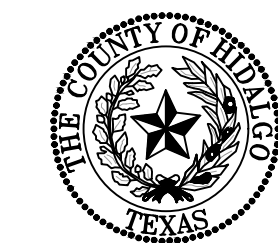
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



PRELIMINARY

JOSE N. SALDIVAR, P.E., C.F.M.
LICENSED PROFESSIONAL ENGINEER No. 94076
S2 ENGINEERING, PLLC; TBPE F-22858
2020 E. GRIFFIN PARKWAY
MISSION, TEXAS 78574



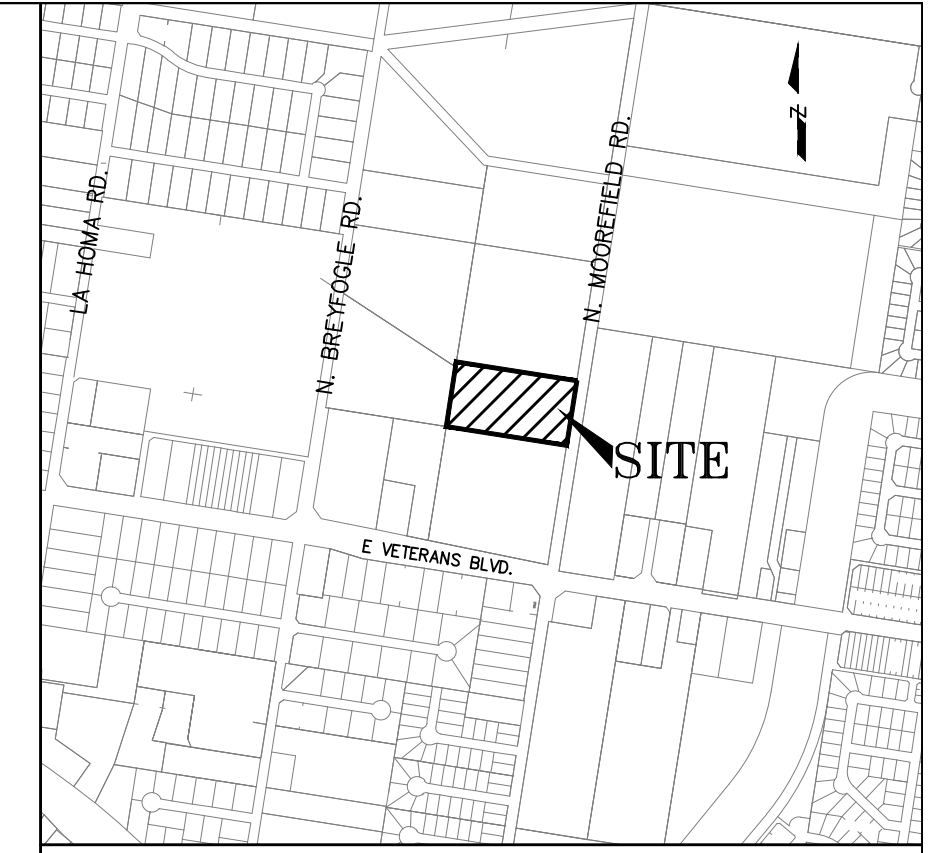
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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



S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
— TBPE F-22858 TBLs 10194796 —
2020 E. GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

PRINCIPAL CONTACTS:			
Name	Address	City & Zip	Phone
OWNER: COUNTY OF HIDALGO	P.O. BOX 550	MISSION, TEXAS 78572	
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2424 MIMOSA	MISSION, TEXAS 78574	(956)403-9787
SURVEYOR: OSCAR HERNANDEZ R.P.L.S.	2424 MIMOSA	MISSION, TEXAS 78574	(956)403-9787



LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:
LA MANSION HEALTH CLINIC SUBDIVISION IS LOCATED SOUTH HIDALGO COUNTY TEXAS, ON THE WEST SIDE OF MOOREFIELD ROAD AND APPROXIMATELY 750 FT NORTH OF E VETERANS BLVD. THE NEAREST MUNICIPALITY IS THE CITY OF PALMVIEW (POPULATION 15,863 - 2021 CENSUS). THIS SUBDIVISION LIES WITHIN THE CITY'S 2.5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT NO. 3.

LEGEND	
○	CONCRETE MONUMENT SET
●	CAPPED 1/2" IRON ROD SET
○	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
○	POINT OF COMMENCING
(XXXXX)	DEED CALL VOL.
(XXXXX)	DEED CALL VOL.
XXXX	MEASURED

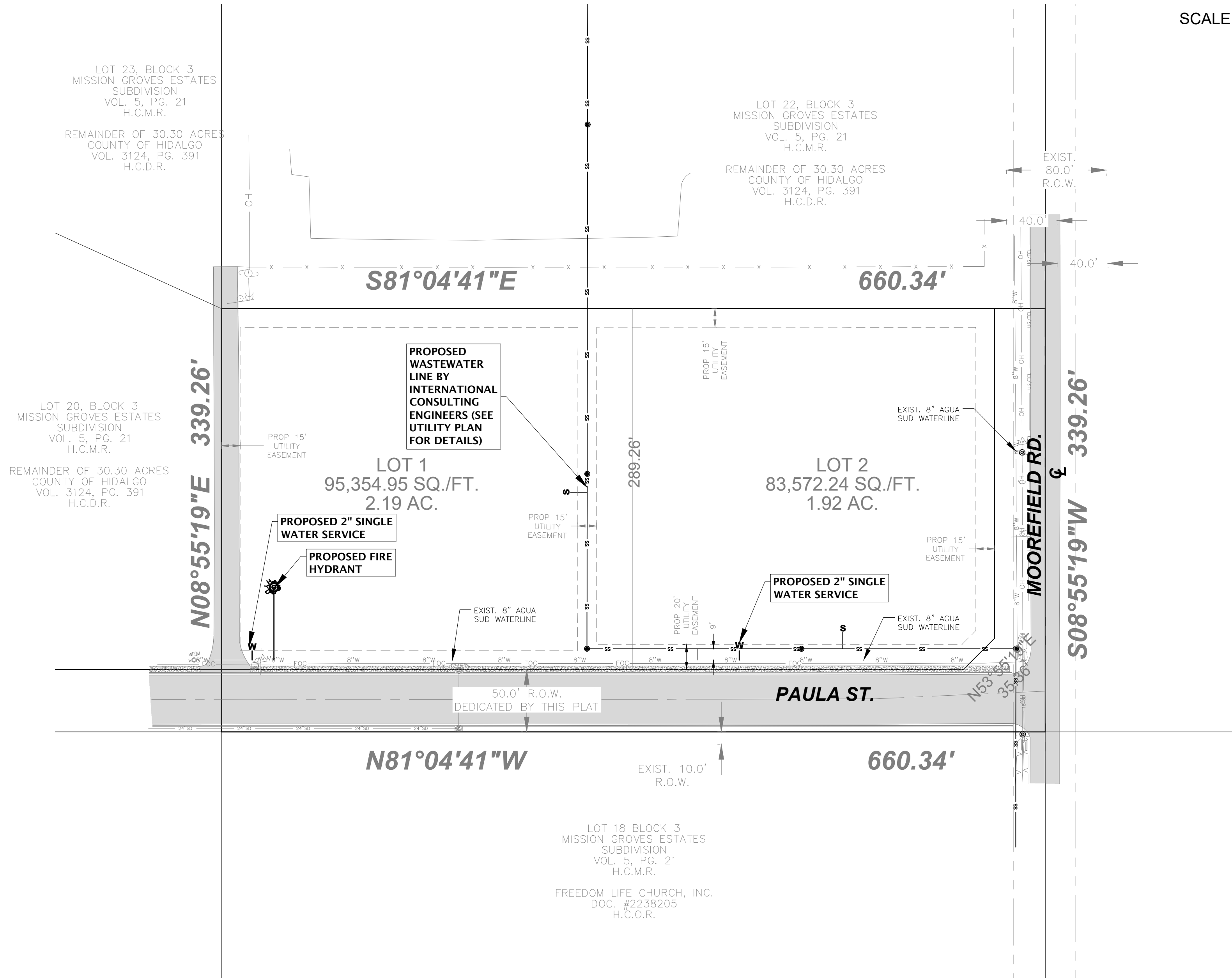
ABBREVIATIONS	
NG	- NATURAL GROUND
R.O.W.	- RIGHT OF WAY
FOA	- EDGE OF ASPHALT
B/C	- BACK OF CURB
E/D	- EDGE OF DITCH
B/B	- BACK TO BACK
E/E	- EDGE TO EDGE
ST.	- STREET
DOC.	- DOCUMENT
P.O.C.	- POINT OF COMMENCING
P.O.B.	- POINT OF BEGINNING
C.P.S.	- COTTON-PICKER SPINDLE
O.S.S.F.	- ON SITE SEWER FACILITY

WATER DISTRIBUTION AND SANITARY SEWER DISTRIBUTION: LA MANSION HEALTH CLINIC SUBDIVISION



PRELIMINARY

SCALE: 1" = 60'



SUBDIVIDER CERTIFICATION

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (S) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (D) 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 (WE), COUNTY OF HIDALGO SUBDIVIDERS OF LA MANSION HEALTH CLINIC 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 & 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.

COUNTY OF HIDALGO
P.O. BOX 550
MISSION, TEXAS 78572

DATE _____

BEFORE ME, the undersigned notary public, on this day personally appeared COUNTY OF HIDALGO, proved to me through his/her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, de-clared that the statements therein are true and correct and acknowledged that he/she executed the same for the purposed and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2024.

NOTARY PUBLIC- STATE OF TEXAS

COST ESTIMATE

WATER DISTRIBUTION:	_____
DRAINAGE IMPROVEMENTS:	_____
SANITARY IMPROVEMENTS:	_____
TOTAL:	_____

- GENERAL CONSTRUCTION NOTES:**
- ALL EXISTING WATER LINES TO BE C-900 DR-18.
 - CONTRACTOR TO INSTALL 2" SERVICE CONNECTIONS TO EVERY LOT & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 1.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
 - CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
 - SEE WATER DETAIL SHEET FOR MORE INFORMATION.
 - ALL LOTS SHALL BE PROVIDED WITH SERVICE STUBOUTS AND SAID SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER WITH A "W" NOT LESS THAN 1 1/2" IN SIZE OR IN A MANNER APPROVED BY THE CITY AND SHALL BE 12" BELOW FINISH GRADE ELEVATION.
 - THE COMMERCIAL LOTS SHOULD REFLECT SERVICE BY A 2" METER.
 - PROVIDE TRENCH PROTECTION TO COMPLY WITH OSHA STANDARDS ON SECTIONS WHERE 5' OR GREATER IS EXCAVATED.

LA MANSION HEALTH CLINIC
SUBDIVISION UTILITIES LAYOUT

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
2020 E GRIFFIN PKWY, MISSION, TX 78574
956-403-9787
TBP# F-22868, TELS: 10194796
S2ENGINEERINGPLLC.COM

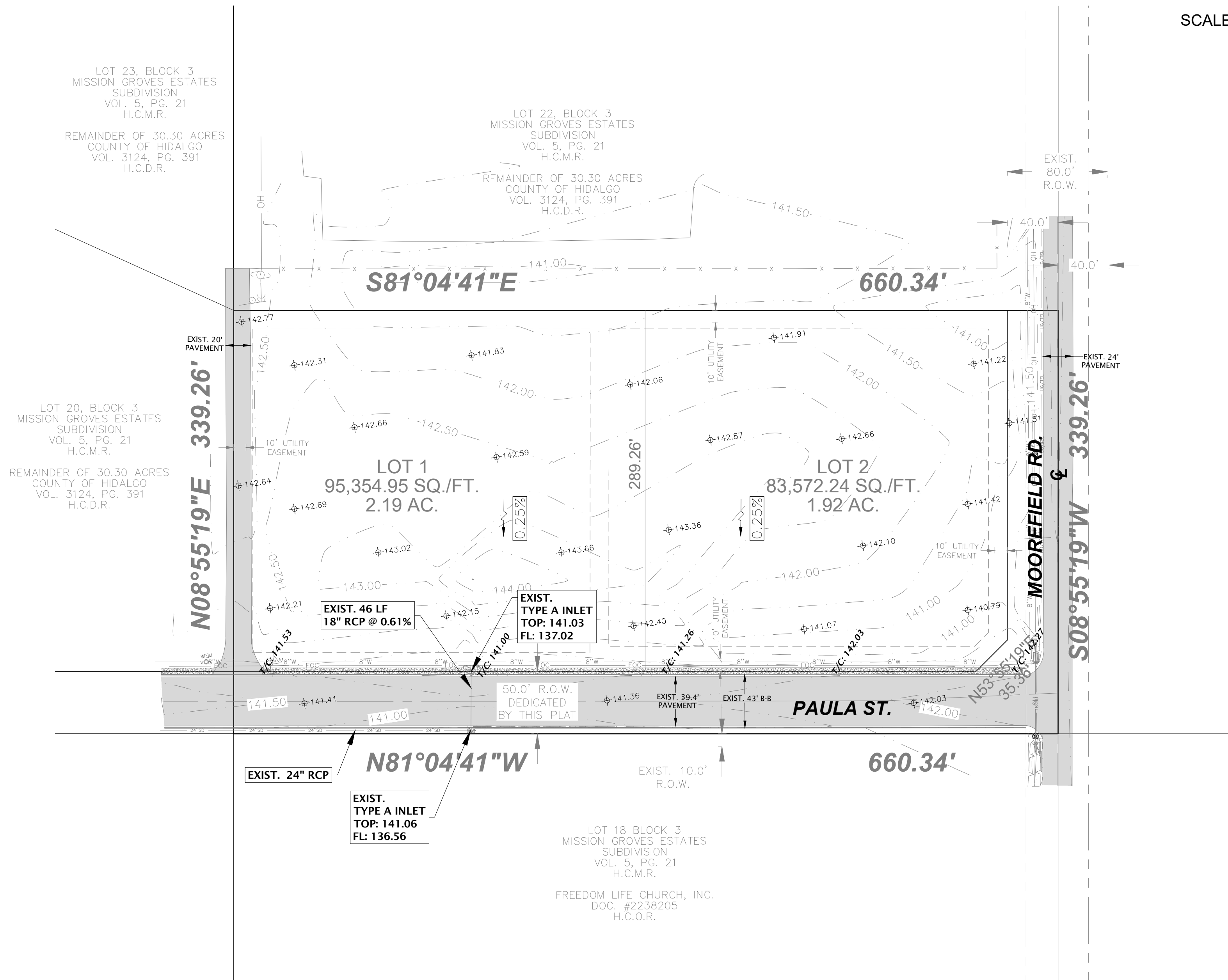
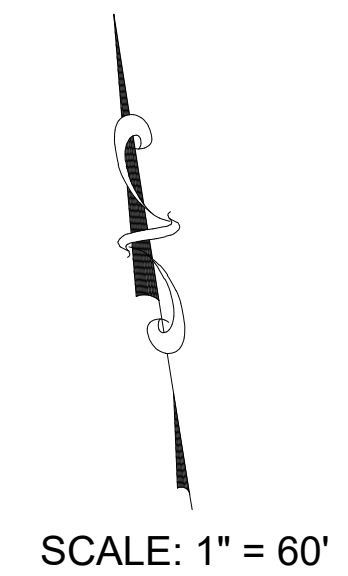


PAVING AND DRAINAGE LAYOUT: LA MANSION HEALTH CLINIC SUBDIVISION



PRELIMINARY

LA MANSION HEALTH CLINIC
SUBDIVISION PAVING & DRAINAGE LAYOUT



DRAINAGE STATEMENT LA MANSION HEALTH CLINIC SUBDIVISION HIDALGO COUNTY, TEXAS

La Mansion Health Clinic is a proposed 2-lot commercial subdivision within the Palmview's extra territorial jurisdiction, Texas. It is located in Hidalgo County, on the west side of Moorefield Rd, and approximately 750 ft north of Veterans Blvd (Griffin Pkwy). Being a 5.14-acre tract of land out of lot 21, block 3, Mission Groves Estates Subdivision, as recorded in volume 5, page 21, Hidalgo County Map Records, Hidalgo County, Texas.

The proposed subdivision is in Zone "C", defined as areas of minimal flooding (No shading). According to the FEMA FIRM Community Panel No. 480334 0400 C, revised November 16, 1982.

According to the Soil Survey Report prepared for Hidalgo County by the USDA Natural Resources Conservation Service, the site consists of one soil type.

-Hidalgo sandy clay loam (28), hydrologic soil group "B", and well drained with negligible runoff potential when thoroughly wet. The web soil survey is attached.

The existing runoff sheet flows overland in a south direction towards Paula Street. Based on the Rational Method and the attached calculations, an existing 10-year storm event generates a total of 1.38 cfs of runoff. The proposed runoff after development is 16.93 cfs for a 50-year storm event. The proposed project will have an approximate increase of 15.55 cfs of storm runoff for a 50-year storm event.

In accordance with the county of hidalgo's drainage requirements, a total runoff detention volume of 64,054 cubic feet (1.47 ac-ft) will need to be detained for a 50-year storm event. Individually, Lot 1 will require 34,131 cubic feet (0.78 ac-ft) of detention, while Lot 2 will require 29,923 cubic feet (0.69 ac-ft). Runoff detention for lot improvements will be addressed at the time of building permit approval. The lot owner is responsible for detaining the required runoff volume.



This seal appearing on this document was authorized by Jose N. Saldívar P.E. No. 94076 on the above designated date.

PRELIMINARY
JOSE N. SALDIVAR, P.E. No. 94076

COST ESTIMATE	
WATER DISTRIBUTION:	_____
DRAINAGE IMPROVEMENTS:	_____
SANITARY IMPROVEMENTS:	_____
TOTAL:	_____

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBP# E-22858 TBL# 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574
956-403-9787
S2ENGINEERINGPLLC.COM

