



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: 5-27-2025

PROPOSED LOS NARANJOS ESTATES SUBDIVISION, PRECINCT No. 3.

ENGINEER: S2 ENGINEERING DEVELOPER EVERT ENTERPRISES INC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 21 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 4

LOCATION DESCRIPTION: SOUTHEAST INTERSECTION OF TEXAN ROAD AND MILE 5 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-28-2025 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 5 NORTH ROAD AND TEXAN ROAD SIDE DITCH.

SEWER SYSTEM: OSSP'S

WATER SERVICE PROVIDER: AGUA SUD

VARIANCE REQUEST TITLE B, CHAPTER 2, SECTION 2.8 ITEM LOT WIDTH

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.

LOS NARANJOS ESTATE SUBDIVISION

A 16.00 ACRE TRACT BEING ALL OF LOT 17, BLOCK 7, TEXAN GARDENS SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 58-58, MAP RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS

A 16.00 ACRES TRACT OF LAND SITUATED IN HIDALGO COUNTY TEXAS BEING ALL OF LOT 17, BLOCK 7 OF TEXAN GARDEN SUBDIVISION AS PER MAP RECORDED IN VOLUME 8, PAGE 57, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY TEXAS, AND ALSO BEING A PART OF WONDERFUL OTIBUS II LLC. WITH IDENTIFICATION NUMBER 298677, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, SAID 16.00 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

COMMENCING, AT A COTTON PICKER SPINDLE FOUND ON THE SOUTHWEST CORNER OF LOT 16, BLOCK 7 OF SAID TEXAN GARDEN SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF A 10.00 ACRE TRACT CONVEYED TO MARIO A. MARTINEZ AND PABLO E. MARTINEZ IN A WARRANTY DEED WITH VENDOR'S LIEN DATED SEPTEMBER 23, 2017 WITH DOCUMENT NUMBER 2855520, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, THENCE NORTH 08°54'37"E, ALONG THE CENTERLINE OF TEXAN ROAD A DISTANCE OF 299.92 FEET TO A COTTON PICKER SPINDLE FOUND ON THE SOUTHWEST CORNER OF LOT 17, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08° 54' 37" EAST, CONTINUING ALONG THE CENTERLINE OF SAID TEXAN ROAD, A DISTANCE OF 480.15 FEET (480.00 FEET) TO A MAG NAIL SET ON THE INTERSECTION OF WEST MILE 5 ROAD, AND TEXAN ROAD FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81° 05' 23" EAST, ALONG THE NORTH LINE OF SAID 16.00 ACRE TRACT, SAME BEING THE CENTERLINE OF WEST MILE 5 ROAD AT 30.00 FEET AND 90 DEGREE TO THE RIGHT, A 1/2 INCH IRON SET WITH PLASTIC CAP STAMPED S2-F10194796, AND CONTINUING A TOTAL DISTANCE OF 1,451.98 FEET (1,452.00 FEET) TO A COTTON PICKER SPINDLE FOUND ON THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 08° 54' 37" WEST, ALONG THE EAST LINE OF SAID 16.00 ACRE TRACT, SAME BEING THE WEST LINE OF WESTERN MEADOWS SUBDIVISION RECORDED IN DOCUMENT NUMBER 3505964, HIDALGO COUNTY MAP RECORDS, TEXAS, AT 30.00 FEET A 1/2 INCH IRON SET WITH PLASTIC CAP STAMPED S2-F10194796 ON THE SOUTH RIGHT OF WAY LINE OF WEST MILE 5 ROAD, AT 60.00 FEET PASS A 1/2 INCH IRON ROD FOUND, AND CONTINUING A TOTAL DISTANCE OF 480.15 FEET (480.00 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID 16.00 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID WESTERN MEADOWS SUBDIVISION, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81° 05' 23" WEST, ALONG THE NORTH LINE OF SAID LOT 16, CONVEYED TO SAID MARIO A. MARTINEZ AND PABLO E. MARTINEZ, SAME BEING THE SOUTH LINE OF LOT 17, A 16.00 ACRE TRACT AT 1,421.98 FEET TO A 1/2 INCH IRON SET WITH PLASTIC CAP STAMPED S2-F10194796 ON THE EAST RIGHT OF WAY LINE OF TEXAN ROAD, AND CONTINUING A TOTAL DISTANCE OF 1,451.98 FEET (1,452.00 FEET) TO THE POINT OF BEGINNING, CONTAINING 16.00 ACRES (697,163.29 SQ/FT) OF LAND MORE OR LESS.

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
2020 E GRIFFIN PKWY
MISSION, TEXAS 78574

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

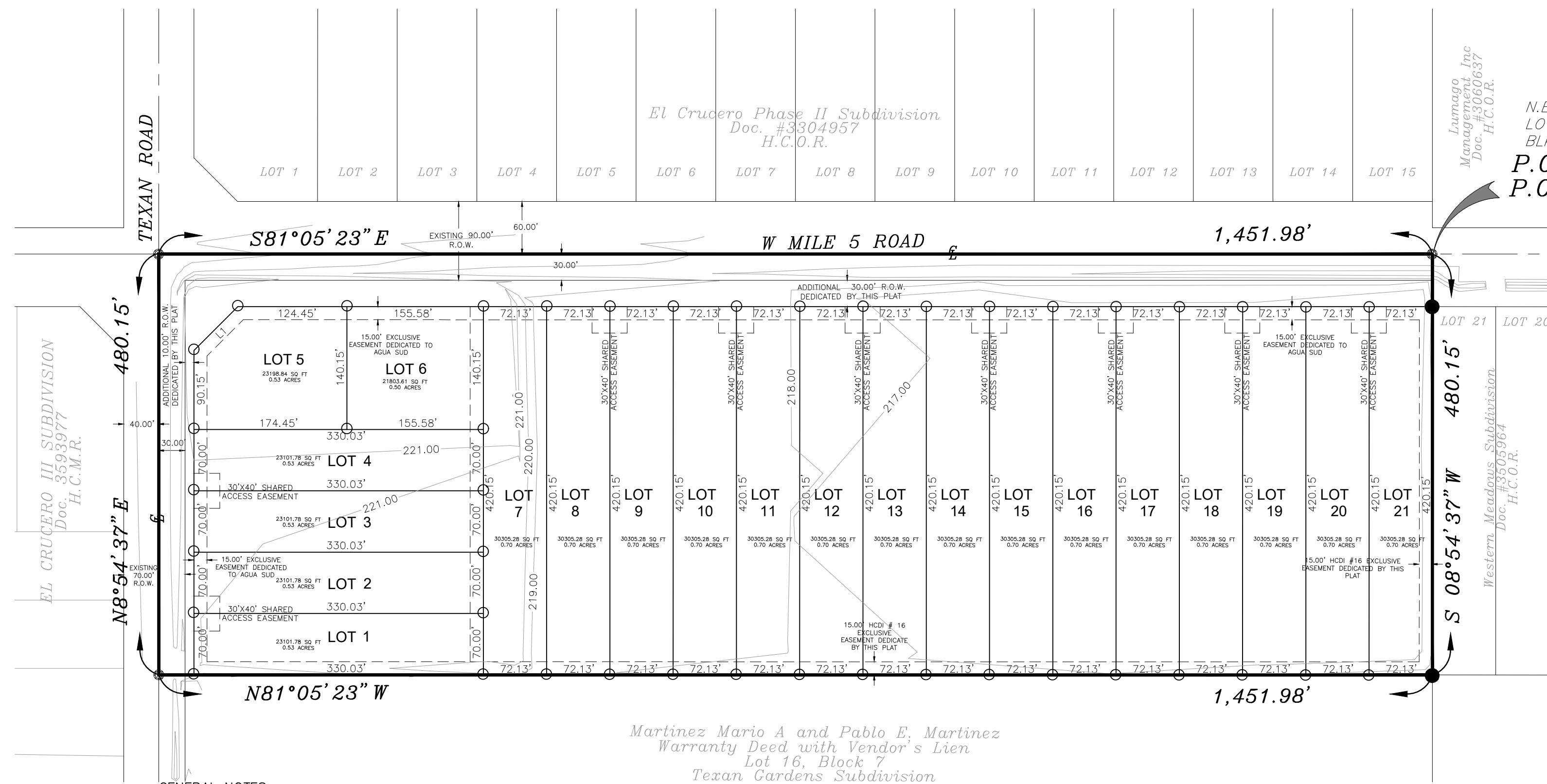
I, RESTITUTO A. ASCANO III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE LOS NARANJOS ESTATE SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON



PRELIMINARY
RESTITUTO A. ASCANO III R.P.L.S.
R.P.L.S. No. 6005
S2 ENGINEERING, PLLC
2020 E GRIFFIN PKWY
MISSION, TEXAS 78574

DATE

NAME	Address	City & Zip	Phone
OWNER: EVERT ENTERPRISES INC.	2407 N SHARY RD STE A	MISSION, TEXAS 78574	
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403-9787
SURVEYOR: RESTITUTO A. ASCANO III, R.P.L.S.	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)357-2185



GENERAL NOTES:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADING) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN. COMMUNITY-PANEL NO. 480334 0290 D, MAP REVISION: JUNE 6, 2000.
- THE AREAS WITHIN THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAN. COMMUNITY PANEL NO. 480334 0290 D EFFECTIVE DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN.
- SETBACKS:
FRONT: 50.00 FEET FOR LOTS FRONTING MILE 5 RD
40.00 FEET FOR LOTS FRONTING TEXAN RD
REAR: 15.00 FEET OR EASEMENT WHOEVER IS GREATER
INTERIOR SIDE: 5.00 FEET OR EASEMENT WHOEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 21.
- THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, 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 FOR A DEVELOPMENT PERMIT APPLICATION.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 60,099 CUBIC-FEET OR 1.39 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE STORM SEWER IMPROVEMENTS SHEET.)
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOGS LESS THAN 16 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- PROPOSED STRUCTURES ON THE LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. 1 ELEV. 218.12 A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 21 N.A.V.D. 88 DATUM.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 AS PER 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 OCCUPYING AN EASEMENT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
- OSFF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- OSFF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- EVERT ENTERPRISES, INC., THE OWNER & SUBDIVIDER OF LOS NARANJOS ESTATE SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LOS NARANJOS ESTATE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON

Hidalgo County Judge _____ date _____

ATTEST:
Hidalgo County Clerk _____ date _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS NARANJOS ESTATE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 _____ DATE _____

AGUA SPECIAL UTILITY SUPPLY DISTRICT CERTIFICATE

I, JOSE E. SAENZ, HERBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR LOS NARANJOS ESTATE SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF CONVENIENCE AND NECESSITY 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 OF 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.

JOSE E. SAENZ
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT. _____ DATE _____

HIDALGO COUNTY IRRIGATION DISTRICT NO. 16

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 ON THIS THE ____ DAY OF _____ 20__

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON IRRIGATION DISTRICT NO. 16 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

SCALE 1:100

LEGEND	
X	1/2" IRON PIN W/CAP FOUND
●	1/2" IRON PIN FOUND
○	1/2" IRON PIN W/CAP SET
○	1/2" IRON PIN SET
○	FOUND COTTON PICKER SPINDLE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N53°54'10"E	70.70'

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I (WE) _____ AS OWNER(S) OF THE 16.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOS NARANJOS ESTATE SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 (a)(5) OF THE SUBDIVISION ORDINANCE, THAT

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- 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.

EVERT ENTERPRISES INC.
2407 N SHARY RD STE A
MISSION, TEXAS 78574

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY, PERSONALLY APPEARED TO ME THROUGH HIS 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 SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC- STATE OF TEXAS

INDEX TO SHEETS OF LOS NARANJOS ESTATE SUBDIVISION	
1 OF 2	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE 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. NO. 1 CERTIFICATION; AND HHGD; REVISION NOTES.
2 OF 2	WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUADARRAMA, 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



PRELIMINARY

LOS NARANJOS ESTATE SUBDIVISION

WATER SYSTEM, OSSF, PAVING & DRAINAGE LAYOUT

DRAINAGE STATEMENT
LOS NARANJOS ESTATE SUBDIVISION

I. PROJECT LOCATION
The subdivision is located at the intersection of Mile 5 and Texan Rd, approximately 1 mile South of Mile 6 Rd. Being a 16.00 acre tract being all of Lot 17, Block 7, Texan Gardens Subdivision, as per map or plat thereof recorded in Volume 8, Pages 57-58, Hidalgo County Map Records, Texas.

II. FLOOD PLAIN
The subdivision lies in Zone "X" according to FEMA FIRM Community Panel No. 480334 0290 D, Map revised dated June 2, 2000. Zone "X" is defined as areas determined to be outside 500-year flood plain.

III. SOIL CONDITIONS
According to the Soil Survey Report prepared for Hidalgo County by the USDA Natural Resources Conservation Service, Los Naranjos Estate Subdivision is composed of Brennan Fine Sand Loam (S), 0 to 1 percent slopes. The soil is classified as Hydraulic Group "B" and well drained with negligible runoff potential when thoroughly wet.

IV. EXISTING CONDITIONS
The tract is currently undeveloped, the current runoff primarily sheet flows over natural grassland in the southeast. There is currently no apparent drainage system other than overland flow. Based on the Rational Method and the attached calculations, an existing 10-year storm event generates the following runoff:

- Lot 1-4 : 0.85 Cubic-Feet Per Second (CFS)
- Lot 5-6 : 0.51 Cubic-Feet Per Second (CFS)
- Lot 7-21: 2.02 Cubic-Feet Per Second (CFS)

Similarly, the runoff after development for a 50-year storm is the following:

- Lot 1-4 : 3.65 Cubic-Feet Per Second (CFS)
- Lot 5-6 : 2.10 Cubic-Feet Per Second (CFS)
- Lot 7-21: 9.63 Cubic-Feet Per Second (CFS)

Based on the attached calculations, the proposed subdivision will generate an overall increase in runoff of 12 cfs for a 50-year storm event.

V. PROPOSED CONDITIONS
In accordance with the Hidalgo County drainage requirements, a total of 60,099 cf (1.39 ac-ft) of runoff volume will need to be detained for a 50-year storm event for Los Naranjos Estate Subdivision. The following volumes are to be detained:

- Lot 1-4 : 7,669 Cubic-Feet (CF) or 0.18 Acre-Feet (AC-FT)
- Lot 5-6 : 3,418 Cubic-Feet (CF) or 0.08 Acre-Feet (AC-FT)
- Lot 7-21: 49,012 Cubic-Feet (CF) or 1.13 Acre-Feet (AC-FT)

The 21-lot proposed subdivision is intended for residential use. The existing roadside ditch will be re-located as per county standards to be aligned with the new R.O.W. dedication. It will be connected to the existing roadside ditch system on the Western Meadows subdivision located east of the proposed subdivision. Additionally, the storm runoff will be detained in the low green areas of the proposed lots that will ultimately drain into the re-graded roadside ditch along the frontage of the property.

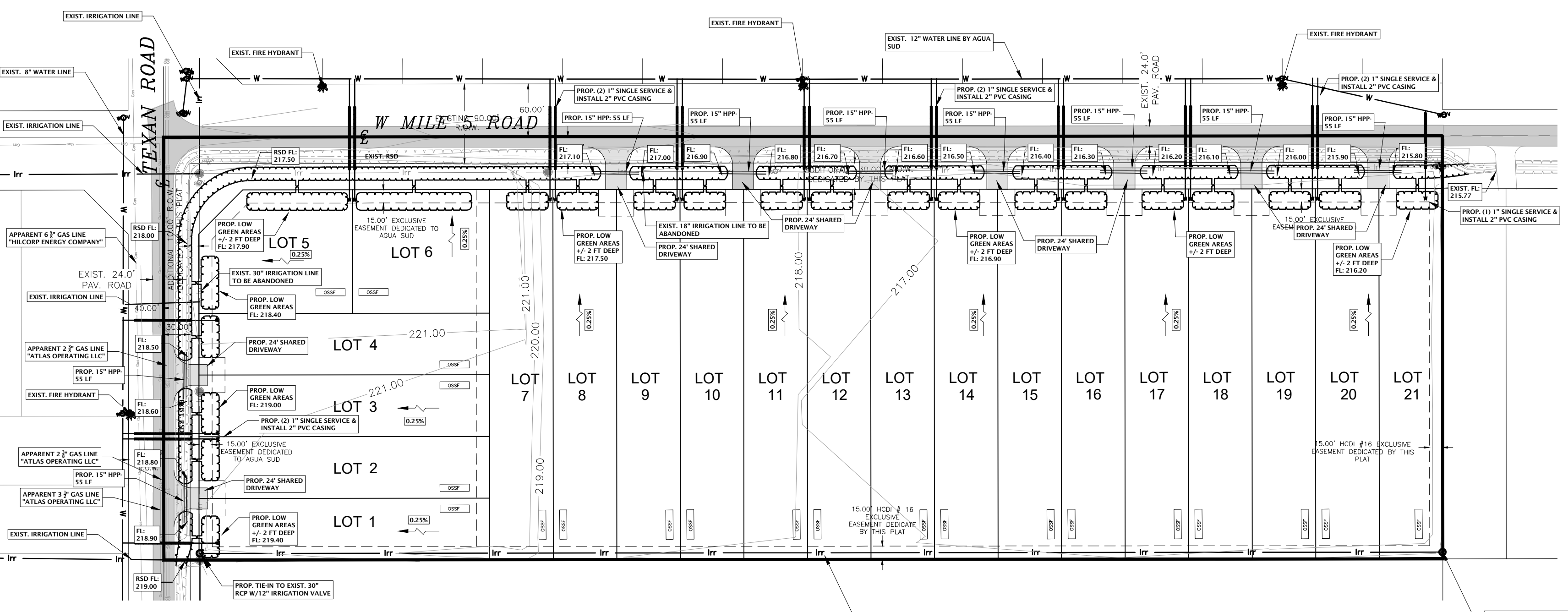
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR THE PROPOSED SUBDIVISION IS IN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NO. 480334 0290 D, MAP REVISED DATED JUNE 2, 2000. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.



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

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



FINAL ENGINEERING REPORT FOR SALIDA DEL SOL ESTATES PHASE IX SUBDIVISION:
BY JOSE N. SALDIVAR, P.E.

WATER SUPPLY: Description and Costs.

The Los Naranjos Estate Subdivision has been provided with potable water by the Special Utility District Water Company (AGUA SUD). The subdividor and the Agua SUD water company signed a contract providing that the subdivision will receive sufficient water for the next 30 years. Agua SUD submitted sufficient documentation to establish a long-term water supply quantity and quality to serve the subdivision's future development. Agua Sud has an existing 12" and 8" diameter line running along the north side of W Mile 5 Road.

The water system for the Los Naranjos Estate Subdivision consists of connecting to the existing line north of W Mile 5 Road and west of Texan Road with an 8" line toward the subdivision. One (4) 3/4" individual services branch off from the 8" diameter line, and twelve (12) individual services branch off from the 12" line, running to the meters on each lot. The 8" and 12" DIAMETER LINES, WATER SERVICE LINES, AND METER BOXES WERE INSTALLED AT A TOTAL COST OF US \$ _____ OF WHICH US \$ _____ WAS COVERED PER LOT. THE SUBDIVISION OWNER ADDITIONALLY PAID AGUA SUD THE AMOUNT OF US \$ _____ OR US \$ _____ PER LOT ACCORDING TO THE 30-YEAR POTABLE WATER SERVICE CONTRACT AND DOCUMENT COVERING THE WATER METER, (INCLUDING INSTALLATION COSTS FOR EACH METER, CONNECTION FEES, AND MEMBERSHIPS). WHEN THE LAND OWNER REQUESTS A WATER METER, AGUA SUD COMPANY WILL INSTALL THE METER AT NO COST TO THE OWNER. OWNER. THE WATER SYSTEM IS FULLY OPERATING ON OR BEFORE THE DATE THE SUBDIVISION IS RECORDED IN HIDALGO COUNTY.

DESCRIPTION OF SEWER FACILITIES: COST AND DATES OF OPERATION

THE LOS NARANJOS ESTATE SUBDIVISION'S WASTEWATER WILL BE TREATED BY INDIVIDUAL ON-SITE SEWER FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DOUBLE-COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. A certified licensed sanitary systems expert (license no. 12481) has evaluated the suitability of the subdivision site for OSSF and submitted a report concluding that the site is suitable for OSSF. The report was reviewed and approved by the Hidalgo County Health Department. Each lot has adequate area for a replacement drain field.

Each lot in the subdivision is at least 1/2 acre in size. A total of four borings were drilled on lots 3, 10, 14, 19. According to the soil evaluation, the soil was found to be sandy loam (texture class II). All borings tested extended up to 48 inches below the bottom of any proposed excavation. There is no indication of groundwater or a restrictive layer within 24 inches of the bottom of the proposed excavations. The subdivision drains well.

The cost of installing the septic system on an individual lot was \$1,500, including the required permit and license fees. TWENTY-ONE (21) SEPTIC TANKS WILL BE INSTALLED AT A TOTAL COST OF \$31,500.00. ALL SEPTIC TANKS WERE INSTALLED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT AT THE TIME OF REGISTERING THIS COLONY.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ _____ WHICH EQUALS TO \$ _____ PER LOT.

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

SALIDA DEL SOL ESTATES PHASE IX SUBDIVISION
POR: JOSE N. SALDIVAR, P.E.

PROVISIÓN DE AGUA: DESCRIPCIÓN Y GASTOS.

LOS NARANJOS ESTATE SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL SUBDIVIDOR Y LA COMPAÑIA DE AGUA SUD FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA PROVISIÓN DE AGUA SUFICIENTE POR LOS PROXIMOS 30 AÑOS Y LA COMPAÑIA DE AGUA SUD PRESENTO SUFICIENTE DOCUMENTACIÓN PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ABASTECIDA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

AGUA SUD TIENE UNA LINEA DE 12 Y 8" DE DIÁMETRO EXISTENTE, CORRIENDO POR EL LADO NORTE DE LA CALLE W MILE 5 ROAD.

EL SISTEMA DE AGUA PARA LA SUBDIVISION LOS NARANJOS ESTATE SUBDIVISION CONSISTE DE CONECTARSE A LA LINEA EXISTENTE AL NORTE DE LA CALLE W MILE 5 ROAD Y AL OESTE DE LA CALLE TEXAN ROAD CON UNA LINEA DE 8" EN DIRECCION HACIA LA SUBDIVISION. DE LA LINEA DE 8" DE DIÁMETRO SE DESPRENDEN LIN (4) SERVICIOS INDIVIDUALES DE 3/4" Y DE LA LINEA DE 12" SE DESPRENDEN DOCE (12) SERVICIOS INDIVIDUALES QUE VA HACIA LOS MEDIDORES DE CADA LOTE. LAS LINEAS DE 8" Y 12" DE DIÁMETRO, LAS LINEAS DE SERVICIOS DE AGUA, Y LAS CAJAS DE LOS MEDIDORES SE INSTALARON A UN COSTO TOTAL DE US \$ _____ DE LOS CUALES SE CUBRIRON US \$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGO ADICIONALMENTE A AGUA SUD LA CANTIDAD DE US \$ _____ O US \$ _____ POR LOTE DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE QUE CUBRE EL MEDIDOR DE AGUA, (INCLUYENDO COSTOS DE LA INSTALACIÓN DE CADA MEDIDOR, TARIFAS DE CONEXIÓN Y MEMBERSHIPS). CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA AGUA SUD INSTALARÁ EL MEDIDOR SIN COSTO ALGUNO AL DUEÑO. EL SISTEMA DE AGUA ESTÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DESCRIPCIÓN DE LAS INSTALACIONES DE ALCANTARILLADO: COSTO Y FECHAS DE OPERACIÓN

LAS AGUAS RESIDUALES DE LA SUBDIVISION LOS NARANJOS ESTATE SUBDIVISION SERÁN TRATADAS POR INSTALACIONES INDIVIDUALES DE ALCANTARILLADO EN EL SITIO ("OSSF") QUE CONSISTEN DE UN TANQUE SÉPTICO DE DOBLE COMPARTIMIENTO DE DISEÑO ESTÁNDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. UN EXPERTO EN SISTEMAS SANITARIOS CON LICENCIA CERTIFICADA (LICENCIA N° 12481) HA EVALUADO LA IDONEIDAD DEL SITIO DE SUBDIVISION PARA OSSF Y PRESENTO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE CUENTA CON AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

CADA LOTE EN LA SUBDIVISION TIENE AL MENOS 1/2 ACRE DE TAMARZO. SE REALIZARON UN TOTAL DE 4 PERFORACIONES EN LOS LOTES 3, 10, 14 Y 19, SEGUN LA EVALUACION DEL SUELO, EL SUELO SALIO COMO FRANCO ARENOSO (TEXTURA CLASE II) EN TODAS LAS PERFORACIONES PROBADAS SE EXTENDIO HASTA 48" DEBAJO DE LA PARTE INFERIOR DE CUALQUIER EXCAVACION PROPUESTA. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE LA 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENA BIEN.

EL COSTO DE LA INSTALACION DEL SISTEMA SÉPTICO EN UN LOTE INDIVIDUAL FUE DE \$1,500, INCLUYENDO EL COSTO DEL PERMISO Y LA LICENCIA REQUERIDOS. SE INSTALARÁN VEINTIUN (21) TANQUES SÉPTICOS CON UN COSTO TOTAL DE \$31,500.00 TODAS LAS FOSAS SÉPTICAS FUERON INSTALADAS Y APROVADAS POR EL HIDALGO COUNTY HEALTH DEPARTMENT AL MOMENTO DE REGISTRAR ESTA COLONIA.

CERTIFICACION

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS NORMAS MODELO (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIMDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARÁ UN TOTAL DE \$ _____ O \$ _____ POR LOTE.

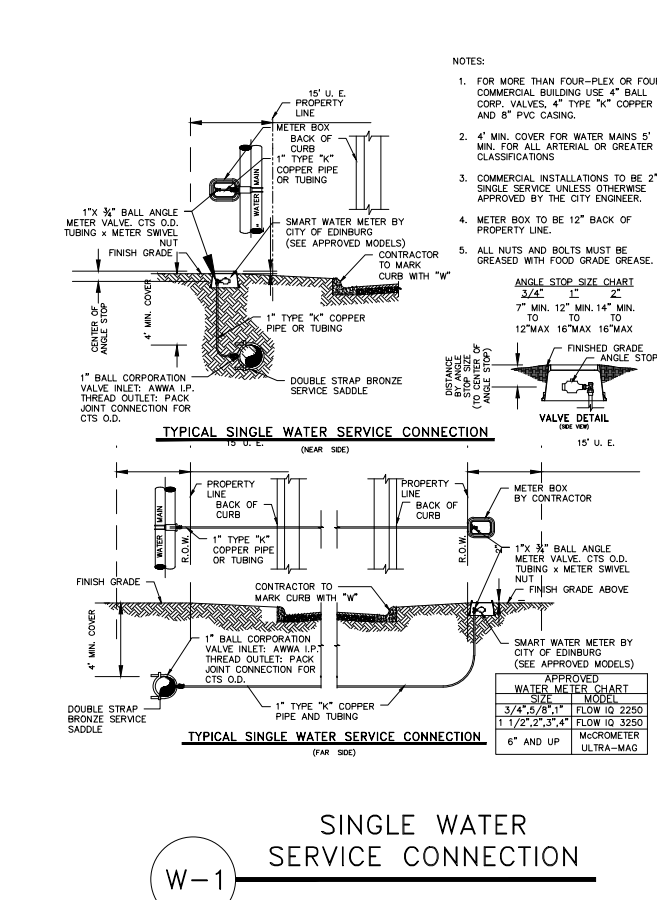
DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ \$ _____ POR SISTEMA A UN COSTO TOTAL DE \$ _____ TODA LA SUBDIVISION.



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

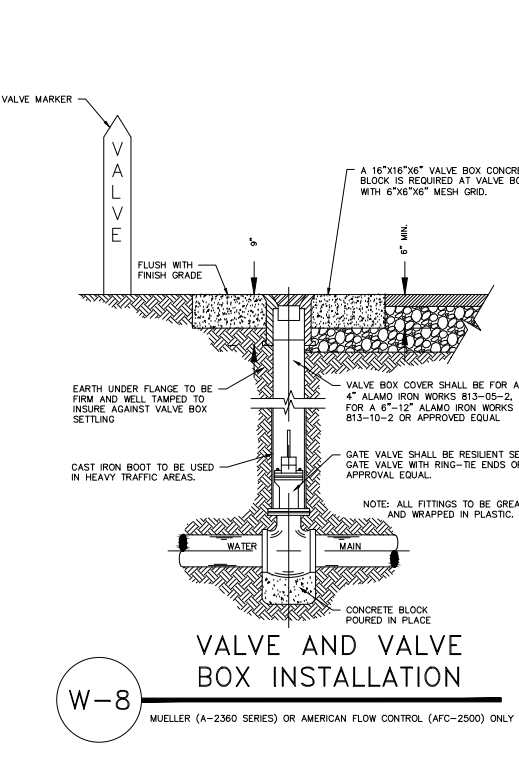
PRELIMINARY
JOSE N. SALDIVAR, P.E. No. 94076

SCALE 1:100

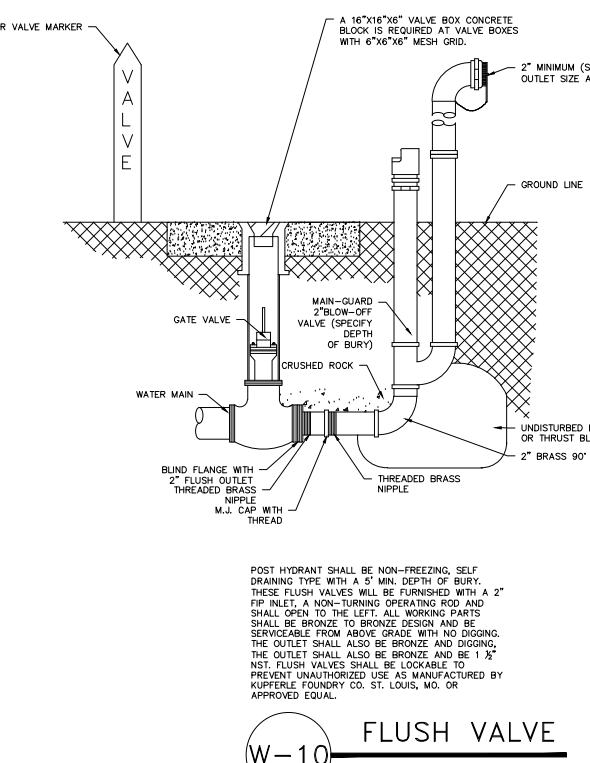


W-1 SINGLE WATER SERVICE CONNECTION

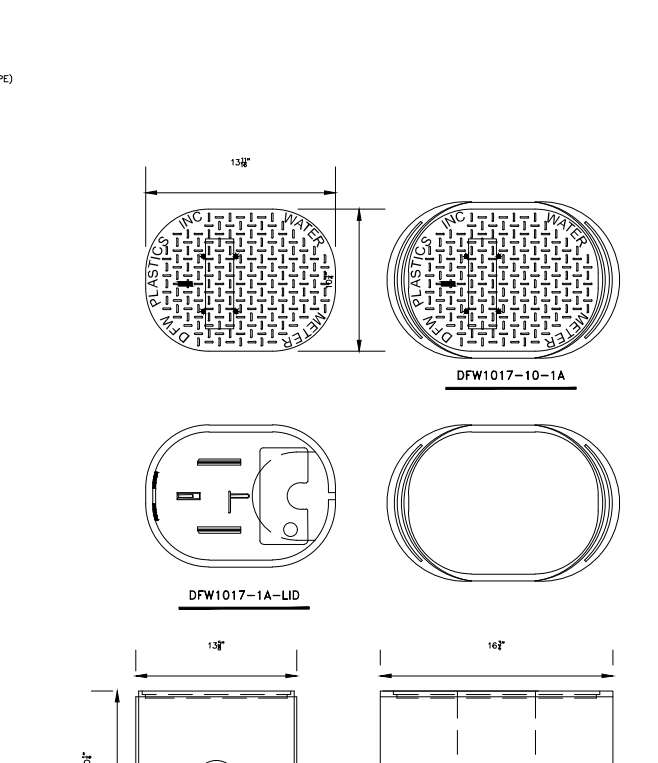
W-3 WATER SERVICE



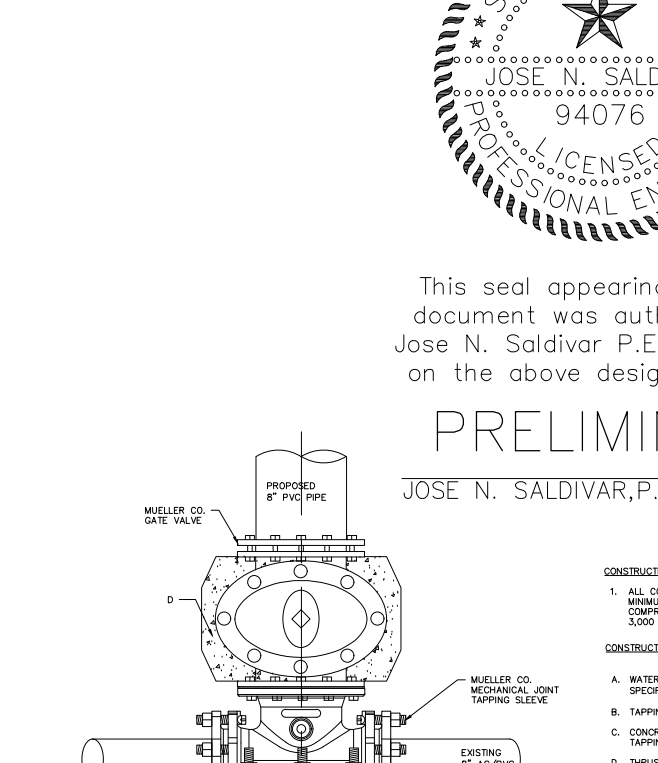
W-8 VALVE AND VALVE BOX INSTALLATION



W-10 FLUSH VALVE



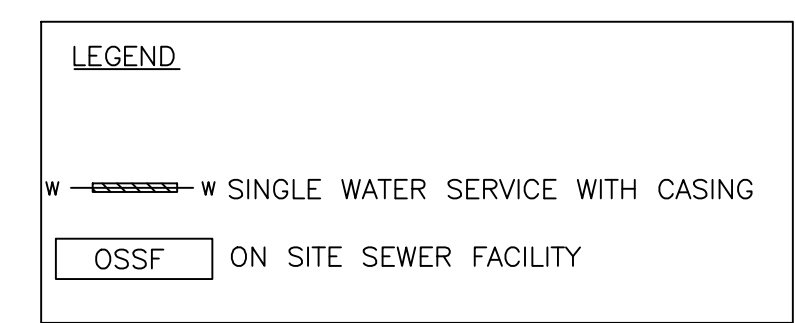
W-12 RESIDENTIAL OVAL PLASTIC METER COVER



W-14 SAME SIZE WATER TAPPING SLEEVE AND VALVE INSTALLATION

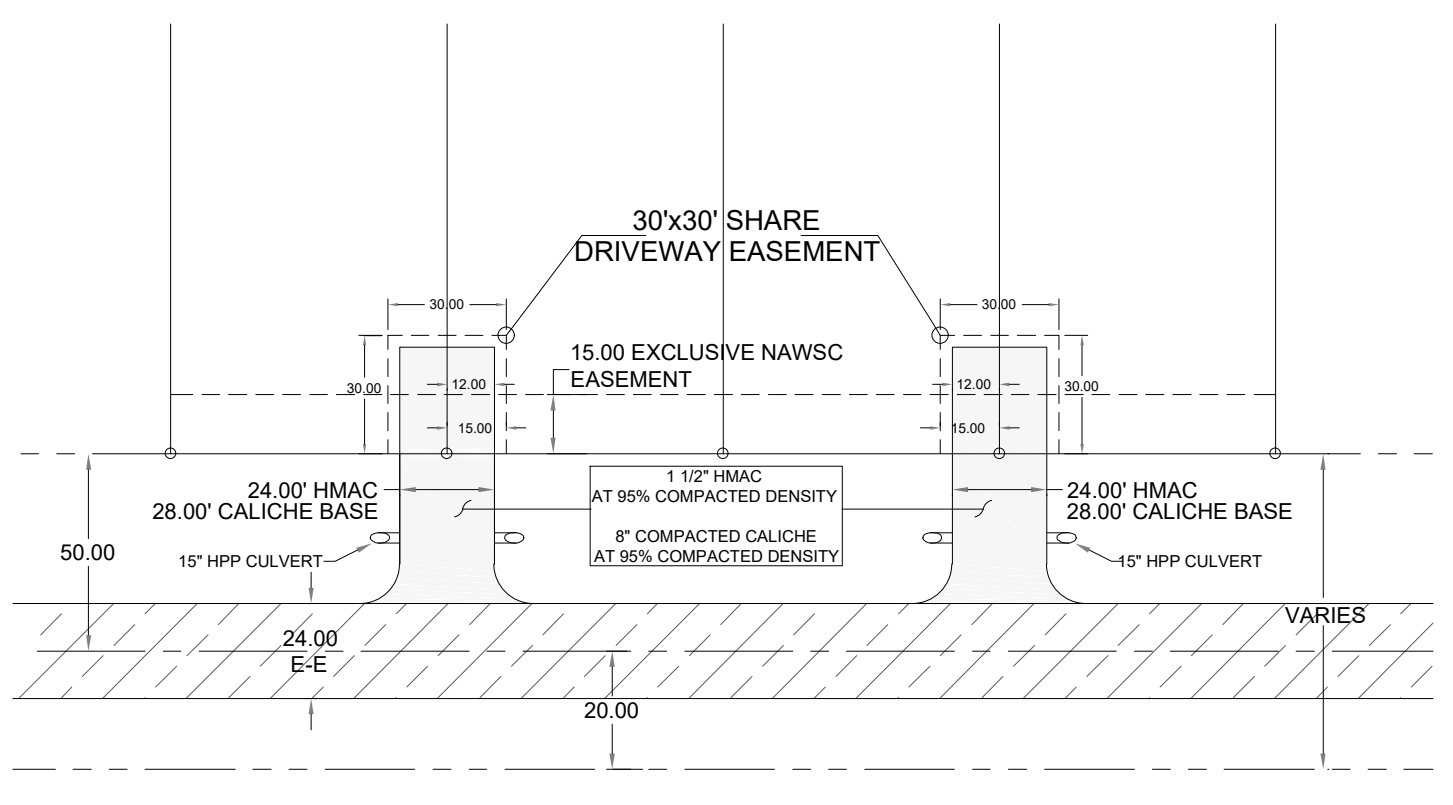
GENERAL CONSTRUCTION NOTES:

1. ALL PROPOSED WATER LINES TO BE C-900 DR-25.
2. CONTRACTOR TO INSTALL 3/4" SERVICE CONNECTIONS TO EVERY LOT BRANCHING ALL SERVICES/METERS TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 2.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
4. SEE WATER DETAIL SHEET FOR MORE INFORMATION.
5. 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.
6. ALL HYDRANTS SHALL BE 18" BEHIND BACK OF CURB AND 3" ABOVE PROPOSED MAXIMUM GROUND ELEVATION.



COST ESTIMATE

WATER DISTRIBUTION:	_____
OSSF IMPROVEMENTS:	_____
DRAINAGE IMPROVEMENTS:	_____
PAVING IMPROVEMENTS:	_____
TOTAL:	_____



SHARED DRIVEWAY DETAIL

SCALE: NTS

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:

I, _____ (WE), SUBDIVIDERS OF LOS NARANJOS ESTATE 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.

BEFORE ME, the undersigned notary public, on this day personally appeared _____ 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 purposed and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2025.

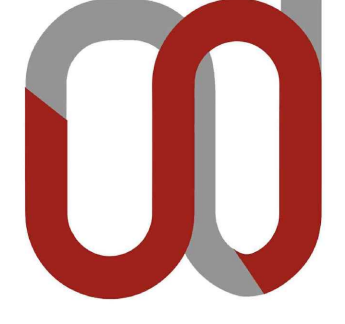
EVERT ENTERPRISES INC
2407 N SHARY RD STE A
MISSION, TEXAS 78574

DATE

NOTARY PUBLIC- STATE OF TEXAS

LOS NARANJOS ESTATE SUBDIVISION
WATER SYSTEM, OSSF, PAVING & DRAINAGE LAYOUT

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CIVIL ENGINEERING & LAND SURVEYING
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SHEET NO. 2
OF 2 SHEETS