



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 HACIENDA LA LEJUA, PRECINCT No. 3.

ENGINEER: R. GUTIERREZ ENGINEERING DEVELOPER ERIKA DE LA TORRE

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: SOUTH OF W. MILITARY ROAD AND APPROX ONE MILE WEST OF ABRAM ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-1-2023 PROPERTY LIES WITHIN FLOOD ZONE "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILITARY ROAD

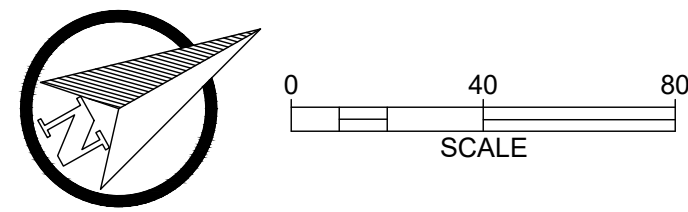
SEWER SYSTEM: OSSP'S

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.



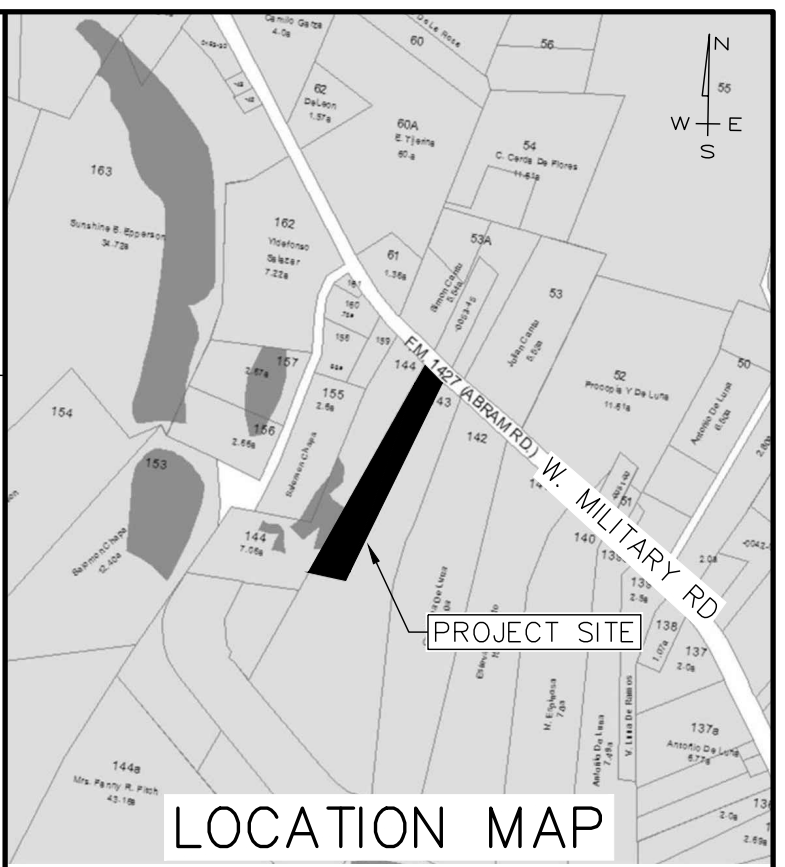
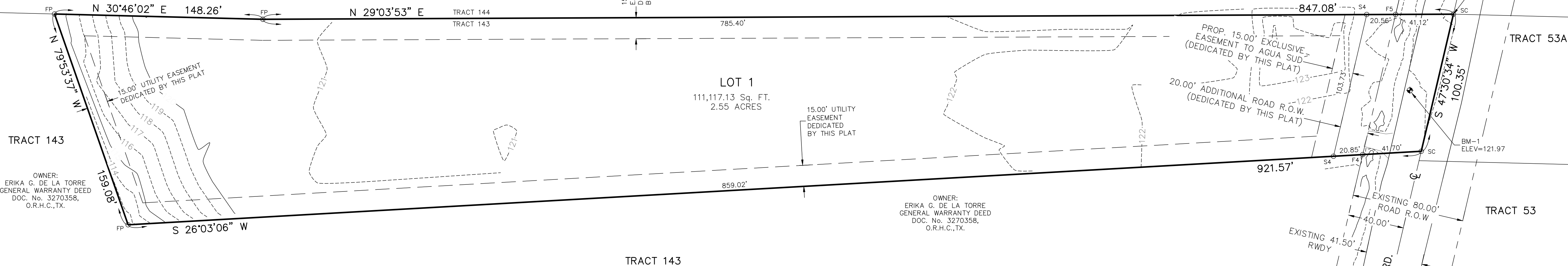
F4- FOUND No. 4 REBAR	S4- SET No. 4 REBAR WITH YELLOW CAP STAMPED RGE
F5- FOUND No. 5 REBAR	SC- SET COTTON PICKER SPINDLE
FP- FOUND FENCE POST	

LOS EJIDOS DE REYNOSA VIEJO GRANT

VOLUME 7, PAGES 5-8, M.R.H.C., TEXAS

TRACT 144

OWNER:
APOLINAR GARZA
CONVERSION
O.R.H.C., TX.



LOCATION MAP

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL OF A MUNICIPALITY
HACIENDA LA LEJUA SUBDIVISION IS LOCATED WITHIN THE HIDALGO COUNTY PRECINCT No. 3 IN THE SOUTHWEST PORTION OF THE COUNTY. HACIENDA LA LEJUA SUBDIVISION LIES APPROXIMATELY 1.0 MILES FROM THE CITY OF MISSION AND IS WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER GOVERNMENT CODE 212.001. THE SUBDIVISION IS LOCATED APPROXIMATELY 1.0 MILES WEST FROM THE INTERSECTION OF WEST MILITARY ROAD AND SOUTH ABRAM ROAD.

LOS EJIDOS DE REYNOSA VIEJO GRANT

VOLUME 7, PAGES 5-8, M.R.H.C., TEXAS

GENERAL SUBDIVISION PLAT NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B"
ZONE "B" AREAS DETERMINED TO BE BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL NUMBER 480334 0400 C, MAP REVISED: NOVEMBER 16, 1982.
- 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 EFFECTIVE DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
- CONSTRUCTION OF COMMERCIAL DEVELOPMENT WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAINS IS PROHIBITED UNLESS THE DEVELOPMENT QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:
FRONT: 50.00 FEET OR GREATER FOR EASEMENT ON IN LINE WITH EXISTING STRUCTURES.
REAR: 15.00 FEET OR GREATER FOR EASEMENT
SIDE: 6.00 FEET OR GREATER FOR EASEMENT
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF WEST MILITARY ROAD (F.M. 1427) 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
--->BM No. 1: MAG NAIL IN W. MILITARY ROAD LOCATED ON THE EAST SIDE OF THIS SUBDIVISION
NORTH: 16600641.4600 EAST: 1011123.2890 ELEV: 121.97
BENCH MARKS ARE BASED ON NAD83, TEXAS STATE PLANES SOUTH ZONE.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 8,940 CUBIC-Feet (0.205 ACRE-Feet) OF STORM WATER RUNOFF. (SEE SHEET No. 3 FOR STORM SEWER IMPROVEMENTS.)
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- 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 OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET 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.
- WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
A. ANCHORING OF SEPTIC TANK(S).
B. BACK FLOW VALVES.
C. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 1 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 1427 (WEST MILITARY ROAD). TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.
- A DRAINAGE PLAN APPROVED BY HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN, AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- DRAINAGE RETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE RETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.
- COMMON AREAS, ANY PRIVATE STREETS/DRIVES, MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MISSION.
- LOT OWNER WILL BE RESPONSIBLE FOR INSTALLING A FIRE HYDRANT WHEN AGUA SPECIAL UTILITY DISTRICT IS ABLE TO PROVIDE "FIRE FLOW" TO THE SUBDIVISION.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOW ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- FIRE PROTECTION TO BE ADDRESSED AT BUILDING PERMIT STAGE

METES AND BOUNDS DESCRIPTION

A 2.69 ACRE TRACT OF LAND, OUT OF THE WEST HALF OF THE NORTHERLY FIVE AND FORTY-FOUR HUNDREDTHS (5.44) ACRES OF TRACT ONE HUNDRED FORTY-THREE (143) OF THE LOS EJIDOS DE REYNOSA VIEJO GRANT, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 7, PAGES 5-8, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 2.69 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE SET AT THE NORTHWEST CORNER OF TRACT 143, LOS EJIDOS DE REYNOSA VIEJO GRANT, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE SOUTH 47 DEGREES 30 MINUTES 34 SECONDS WEST, WITH THE NORTH LINE OF SAID TRACT 143, LOS EJIDOS DE REYNOSA VIEJO GRANT, A DISTANCE OF 100.35 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 26 DEGREES 03 MINUTES 06 SECONDS WEST, AT A DISTANCE OF 41.70 FEET PASS A No. 4 REBAR FOUND AT THE EXISTING SOUTH RIGHT OF WAY LINE OF WEST MILITARY ROAD (F.M. 1427), AT A DISTANCE OF 62.55 FEET PASS A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED "RGE"), AT THE ADDITIONAL DEDICATED SOUTH RIGHT OF WAY LINE OF WEST MILITARY ROAD, AT A TOTAL DISTANCE OF 921.57 FEET TO A FENCE POST FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 79 DEGREES 53 MINUTES 37 SECONDS WEST, A DISTANCE OF 159.08 FEET TO A FENCE POST FOUND AT THE WEST LINE OF SAID TRACT 143, LOS EJIDOS DE REYNOSA VIEJO GRANT FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 30 DEGREES 46 MINUTES 02 SECONDS EAST, WITH THE WEST LINE OF SAID TRACT 143, LOS EJIDOS DE REYNOSA VIEJO GRANT, A DISTANCE OF 148.26 FEET TO A FENCE POST FOUND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE NORTH 29 DEGREES 03 MINUTES 53 SECONDS EAST, WITH THE WEST LINE OF SAID TRACT 143, LOS EJIDOS DE REYNOSA VIEJO GRANT, A DISTANCE OF 785.40 FEET PASS A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED "RGE") AT THE ADDITIONAL DEDICATED SOUTH RIGHT OF WAY LINE OF SAID WEST MILITARY ROAD, AT A DISTANCE OF 805.96 FEET PASS A No. 4 REBAR FOUND AT THE EXISTING SOUTH RIGHT OF WAY LINE OF SAID WEST MILITARY ROAD (F.M. 1427), AT A TOTAL DISTANCE OF 847.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.69 ACRES OF LAND, MORE OR LESS.

AGUA SPECIAL UTILITY DISTRICT CERTIFICATION

I, JOSE E. SAENZ, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE HACIENDA LA LEJUA SUBDIVISION, HIDALGO COUNTY, TEXAS, THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVICIENCE AND THE NECESSITY 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 OF 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.

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

THE STATE OF TEXAS-COUNTY OF HIDALGO

CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE S 232.028(g) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HACIENDA LA LEJUA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

THE STATE OF TEXAS-COUNTY OF HIDALGO CITY OF MISSION APPROVAL CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MISSION, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR: NORIE GONZALEZ GARZA _____ ATTEST: _____
DATE: _____ CITY CLERK: _____
DATE: _____

THE STATE OF TEXAS-COUNTY OF HIDALGO DRAINAGE DISTRICT No. 1 CERTIFICATION

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SECTION 49.211 (G). 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 _____ DATE _____
RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER)

SURVEYOR CERTIFICATION

I, PABLO SOTO, Jr., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.



PRELIMINARY-SUBJECT TO REVISION
PABLO SOTO, JR., R.P.L.S. No. 4541
R. GUTIERREZ ENGINEERING CORPORATION
130 E. PARK AVENUE
PHARR, TEXAS 78577



ON: _____ AT _____
AM/PM INSTRUMENT _____
No. _____ OF _____
THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____
DEPUTY _____

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

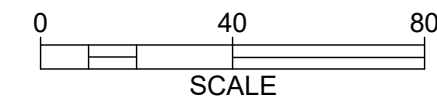
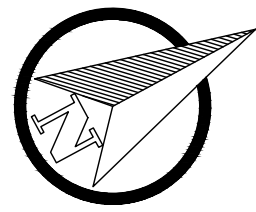
PRINCIPAL CONTACTS		
OWNER:	ADDRESS	PHONE No.
LUIS MUÑOZ	815 W. CARDINAL AVE., PHARR TX.	(956) 620-5381
ENGINEER: RAMIRO GUTIERREZ	130 E. PARK AVE., PHARR, TX.	(956) 782-2557
SURVEYOR: PABLO SOTO, JR.	130 E. PARK AVE., PHARR, TX.	(956) 782-2557

INDEX OF SHEETS FOR HACIENDA LA LEJUA SUBDIVISION		
S	PLAT WITH LOTS, DIMENSIONS & EASEMENTS, METES AND BOUNDS DESCRIPTION, SCALE BAR, NORTH ARROW, SUBDIVISION NAME WITH LEGAL DESCRIPTION, PLAT NOTES, LOCATION MAP, ETJ OF A MUNICIPALITY DESCRIPTION, PRECINCT LOCATION, CITY APPROVAL CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATION, HIDALGO COUNTY JUDGE CERTIFICATION OF PLAT APPROVAL, HIDALGO COUNTY R.O.W. CERTIFICATION, H.C.D.D. No. 1 CERTIFICATION, H.C.D.D. No. 2 CERTIFICATION, ENGINEER AND SURVEYOR CERTIFICATION	1
S	WATER DISTRIBUTION AND SEPTIC (OSSF) TYPICAL WATER SERVICE CONNECTION, MAP OF TOPOGRAPHY MAP, DRAINAGE LAYOUT	2
S	ENGINEERING REPORT (ENGLISH & SPANISH), INCLUDING DESCRIPTION OF WATER AND SEPTIC SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH & SPANISH); OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, MAP OF TOPOGRAPHY, DRAINAGE REPORT, ENGINEERING COST ESTIMATE, WATER DETAILS	3

R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

SUBDIVISION PLAT OF
HACIENDA LA LEJUA SUBDIVISION
A 2.69 ACRE TRACT OF LAND OUT OF THE WEST HALF OF THE NORTHERLY FIVE AND FORTY-FIVE HUNDREDTHS (5.44) ACRES OF TRACT ONE HUNDRED FORTY-THREE (143) OF THE LOS EJIDOS DE REYNOSA VIEJO GRANT, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 07 PAGES 5-8 M.R.H.C., TEXAS.

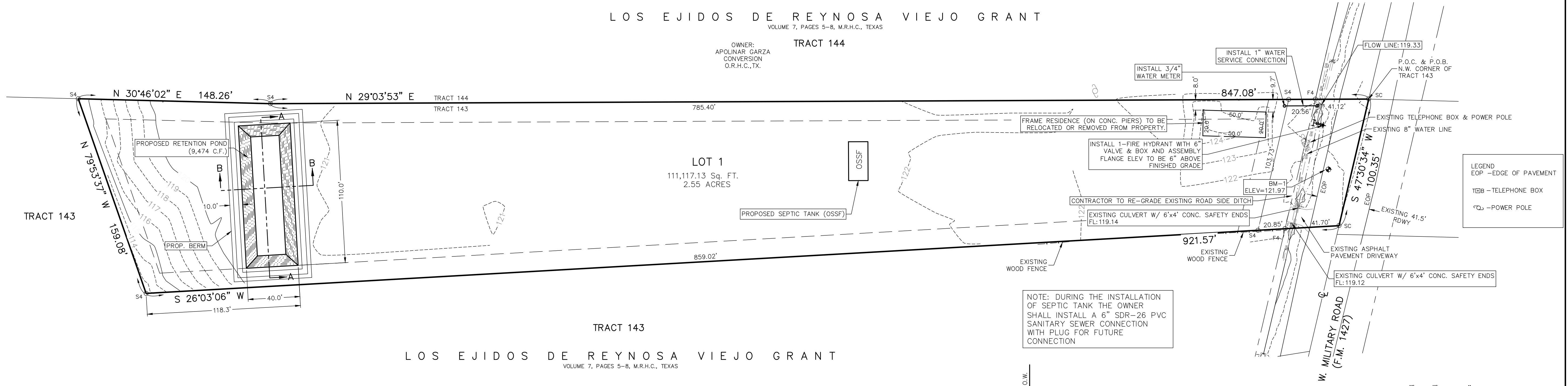
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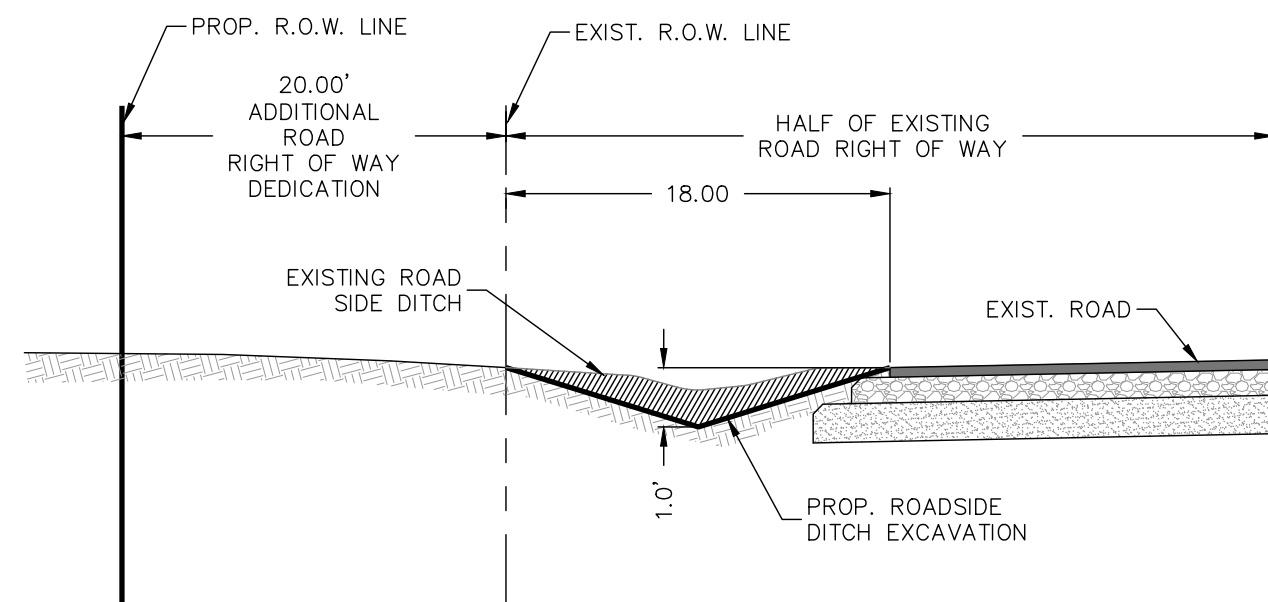
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LOS EJIDOS DE REYNOSA VIEJO GRANT
 VOLUME 7, PAGES 5-8, M.R.H.C., TEXAS

TRACT 144
 OWNER:
 APOLINAR GARZA
 CONVERSION
 O.R.H.C., TX.

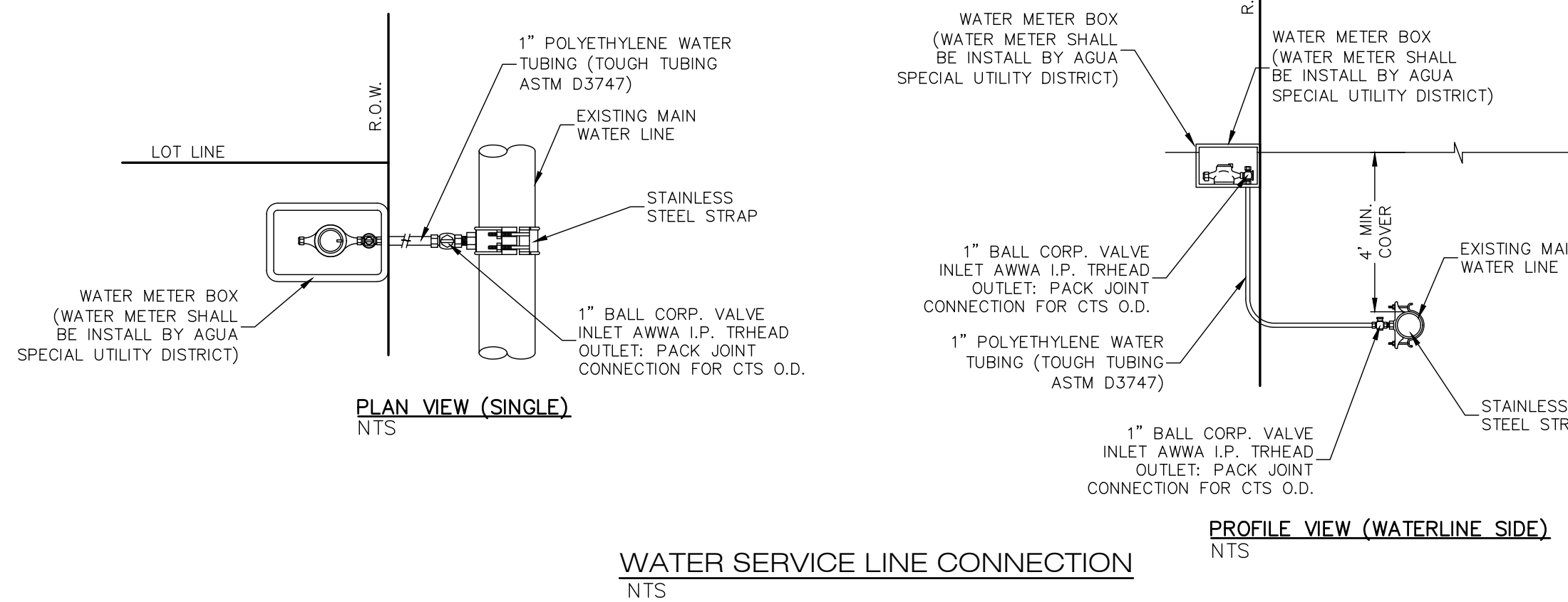


LOS EJIDOS DE REYNOSA VIEJO GRANT
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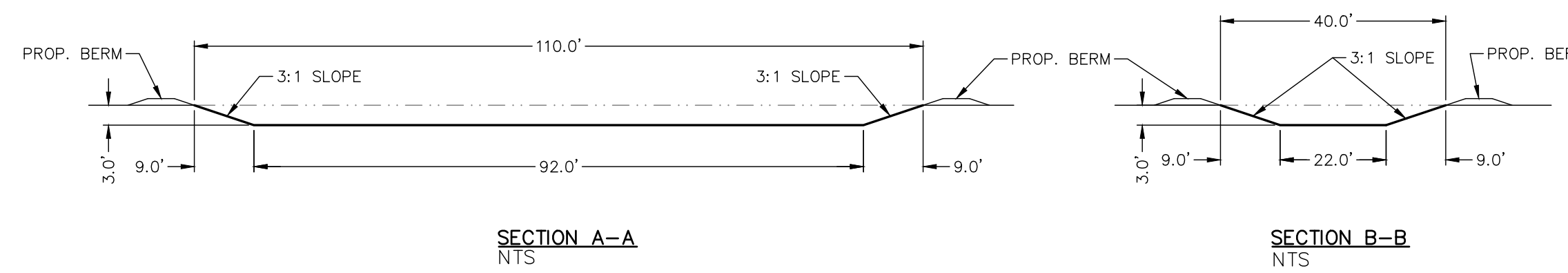


RECONSTRUCTION OF ROAD SIDE DITCH
 NTS

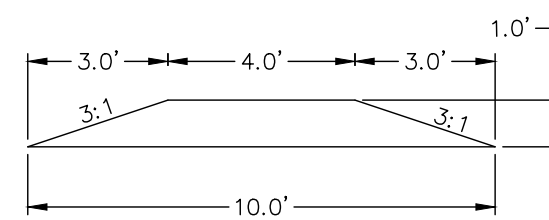
RE-GRADING 79 LF OF EXISTING ROADSIDE DITCH TO PROVIDE A 10-FOOT WIDE x 1 FOOT DEEP "V" SHAPE ROADSIDE DITCH WILL PROVIDE APPROXIMATELY 711 CUBIC FEET OF STORAGE VOLUME.



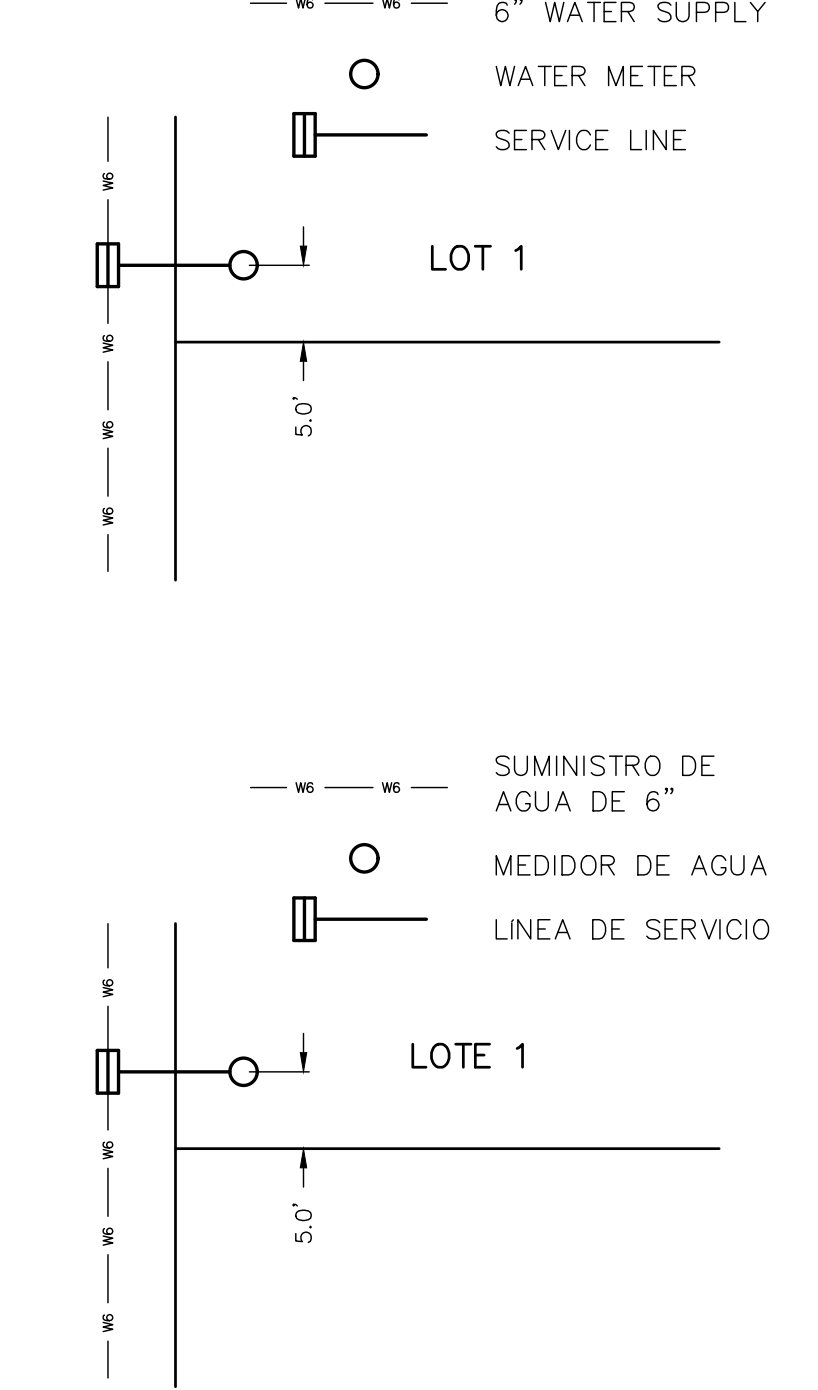
WATER SERVICE LINE CONNECTION
 NTS



RETENTION POND
 NTS



BERM
 NTS



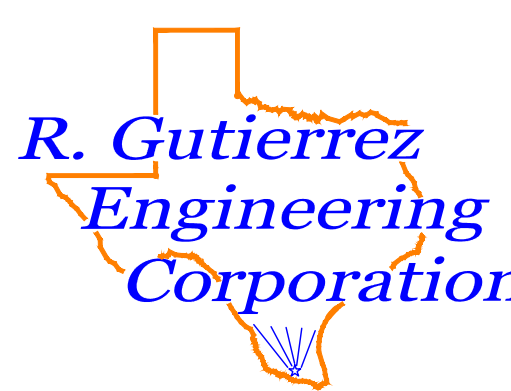
TOPOGRAPHY MAP, WATER LAYOUT, SANITARY SEWER IMPROVEMENT, DRAINAGE DETENTION PLAN, AND DETAILS

SHEET 2 OF 3



ON: _____ AT _____
 AM/PM INSTRUMENT
 No. _____ OF
 THE MAP RECORDS OF HIDALGO
 COUNTY, TEXAS
 BY: _____
 DEPUTY

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



Professional Engineers & Land Surveyors

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 ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00



PRELIMINARY-SUBJECT TO REVISION
 RAMIRO GUTIERREZ, P.E.
 REGISTERED PROFESSIONAL ENGINEER No. 65948
 R. GUTIERREZ ENGINEERING CORP.
 130 E. PARK
 PHARR, TEXAS 78577

HACIENDA LA LEJUA SUBDIVISION
 A 2.69 ACRE TRACT OF LAND OUT OF THE WEST HALF OF THE NORTHERLY FIVE AND FORTY-FIVE HUNDREDTHS (5.44) ACRES OF TRACT ONE HUNDRED FORTY-THREE (143) OF THE LOS EJIDOS DE REYNOSA VIEJO GRANT, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 07 PAGES 5-8 M.R.H.C., TEXAS.

FINAL ENGINEERING REPORT FOR HACIENDA LA LEJUA SUDIVISION

WATER SUPPLY DESCRIPTION, COST AND OPERABILITY DATE

HACIENDA LA LEJUA SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT.

THE SUBDIVIDER AND AGUA SPECIAL UTILITY DISTRICT HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SPECIAL UTILITY DISTRICT HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SPECIAL UTILITY DISTRICT HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

AGUA SPECIAL UTILITY DISTRICT HAS AN EXISTING 6 INCH WATER LINE WITHIN AND ALONG THE EXISTING SOUTH RIGHT OF WAY LINE OF WEST MILITARY ROAD (F.M. 1427). THE WATER SYSTEM FOR HACIENDA LA LEJUA SUBDIVISION CONSISTS OF A 5/8 INCH WATER SERVICE CONNECTION WITH A WATER METER BY TAPPING INTO THE EXISTING 6 INCH WATER LINE THAT RUNS ALONG AND WITHIN THE EXISTING SOUTH RIGHT OF WAY LINE OF WEST MILITARY ROAD (F.M. 1427). THE WATER METER HAS ALREADY BEEN INSTALLED AT A TOTAL COST OF \$_____ FOR LOT 1, IN ADDITION THE SUBDIVIDER HAS PAID AGUA SPECIAL UTILITY DISTRICT, THE SUM OF \$_____ WHICH COVERS THE \$_____ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA SPECIAL UTILITY DISTRICT UPON REQUEST BY THE LOT OWNER. AGUA SPECIAL UTILITY DISTRICT WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SPECIAL UTILITY DISTRICT AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION AND COST

SEWAGE FROM HACIENDA LA LEJUA SUBDIVISION, LOT 1 WILL BE TREATED BY A ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK. THE ON-SITE EVALUATOR (LICENSE NUMBER _____) AND HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF.

HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

THE LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 0.50 ACRE IN SIZE. THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY INDICATES A _____ LOAM AND _____TEST BORINGS WERE MADE AT OPPOSITE AREAS OF THE SUBDIVISION.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,600.00 DOLLARS INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OR THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT THE TOTAL COST OF \$1,600.00 DOLLARS. HIDALGO COUNTY HEALTH DEPARTMENT INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON _____ 20_____.

CERTIFICATION

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE TO INSTALL WATER AND SEWAGE FACILITIES. DISCUSSED ABOVE, ARE AS FOLLOWS; WATER FACILITIES: WATER FACILITIES COST A TOTAL OF \$_____. SEWAGE FACILITIES: SEPTIC SYSTEM COST A TOTAL OF \$_____.



PRELIMINARY-SUBJECT TO REVISION

RAMIRO GUTIERREZ, P.E. # 65948 DATE _____
TEXAS REGISTERED ENGINEERING FIRM # 486
PHARR, TEXAS 78577
PHONE (956) 782-2557

COST ESTIMATE

WATER SUPPLY SYSTEM: \$7,200.00
SEPTIC TANK SYSTEM: \$15,000.00 ESCROW

AGUA SPECIAL UTILITY DISTRICT FEES: \$5,167.00

SUBDIVIDER CERTIFICATION

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER(S) 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), _____, SUDIVIDER(S) OF HACIENDA LA LEJUA SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND 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 TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGUALIONS.

OWNER: _____

THE STATE OF TEXAS-COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATION

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED THE ABOVE NAMED OWNER(S) KNOWN TO ME TO ME THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE,(SHE), (THEY), EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20_____.

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS MY COMMISSION EXPIRES _____

INFORME FINAL DE INGENIERIA PARA HACIENDA LA LEJUA SUBDIVISION

DESCRIPCION DEL SUMINISTRO DE AGUA, COSTO Y FECHA DE OPERATIVIDAD

HACIENDA LA LAJUA SUBDIVISION SERA PROVISTO DE AGUA POTABLE POR AGUA SPECIAL UTILITY DISTRICT.

LA SUBDIVIDENTE Y AGUA SPECIAL UTILITY DISTRICT HAN CELEBRADO UN CONTRATO EN EL QUE AGUA SPECIAL UTILITY DISTRICT HA PROMETIDO PROPORCIONAR AGUA SUFICIENTE A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y AGUA SPECIAL UTILITY DISTRICT HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL PLENO DESARROLLO DE ESTA SUBDIVISION.

EL DISTRITO DE SERVICIOS PUBLICOS ESPECIALES DE AGUA TIENE UNA LINEA DE AGUA EXISTENTE DE 6 PULGADAS DENTRO Y A LO LARGO DE LA LINEA DE DERECHO DE VIA SUR EXISTENTE DE WEST MILITARY ROAD (F.M. 1427). EL SISTEMA DE AGUA PARA LA SUBDIVISION HACIENDA LA LEJUA CONSISTE EN UNA CONEXION DE SERVICIO DE AGUA DE 5/8 PULGADAS CON UN MEDIDOR DE AGUA APROVECHANDO LA LINEA DE AGUA EXISTENTE DE 6 PULGADAS QUE CORRE A LO LARGO Y DENTRO DE LA LINEA DE DERECHO DE VIA SUR EXISTENTE DE WEST MILITARY ROAD (F.M. 1427). EL MEDIDOR DE AGUA YA SE HA INSTALADO A UN COSTO TOTAL DE \$_____ PARA EL LOTE 1, ADEMÁS EL SUBDIVIDOR HA PAGADO AL DISTRITO DE SERVICIOS PUBLICOS ESPECIALES DE AGUA LA SUMA DE \$_____ QUE CUBRE EL \$_____ COSTO POR LOTE COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS, CUYA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIFAS DE ADQUISICION DE DERECHOS Y TODAS LAS TARIFAS DE MEMBRESIA U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION AL DISTRITO DE SERVICIOS PUBLICOS ESPECIALES DE AGUA A SOLICITUD DEL PROPIETARIO DEL LOTE. AGUA SPECIAL UTILITY DISTRICT INSTALARA RAPIDAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR EL DISTRITO DE SERVICIOS PUBLICOS ESPECIALES DE AGUA Y DICHO SISTEMA DE DISTRIBUCION ES OPERABLE A LA FECHA DE LA GRABACION DE LA PLACA.

SEWAGE FACILITIES DESCRIPTION AND COST

LAS AGUAS RESIDUALES DE LA SUBDIVISION HACIENDA LA LEJUA, LOTE 1, SERAN TRATADAS POR UNA INSTALACION DE ALCANTARILLADO EN EL SITIO ("OSSF") QUE CONSISTE EN UN TANQUE SEPTICO DE DOBLE COMPARTIMENTO DE DISEÑO ESTANDAR. EL EVALUADOR EN EL SITIO (NUMERO DE LICENCIA _____) Y HA EVALUADO LA IDONEIDAD DEL SITIO DE SUBDIVISION PARA OSSF Y HA PRESENTADO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF.

LOS ASPECTOS MAS DESTACADOS DEL INFORME SON LOS SIGUIENTES: EL LOTE EN LA SUBDIVISION PROPUESTA TIENE AL MENOS 0.50 ACRES DE TAMAÑO. EL ESTUDIO DE SUELOS DEL SERVICIO DE CONSERVACION DE SUELOS DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS INDICA QUE SE HICIERON PERFORACIONES DE MARGA Y _____TEST EN AREAS OPUESTAS DE LA SUBDIVISION.

EL COSTO DE INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$1,600.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO Y LA LICENCIA REQUERIDOS. TODOS LOS OSSF SE HAN INSTALADO COMO O EL MOMENTO DE LA SOLICITUD PARA LA APROBACION FINAL DE LA PLACA AL COSTO TOTAL DE \$ 1,600.00 DOLARES. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO INSPECCIONO Y APROBO LA INSTALACION DE TODOS LOS OSSF EN _____ 20_____.

CERTIFICACION

POR MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE SON PARA INSTALAR INSTALACIONES DE AGUA Y ALCANTARILLADO. DISCUTIDOS ANTERIORMENTE, SON LOS SIGUIENTES; INSTALACIONES DE AGUA: LAS INSTALACIONES ACUATICAS CUESTAN UN TOTAL DE \$_____. INSTALACIONES DE ALCANTARILLADO: EL SISTEMA SEPTICO COSTO UN TOTAL DE \$_____.

PRELIMINARY-SUBJECT TO REVISION

RAMIRO GUTIERREZ, P.E. # 65948 DATE _____
TEXAS REGISTERED ENGINEERING FIRM # 486
PHARR, TEXAS 78577
PHONE (956) 782-2557



DRAINAGE REPORT FOR Hacienda La Lejua Subdivision

I. PROJECT LOCATION

The proposed Hacienda La Lejua Subdivision is located within the ETJ of the City of Mission, Texas. The subdivision is situated along the south Right-of-Way (ROW) of Military Road approximately 6,000 feet west of Abram Road. The proposed subdivision consists of one (1) commercial lot subdivision. The subdivision is more particularly described as 2.69 Acre tract of land out of the west half of the northerly five and forty-five hundreds (5.44) Acres of tract one hundred forty-three (143) of the Los Ejidos de Reynosa Viejo Grant, Hidalgo County, Texas per map recorded in Volume 07, Pages 5-8 of the Map Records of Hidalgo County, Texas. Copy of the subdivision plat and the USGS Topographic Map can be found in Exhibits A and B respectively.

II. FEMA FLOOD PLAIN DESCRIPTION

The proposed La Lejua Subdivision is located within a flood hazard boundary area designated as Zone B as depicted in the FEMA Community Panel Number 480334 0400 C map revised November 16, 1982. Zone B are an area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile. A copy of the FIRM can be found in Exhibit C.

III. SOIL CONDITIONS

The proposed La Lejua Subdivision is located within Hidalgo County and the soil classifications for the majority of the property is Reynosa silty clay loams (Map Symbol 55) with a two small portions on the south side being classified as Run silty clay (Map Symbol 64) and Matamoros silty clay (Map Symbol 34). These soils are moderately well drained to well drain and surface runoff for these soils is medium to negligible. They are in the Hydrologic Soil Group B. A Soil Resource Report with a summary of the subsurface soils at the location of the proposed subdivision is included in Exhibit D.

IV. PRE-DEVELOPMENT CONDITIONS

This tract of land is currently undeveloped vacant tract. This tract of land is relatively flat with an average slope of 1.5%. The existing runoff from the site is by form of sheet flow and runs mainly in the southerly direction. This flow is naturally retained on the low areas of the property's open land. The total contributing 10-year existing storm water runoff from this site is approximately 1.93 cfs. Calculations are included in Exhibit E.

V. POST-DEVELOPEMENT CONDITIONS

The proposed subdivision is comprised of a one (1) commercial lot subdivision. In accordance with the proposed site plan layout provided by the owner, the proposed improvements will consist of approximately 22,500 SF of pavement, 5,640 SF commercial buildings with 23,700 SF consisting of asphalted parking areas and concrete driveways. The remainder of the lots will be considered as green area cover and unimproved areas.

The proposed drainage pattern will be maintained as in the pre-development conditions towards the south of the property. In accordance with the Hidalgo County Drainage District #1 (HCDD1), the peak runoff of the post-development conditions for the 50-year storm event will be approximately 6.32 cfs with an increase of 4.39 cfs. With an allowable discharge of 1.93 cfs, the required storage volume is 8,940 cubic feet (0.205ac-ft). Calculations are included in Exhibit E.

Due to the non-existing drainage infrastructure in the vicinity and the natural grade of the property, the proposed increase in runoff will be retained in the existing furrow areas and the proposed retention pond located in the south side of the proposed improvements.

PRELIMINARY-SUBJECT TO REVISION

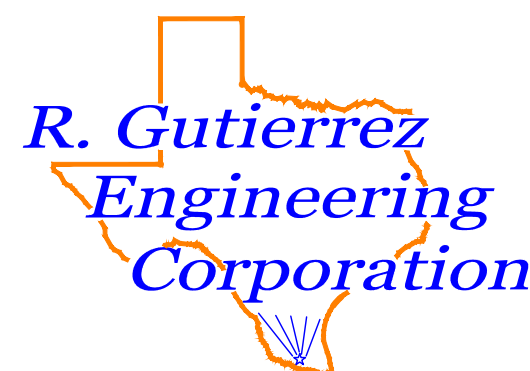
RAMIRO GUTIERREZ, P.E. # 65948 DATE _____
TEXAS REGISTERED ENGINEERING FIRM # 486
PHARR, TEXAS 78577
PHONE (956) 782-2557



ON: _____ AT _____
AM/PM INSTRUMENT
No. _____ OF
THE MAP RECORDS OF HIDALGO
COUNTY, TEXAS
BY: _____
DEPUTY

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

HACIENDA LA LEJUA SUBDIVISION
A 2.69 ACRE TRACT OF LAND OUT OF THE WEST HALF OF THE NORTHERLY FIVE AND FORTY-FIVE HUNDREDTHS (5.44) ACRES OF TRACT ONE HUNDRED FORTY-THREE (143) OF THE LOS EJIDOS DE REYNOSA VIEJO GRANT, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 07 PAGES 5-8 M.R.H.C., TEXAS.



Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00