



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: 3-04-2025

PROPOSED DG 3 MILE SUBDIVISION PRECINCT No. 3.

ENGINEER: AEC ENGINEERING, LLC. DEVELOPER: THE OVERLAND GROUP

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTHWEST CORNER OF 3 MILE ROAD AND GOODWIN ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-31-23 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

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

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

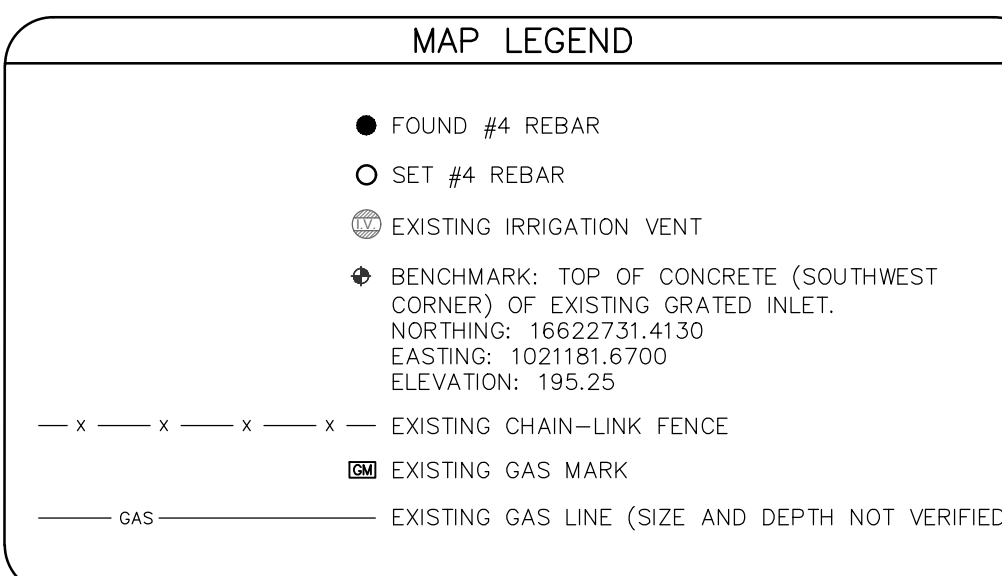
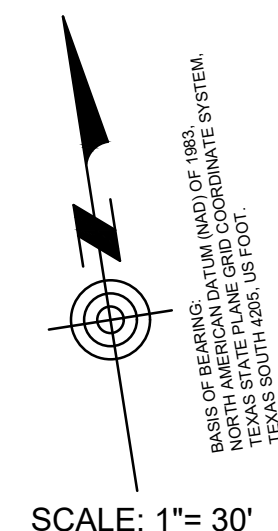
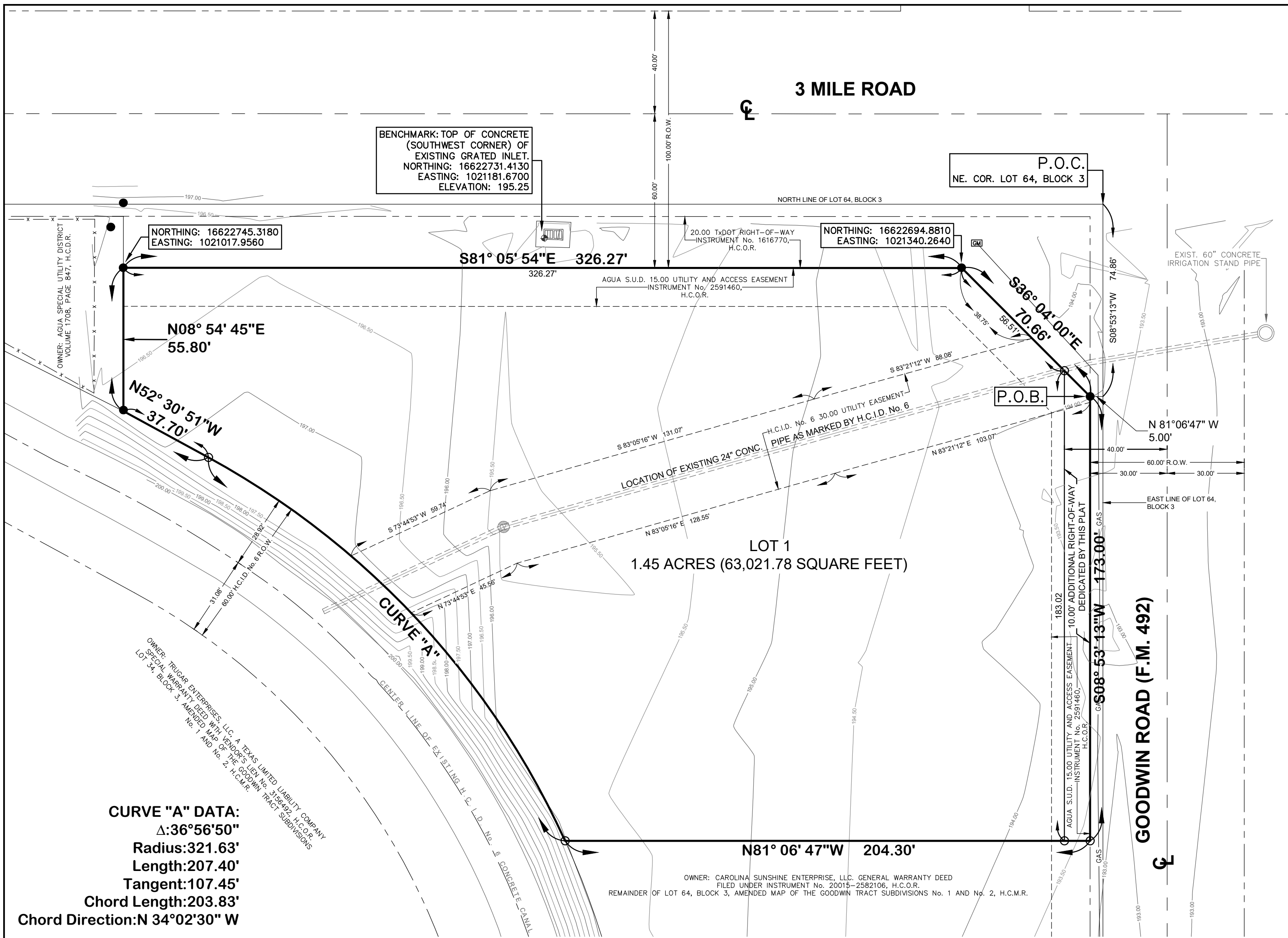
WATER SERVICE PROVIDER: AGUA SUD

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.*



CURVE "A" DATA:
 $\Delta: 36^{\circ}56'50''$
 Radius: 321.63'
 Length: 207.40'
 Tangent: 107.45'
 Chord Length: 203.83'
 Chord Direction: N 34°02'30" W

STATE OF TEXAS
 COUNTY OF HIDALGO
 AGUA SPECIAL UTILITY DISTRICT CERTIFICATION

I, ROBERTO SALINAS, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT (AGUA S.U.D.) HAS APPROVED THE POTABLE WATER SUPPLY FOR DG 3-MILE SUBDIVISION, IN 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 POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE 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 THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

ROBERTO SALINAS, GENERAL MANAGER
 AGUA SPECIAL UTILITY DISTRICT

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF DG 3-MILE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS _____ DAY OF _____, 2023.

ENVIRONMENTAL HEALTH DIVISION MANAGER

STATE OF TEXAS
 COUNTY OF HIDALGO
 H.C.D. No. 6 CERTIFICATE OF PLAT APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 6 ON THIS THE _____ DAY OF _____, 20____.

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

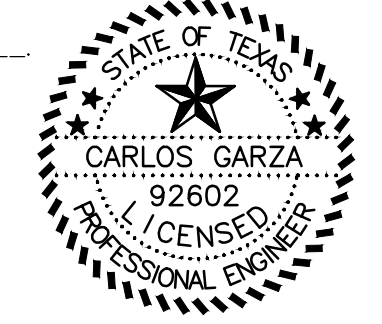
BOARD MEMBER BOARD MEMBER

STATE OF TEXAS
 COUNTY OF HIDALGO
 ENGINEER'S CERTIFICATION

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

DATED THIS _____ DAY OF _____, 20____.

LICENSED PROFESSIONAL ENGINEER
 CARLOS GARZA, PE
 P.O. BOX 480
 EDINBURG, TEXAS 78540
 TEL: 956-380-6558

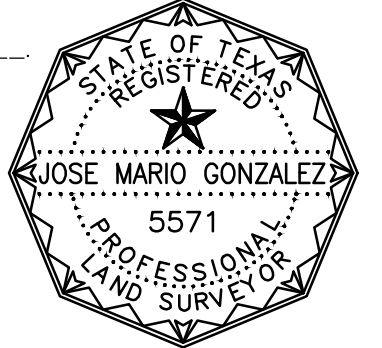


STATE OF TEXAS
 COUNTY OF HIDALGO
 LAND SURVEYOR'S CERTIFICATION

I, JOSE MARIO GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO, TEXAS.

DATED THIS _____ DAY OF _____, 20____.

REGISTERED PROFESSIONAL SURVEYOR
 JOSE MARIO GONZALEZ, RPLS
 RIO DELTA SURVEYING
 8207 MATEO ESCOBAR
 MONTE ALTO, TEXAS 78538
 TEL: 956-380-5154
 NO. 5571 STATE OF TEXAS



FILE FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUJARDO JR.
 HIDALGO COUNTY CLERK

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

STATE OF MISSOURI
 COUNTY OF GREENE
 OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION:

I, JACOB STAUFFER, MANAGER, DGO0MISSION11162022, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AS OWNER THE 1.49-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DG 3-MILE 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) SANITARY SEWER CONNECTIONS TO THE LOTS, OR SEPTIC TANK(S) 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. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

JACOB STAUFFER, MANAGER
 DGO0MISSION11162022, LLC, A MISSOURI LIMITED LIABILITY COMPANY
 1906 E. BATTLEFIELD
 SPRINGFIELD, MISSOURI 65804

STATE OF MISSOURI
 COUNTY OF GREENE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JACOB STAUFFER, 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 THE _____ DAY OF _____, 20____.

JULIANN LEWRIGHT
 NOTARY PUBLIC STATE OF MISSOURI
 MY COMMISSION EXPIRES: SEPTEMBER 30, 2026



STATE OF TEXAS
 COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE §232.028(a)
 WE, THE UNDERSIGNED, CERTIFY THAT THIS SUBDIVISION PLAT OF DG 3-MILE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE

ATTEST:
 HIDALGO COUNTY CLERK

STATE OF TEXAS
 COUNTY OF HIDALGO
 CITY OF MISSION CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.015(B), WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF DG 3-MILE SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION

MAYOR CITY OF MISSION

ATTEST: CITY SECRETARY

STATE OF TEXAS
 COUNTY OF HIDALGO
 CITY OF MISSION PLANNING AND ZONING CERTIFICATE OF PLAT APPROVAL

THIS PLAT OF DG 3-MILE SUBDIVISION HAS BEEN CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED ON THIS _____ DAY OF _____, 20____.

CHAIRMAN

STATE OF TEXAS
 COUNTY OF HIDALGO
 HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT No.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE, §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No.1

RAUL E. SESIN, P.E., C.F.M.
 GENERAL MANAGER

VICINITY MAP
 LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

DG 3-MILE SUBDIVISION IS LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF 3 MILE ROAD AND GOODWIN ROAD (FM 492). THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 8,3796). DG 3-MILE SUBDIVISION FALLS WITHIN THE CITY OF MISSION'S 5-MILE E.T.J. UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021, AND LIES IN PRECINCT No. 3.

METES AND BOUNDS DESCRIPTION

A 1.49-ACRE (64,801.86 SQUARE FEET) TRACT OF LAND, MORE OR LESS, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, OUT OF LOT 64, BLOCK 3, AMENDED MAP OF THE GOODWIN TRACT SUBDIVISIONS No. 1 AND No. 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 2A, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.49-ACRE (64,801.86 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT LOCATED WITHIN THE RIGHT-OF-WAY OF 3 MILE ROAD (FM 1924), FOR THE NORTHEAST CORNER OF SAID LOT 64, BLOCK 3, THENCE:

S 08°53'13" W, ALONG THE EAST LINE OF SAID LOT 64, BLOCK 3, A DISTANCE OF 74.86 FEET TO A POINT LOCATED WITHIN THE RIGHT-OF-WAY OF GOODWIN ROAD (FM 492), THENCE;

N 81°06'47" W, A DISTANCE OF 5.00 FEET TO A #4 REBAR FOUND FOR THE END OF A CORNER CLIP OF A TxDOT ROAD RIGHT-OF-WAY [RECORDED IN INSTRUMENT No. 1616770, H.C.O.R.] FOR THE EASTERMOST NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08°53'13" W, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 64, BLOCK 3, BEING ALSO THE EXISTING WEST RIGHT-OF-WAY LINE OF GOODWIN ROAD (FM 492), A DISTANCE OF 173.00 FEET TO A #4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

2. THENCE, N 81°06'47" W, AT A DISTANCE OF 10.00 FEET PASS A #4 REBAR SET FOR THE PROPOSED WEST RIGHT-OF-WAY LINE OF SAID GOODWIN ROAD (FM 492), AND CONTINUING A TOTAL DISTANCE OF 204.30 FEET TO A #4 REBAR SET FOR THE WEST LINE OF SAID LOT 64, BLOCK 3, BEING ALSO THE EAST LINE OF A 60.00-FOOT HIDALGO COUNTY IRRIGATION DISTRICT No. 6 CANAL RIGHT-OF-WAY, FOR A POINT OF CURVATURE AND SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

3. THENCE, CONTINUING ALONG A CURVE TO THE LEFT FOR THE WEST LINE OF SAID LOT 64, BLOCK 3, BEING ALSO THE EAST LINE OF A 60.00-FOOT HIDALGO COUNTY IRRIGATION DISTRICT No. 6 CANAL RIGHT-OF-WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 36°56'50", A RADIUS OF 321.63 FEET, A LENGTH OF 207.40 FEET, A TANGENT OF 107.45 FEET AND A CHORD THAT BEARS N 34°02'30" W, A DISTANCE OF 203.83 FEET TO A #4 REBAR SET FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT;

4. THENCE, N 52°30'51" W, CONTINUING ALONG A LINE FOR THE WEST LINE OF SAID LOT 64, BLOCK 3, BEING ALSO THE EAST LINE OF A 60.00-FOOT HIDALGO COUNTY IRRIGATION DISTRICT No. 6 CANAL RIGHT-OF-WAY, A DISTANCE OF 37.70 FEET TO A #4 REBAR FOUND ON THE EAST LINE OF AN AGUA S.U.D. TRACT (RECORDED IN VOLUME 1708, PAGE 847, H.C.D.R.), FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT;

5. THENCE, N 08°54'45" E, CONTINUING ALONG THE EAST LINE OF SAID AGUA S.U.D. TRACT (RECORDED IN VOLUME 1708, PAGE 847, H.C.D.R.), A DISTANCE OF 55.80 FEET TO A #4 REBAR FOUND FOR THE SOUTH RIGHT-OF-WAY LINE OF 3 MILE ROAD (FM 1924) [RECORDED IN INSTRUMENT No. 1616770, H.C.O.R.] FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

6. THENCE, S 81°05'54" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 3 MILE ROAD (FM 1924) [RECORDED IN INSTRUMENT No. 1616770, H.C.O.R.] A DISTANCE OF 326.27 FEET TO A #4 REBAR FOUND FOR THE BEGINNING OF A CORNER CLIP OF SAID TxDOT ROAD RIGHT-OF-WAY, FOR THE NORTHERMOST NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

7. THENCE, S 36°04'00" E, ALONG THE CORNER CLIP LINE OF SAID TxDOT ROAD RIGHT-OF-WAY [RECORDED IN INSTRUMENT No. 1616770, H.C.O.R.] AT A DISTANCE OF 56.51 FEET PASS A #4 REBAR SET FOR THE PROPOSED WEST RIGHT-OF-WAY LINE OF SAID GOODWIN ROAD (FM 492), AND CONTINUING A TOTAL DISTANCE OF 70.66 FEET TO THE POINT OF BEGINNING, CONTAINING 1.49 ACRES (64,801.86 SQUARE FEET) OF LAND, OF WHICH 0.04 ONE ACRE (1,780.08 SQUARE FEET) LIES WITHIN THE RIGHT-OF-WAY OF SAID GOODWIN ROAD (FM 1924), LEAVING A NET ACREAGE OF 1.45 (63,021.78 SQUARE FEET) OF LAND, MORE OR LESS.

GENERAL PLAT NOTES
 1. FLOOD ZONE DESIGNATION: THIS TRACT OF LAND LIES IN ZONE "C" (NO SHADING), ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM MAP COMMUNITY-PANEL NO. 480334 0400 C, MAP REVISED NOVEMBER 16, 1982. ZONE "C" (NO SHADING) IS DEFINED AS AREAS OF MINIMAL FLOODING. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY PANEL NO. 480334 0400 C, MAP REVISED NOVEMBER 16, 1982, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF COMMERCIAL BUILDINGS WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED, UNLESS THE BUILDING(S) QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. SETBACK REQUIREMENTS (COMMERCIAL GENERAL DISTRICT):
 FRONT: 50.00 FEET, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
 SIDE: 6.00 FEET, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
 SIDE CORNER: 10.00 FEET
 REAR: 15.00 FEET, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

3. LOT 1 OF THIS SUBDIVISION SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS FOR NONRESIDENTIAL USE. THIS MUST BE REGULATED BY ALL DEEDS AND CONTRACT 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 MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOTS.

4. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF 3 MILE ROAD, OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD AREA 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 ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. BENCHMARK AS INDICATED ON THIS PLAT: TOP OF CONCRETE (SOUTHWEST CORNER) OF EXISTING GRATED INLET. NORTHING: 16622731.4130, EASTING: 1021181.6700, ELEVATION: 195.25

6. NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, 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.

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1, AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN 6.74 CUBIC FEET (0.153 ACRE-FEET) OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS INDICATED ON DRAINAGE REPORT APPROVED BY H.C.D. No. 1 ON 8/31/2023.

8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SANITARY SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

9. ALL PUBLIC UTILITY 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 SHOW COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

10. AN OFF-STREET PARKING LOT SITE PLAN & 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 FOR SCHOOLS, COMMERCIAL AND INDUSTRIAL USE, NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND O.S.S.F. PLAN ARE APPROVED, AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

11. JACOB STAUFFER, MANAGER OF DGO0MISSION11162022, LLC, A MISSOURI LIMITED LIABILITY COMPANY, OWNER AND SUBDIVIDER OF DG 3-MILE SUBDIVISION, RETAINS A BLANKET EASEMENT UPON THIS LOT FOR THE PURPOSE OF INSTALLING AN APPROVED O.S.S.F. 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 PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPROVISED AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION. DETENTION AREA SHALL NOT BE PLACED WITHIN ANY EASEMENTS.

13. ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.

14. PROPOSED DETENTION AREAS SHALL BE MAINTAINED BY THE LOT OWNER(S)

PRINCIPAL CONTACTS:			
CITY:	MISSION	1201 E. 8TH STREET, MISSION, TX 78572	PHONE: (956) 580-8650
COUNTY:	HIDALGO	2818 BUSINESS HWY 281, EDINBURG, TX 78539	PHONE: (956) 318-2840
DEVELOPER:	THE OVERLAND GROUP	1906 E. BATTLEFIELD, SPRINGFIELD, MO 65804	PHONE: (417) 293-3332
ENGINEER:	CARLOS GARZA, P.E.	P.O. BOX 480, EDINBURG, TX 78540	PHONE: (956) 380-6558
SURVEYOR:	JOSE MARIO GONZALEZ, R.P.L.S.	24593 F.M. 88, MONTE ALTO, TX 78538	PHONE: (956) 380-5154



PREPARED BY: J. d' Z. JOB # 1456.030 Date: October 27, 2023
DG 3-MILE SUBDIVISION
 A 1.49-ACRE (64,801.86 SQUARE FEET) TRACT OF LAND, MORE OR LESS, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, OUT OF LOT 64, BLOCK 3, AMENDED MAP OF THE GOODWIN TRACT SUBDIVISIONS No. 1 AND No. 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 2A, MAP RECORDS OF HIDALGO COUNTY, TEXAS

MAP OF TOPOGRAPHY, PAVING, STORM DRAINAGE, WATER DISTRIBUTION SYSTEM AND SANITARY SEWER COLLECTION SYSTEM

DRAINAGE REPORT FOR:
DG 3-MILE SUBDIVISION

Hidalgo County, Texas
August 4, 2023

Project Location and Description
Proposed DG 3-Mile Subdivision is a 1.49-acre (gross) tract of land (1.45-acre net), more or less, situated in the County of Hidalgo, Texas, out of Lot 64, Block 3, Amended Map of the Goodwin Tract Subdivisions No. 1 and No. 2, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 8, Page 2A, Map Records of Hidalgo County, Texas. This subdivision is located on the southwest corner of the intersection of 3 Mile Road and Goodwin Road (FM 492).

Floodplain (FEMA Information)
This tract of land is currently vacant, and its future use is commercial. This site is in Flood Zone C (no shading), as per FEMA FIRM Panel 480334 0400 C, map revised November 16, 1982. Zone C (no shading) is defined as areas of minimal flooding.

Soils Information
According to the USDA NRCS Soils Survey of Hidalgo County, Texas, the soils in this site are labeled as 26, which are in Hydrologic Group B. Group B Soils have a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained, or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Drainage Pattern Determination
The topography in this site indicates that runoff flows in a southeasterly direction. Within this site, storm runoff will be conveyed into two detention areas, which are located at the west and south sides of this site (see "Paving and Grading Plan with Existing Contours" and "Proposed Contours" plans). As per engineered calculations, this proposed 1.49-acre (1.45-acre net) development shall detain no less than 6,674 cubic feet (0.153 ac-ft) of storm water runoff cumulatively. Post construction storm water runoff from the parking lot is conveyed into the west detention area (Detention Area "A") via two 48" (36" opening) concrete chutes, and finally discharged into a storm inlet located on the south side of 3 Mile Road via 130 feet of 8" PVC "bleeder" pipe. Post construction storm water runoff from the building (roof) is conveyed into the detention area (Detention Area "B") located on the south side of this site via underground 8" PVC pipe collectors, and ultimately discharged into an existing storm inlet located on the west side of Goodwin Road (FM 492) via 75 feet of 8" PVC "bleeder" pipe. Detention areas will be excavated to have a combined runoff storage capacity of approximately 8,097 cubic feet (see "Paving and Grading Plan with Existing Contours" and "Proposed Contours" plans).

Necessary Detention Quantification

As per County of Hidalgo's drainage policy, the site will detain the difference in volume between pre-development and post-development conditions, based on a 50-year storm event with a pre-development release rate as indicated below.

As per attached Engineered Calculations, this 1-lot commercial subdivision shall detain no less than 6,674 c.f. cumulatively for the 1.45-acre tract of land. See quantifications below:

Pre-Development Quantifications
Site is currently Nearly bare and untilled soils

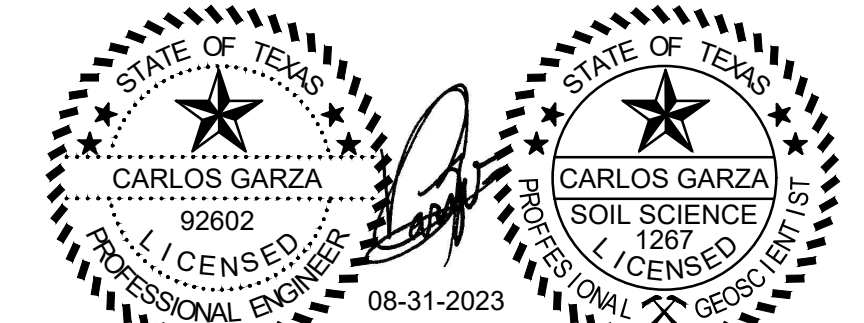
Q = 2.91 cfs
I = 8.02 in/hr
Tc = 12.23 min

Post Development Quantifications
Upon site development, it will be a 2-lot commercial subdivision

Q = 9.20 cfs
I = 10.79 in/hr
Tc = 10.09 min

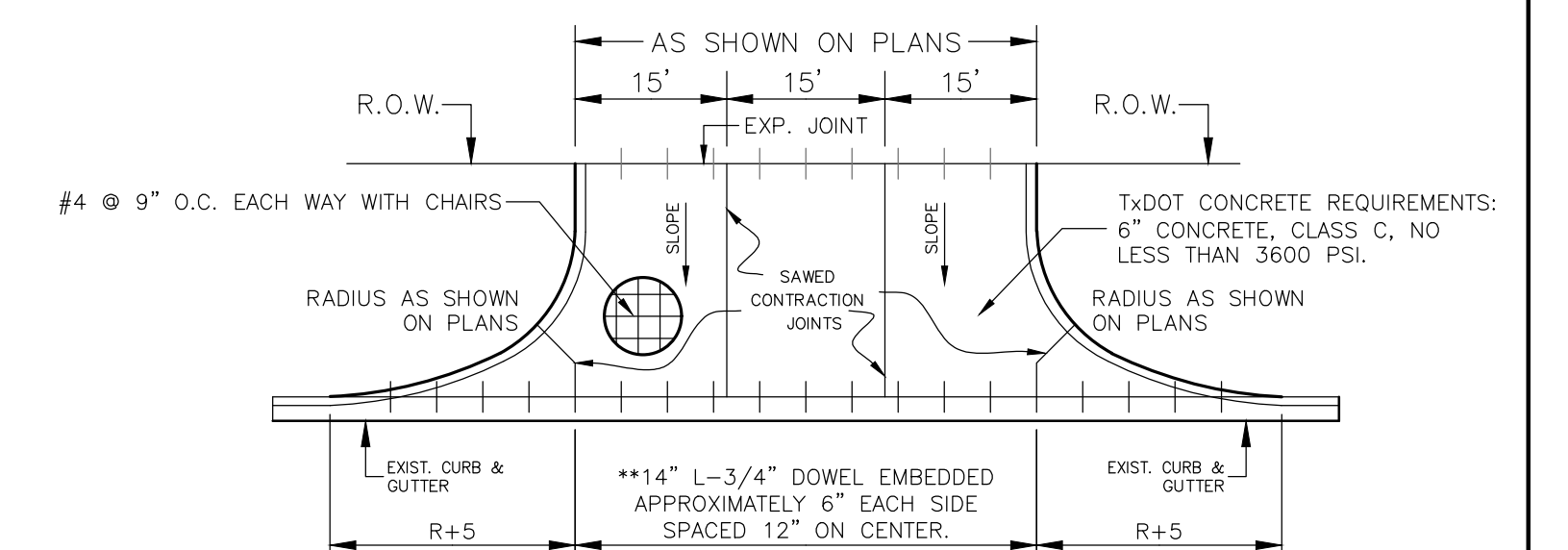
The pre-development flow rate averages 2.91 cfs while the post-development flow rate averages 9.20 cfs; creating an incremental average flow rate of 6.29 cfs. The incremental flow rate will be handled by storm sewer improvements as previously described. Site drainage and detention improvements for the proposed development will conform to current Hidalgo County Drainage District No. 1 ordinances and/or policies and approved by the County of Hidalgo, TX at the time of issuance of building permit.

The information provided on this Drainage Report is information prepared under the direction and supervision of Carlos Garza, P.E., P.G.

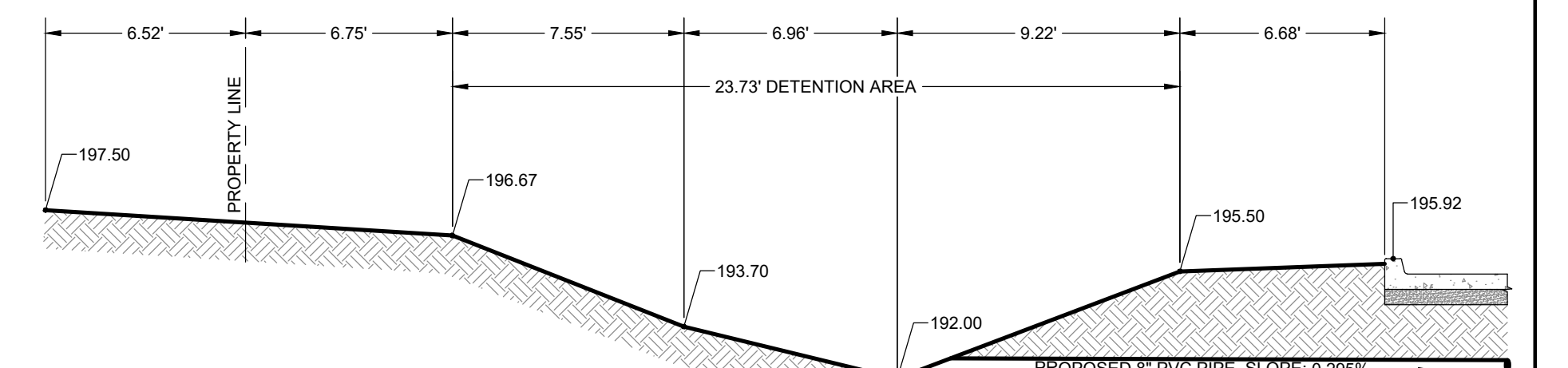


BY MY SIGNATURE ABOVE, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "C" (NO SHADING), AS PER FEMA FIRM PANEL NUMBER 480334 0400 C, MAP REVISED NOVEMBER 16, 1982. ZONE "C" (NO SHADING) IS DEFINED AS AREAS OF MINIMAL FLOODING.

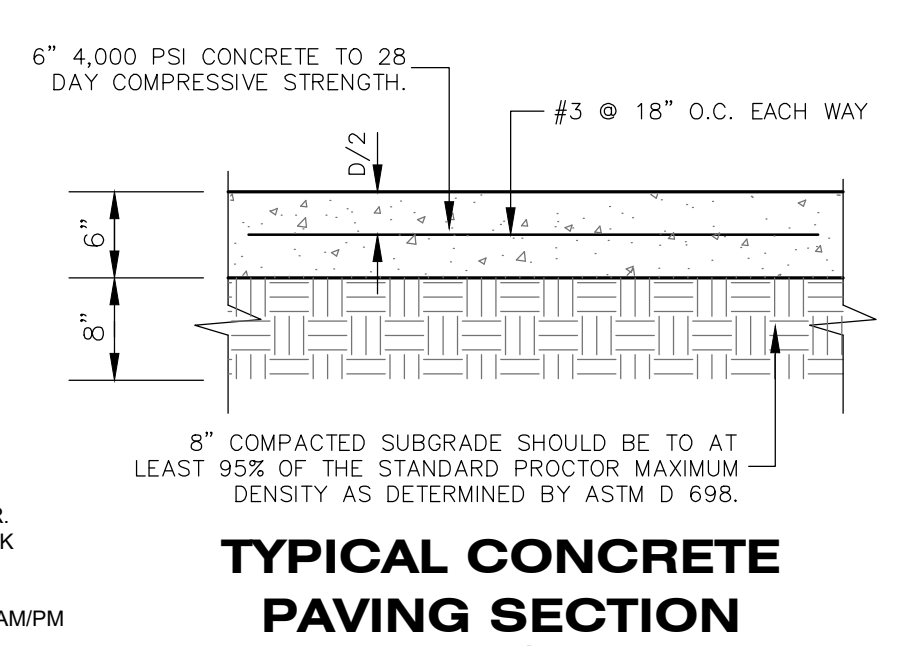
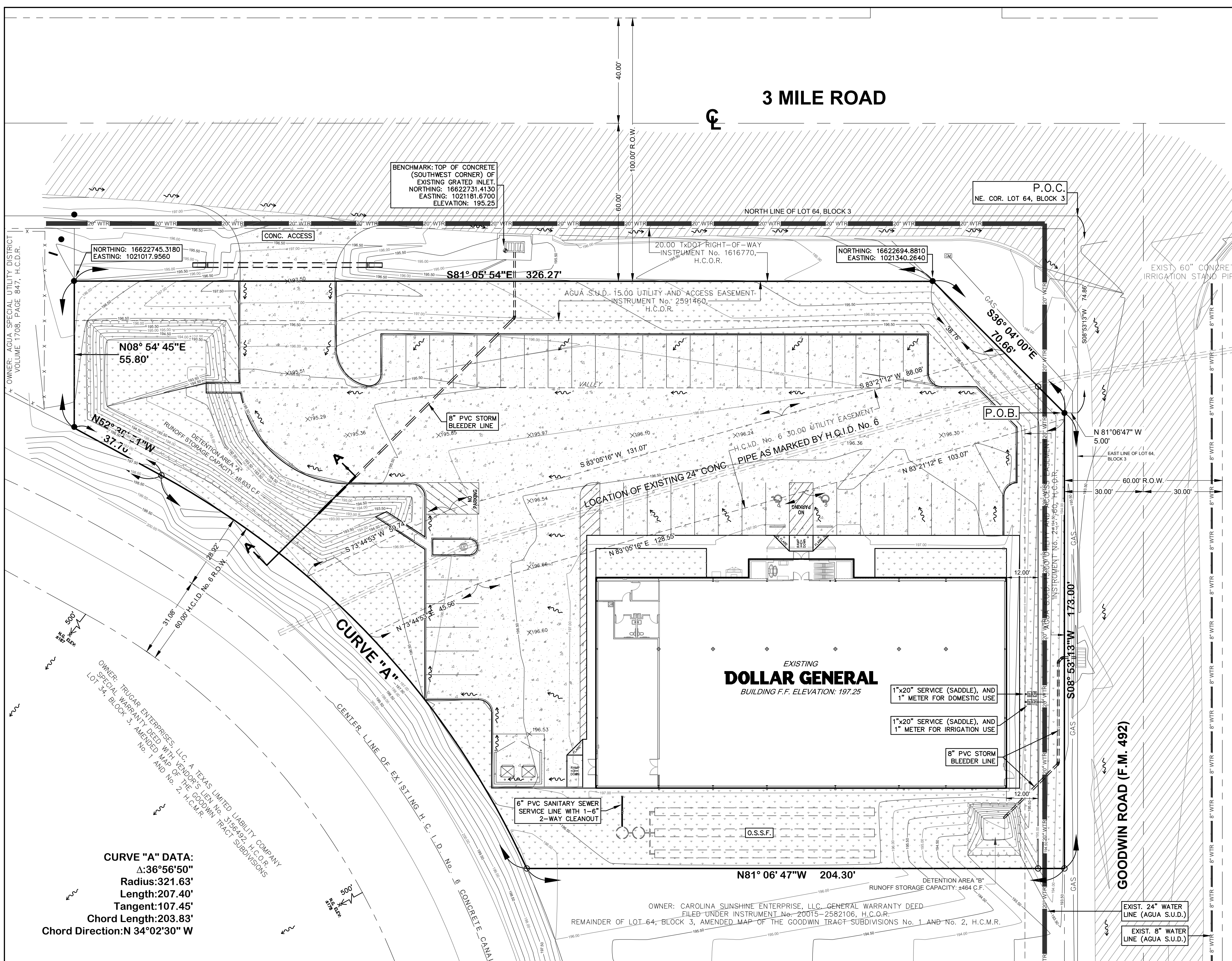
DRAINAGE REPORT WAS APPROVED BY THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1, ON AUGUST 31, 2023.



SCALE: 1"=20'



3 MILE ROAD



- MAP LEGEND**
- FOUND #4 REBAR
 - SET #4 REBAR
 - ⊙ EXISTING IRRIGATION VENT
 - ⬠ BENCHMARK: TOP OF CONCRETE (SOUTHWEST CORNER) OF EXISTING GRATED INLET. NORTHING: 16622731.4130 EASTING: 1021181.6700 ELEVATION: 195.25
 - x - x - x - x - EXISTING CHAIN-LINK FENCE
 - ⊞ EXISTING GAS MARK
 - - - - - EXISTING GAS LINE (SIZE AND DEPTH NOT VERIFIED)

PRINCIPAL CONTACTS:			
CITY/COUNTY:	HIDALGO	2818 BUSINESS HWY 281, EDINBURG, TX 78539	PHONE: (956) 318-2840
DEVELOPER:	THE OVERLAND GROUP	1598 IMPERIAL CENTER, SUITE 2001, WEST PLAINS, MO 65775	PHONE: (417) 293-3332
ENGINEER:	CARLOS GARZA, P.E.	P.O. BOX 480, EDINBURG, TX 78540	PHONE: (956) 380-6558
SURVEYOR:	JOSE MARIO GONZALEZ, R.P.L.S.	24593 F.M. 88, MONTE ALTO, TX 78538	PHONE: (956) 380-5154



PREPARED BY: J. d'Z. JOB # 1456.030
Date: October 27, 2023 Revised December 18, 2024
DG 3-MILE SUBDIVISION
A 1.49-ACRE (64,801.86 SQUARE FEET) TRACT OF LAND, MORE OR LESS, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, OUT OF LOT 64, BLOCK 3, AMENDED MAP OF THE GOODWIN TRACT SUBDIVISIONS No. 1 AND No. 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 2A, MAP RECORDS OF HIDALGO COUNTY, TEXAS

FILE FOR RECORD IN HIDALGO COUNTY, TEXAS
ARTURO GUJARDO JR., HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY