



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: 9-02-2025

PROPOSED IVJ SUBDIVISION, PRECINCT No. 3

ENGINEER: NAIN ENGINEERING DEVELOPER: VERONICA PEREZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST OF BENTSEN PALM DRIVE APPROXIMATELY 1 MILE NORTH OF MILE 3 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-10-2025 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO BENTSEN PALM DRIVE ROAD SIDE DITCH.

SEWER SYSTEM: SANITARY SEWER BY CITY OF MISSION

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 8" LOCATION: BENTSEN PALM DRIVE.

VARIANCE REQUEST TITTLE 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.

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JVJ SUBDIVISION

A 0.55 ACRE TRACT OF LAND (DEED REC. 0.50 JOUT LOT 178, BENTSEN GROVE SUBDIVISION AS PER MAP RECORDED IN VOLUME 7, PAGE 13, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

COMMENCING AT POINT FOR THE SOUTHEAST CORNER OF LOT 178 THENCE: N 08°50' E, ALONG THE EAST LINE OF LOT 178 AND PARALLEL 2.5 FEET WEST OF THE CENTERLINE OF N. BENTSEN PALM DRIVE. A DISTANCE OF 143.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE POINT OF BEGINNING:
 THENCE: N 81°10' W, PASSING A 1/2" IRON ROD FOUND AT 30.00 FEET FOR THE WEST RIGHT OF WAY LINE OF N. BENTSEN PALM DRIVE. A TOTAL DISTANCE OF 334.61 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED:
 THENCE: N 08°50' E, A DISTANCE OF 71.50 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED:
 THENCE: S 81°10' E, PASSING A 1/2" IRON ROD FOUND AT 304.61 FEET FOR THE WEST RIGHT OF WAY LINE OF N. BENTSEN PALM DRIVE. A TOTAL DISTANCE OF 334.61 FEET TO A POINT ON THE EAST LINE OF LOT 178 FOR THE NORTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED:
 THENCE: S 08°50' W, ALONG THE EAST LINE OF LOT 178 AND PARALLEL TO AND 2.5 FEET WEST OF THE CENTERLINE OF N. BENTSEN PALM DRIVE. A DISTANCE OF 71.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.55 OF AN ACRE OF LAND MORE OR LESS.

STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 VERONICA PEREZ RAMOS OWNER OF THE 0.55 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED JVJ SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN.
 WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT
 (A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 (B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 (C) ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEET, OR WILL MEET, MINIMUM STATE STANDARDS; AND
 (D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
 WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

OWNER: VERONICA PEREZ RAMOS
 ADDRESS: 114 BERRY ST
 MISSION, TEXAS, 78574

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED VERONICA PEREZ RAMOS PROVED TO BE THROUGH THEIR TEXAS SUBSCRIBED OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

APPROVED BY DRAINAGE DISTRICT:
 HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODES 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL E. SESIN, P.E., C.F.M. DATE

THIS PLAT HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION DELIVERY FACILITIES, AS REQUIRED BY THE DISTRICTS SUBDIVISION POLICES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT AND BY VIRTUE OF THESE REQUIREMENTS IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH FACILITIES.

DATED THIS THE ____ DAY OF _____, 2025

ATTEST: DIRECTOR DIRECTOR

STATE OF TEXAS
 COUNTY OF HIDALGO

I, _____, ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF MISSION, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOW AS JVJ SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE ____ DAY OF _____, 20 ____ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR / PLANNING AND ZONING DEPARTMENT DIRECTOR

STATE OF TEXAS
 COUNTY OF HIDALGO

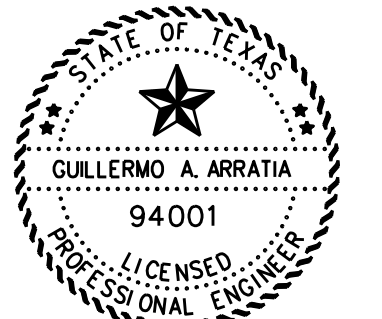
I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

HOMERO LUIS GUTIERREZ
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791
 2600 SAN DIEGO
 MISSION, TEXAS 78572

STATE OF TEXAS
 COUNTY OF HIDALGO

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

Guillermo Arratia P.E. 8/10/2025
 GUILLERMO A. ARRATIA
 LICENSED PROFESSIONAL ENGINEER No. 94001
 526 N. 5TH ST.
 DONNA, TEXAS, 78537

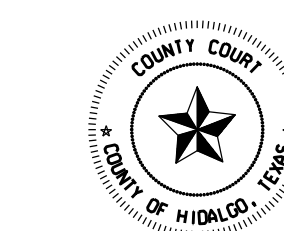


HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 232.0281(A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF JVJ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2025

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE



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

ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____

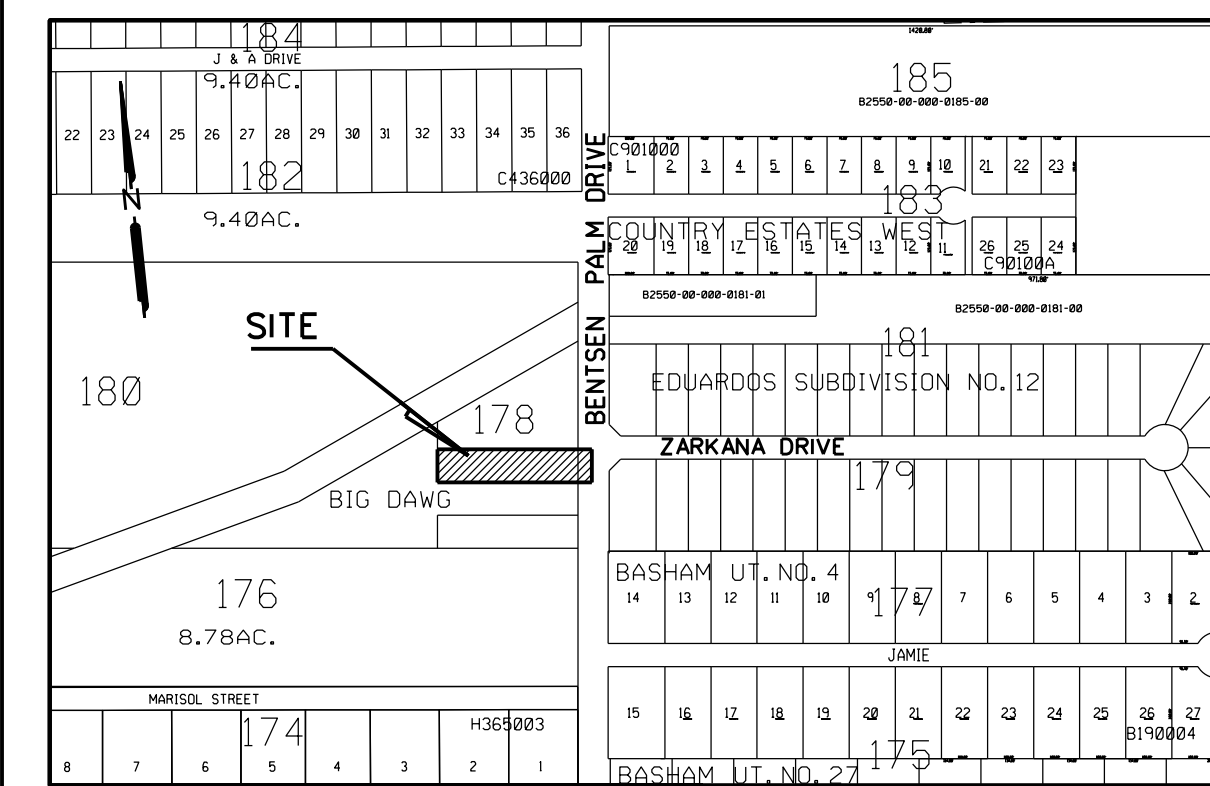
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

DATE OF PREPARATION: MAY 24, 2025

GENERAL NOTES:

- MIN. BUILDING SETBACK LINES:
 FRONT 50.0'
 SIDE 6.0' OR EASEMENT WHICH EVER IS GREATER
 REAR 25.0' OR EASEMENT WHICH EVER IS GREATER
- MINIMUM FINISH FLOOR NOTE:
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.
 ● DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED. BM * 2+76.00
 > DENOTES NAIL FOUND UNLESS OTHERWISE NOTED. BM-182.80
- BENCH MARK 182.80 TOP OF 1/2" IRON ROD AT THE NORTHEAST CORNER N.A.V.D. 88 DATUM
- FLOOD ZONE DESIGNATION: ZONE "X"
 AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
 C.P.N. 480334 0290 D MAP REVISED: JUNE 6, 2000
 CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- DRAINAGE:
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 999 CUBIC FEET 0.02 ACRE- FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SELF-CONTAINED WITHIN THE SUBDIVISION 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 IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, 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.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
 NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
 NO COMMERCIAL USE
- EACH PURCHASED 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 THE SUBDIVISION.
- ALL PUBLIC UTILITIES 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 SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
- ALL LOTS SHALL HAVE A POST DEVELOPEMENT 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
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENT ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
- CLEARANCES FOR WATER (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS. SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY POSSESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED BY THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS)



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

JVJ SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE WEST SIDE OF HIDALGO COUNTY AND ON THE WEST SIDE OF N. BENTSEN PALM DRIVE 4,971.5 FEET NORTH OF MILE 3 NORTH. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 77,058 /2015 CENSUS). JVJ SUBDIVISION LIES APPROXIMATELY 1 MILE FROM THE CITY LIMITS OF MISSION AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

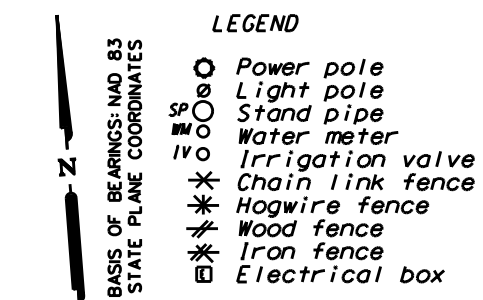
REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

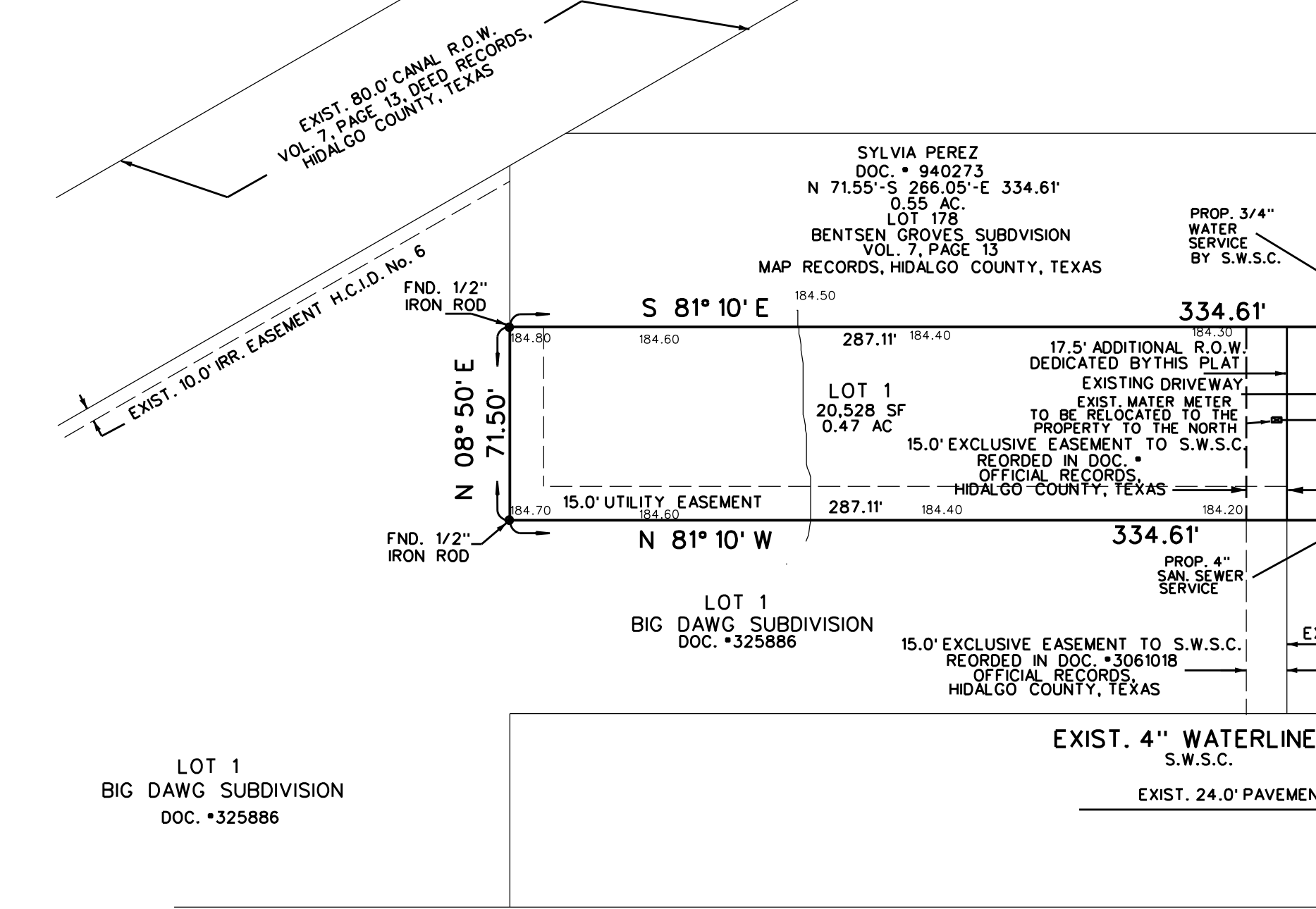
PRINCIPAL CONTACTS:
 NAME ADDRESS CITY & ZIP PHONE
 OWNER: VERONICA PEREZ RAMOS 1114 BERRY ST MISSION, TEXAS 78574 (956) 490-8896
 ENGINEER: GUILLERMO A. ARRATIA 526 N. 5TH ST. DONNA, TX 78537. (956) 784-0288
 SURVEYOR: HOMERO LUIS GUTIERREZ 2600 SAN DIEGO MISSION, TX (956) 369-0988

NAIN ENGINEERING, L.L.C.
 CONSULTING ENGINEER
 526 N. 5TH STREET DONNA, TEXAS 78537
 FIRM NO. F-9050 PH. (956) 784-0218
 E-MAIL: NAINENGINEERING@YAHOO.COM

MAP OF WATER DISTRIBUTION SYSTEM MAPA DE DISTRIBUCION DE AGUA



SC: 1" = 50'



JVJ SUBDIVISION

A 0.55 ACRE TRACT OF LAND (DEED REC. 0.50 JOUT LOT 178, BENTSEN GROVE SUBDIVISION AS PER MAP RECORDED IN VOLUME 7, PAGE 13, MAP RECORDS, HIDALGO COUNTY, TEXAS.

WATER SUPPLY DESCRIPTION, COST AND OPERABILITY DATE:
JVJ SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION. THE SUBDIVIDER AND SHARYLAND WATER SUPPLY CORPORATION HAVE ENTERED INTO A CONTRACT IN WHICH SHARYLAND WATER SUPPLY CORPORATION HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF PRIMERA 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.

SHARYLAND WATER SUPPLY CORPORATION HAS AN EXISTING 8 INCH DIAMETER WATERLINE RUNNING ALONG THE EAST SIDE OF N. BENTSEN PALM DRIVE. THE WATER FOR JVJ SUBDIVISION CONSIST OF AN EXISTING WATER METER FOR THIS PROPERTY.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATE:
SEWAGE FROM JVJ SUBDIVISION, WILL BE TREATED BY WASTEWATER SERVICE FROM THE CITY OF MISSION. THE SUBDIVIDER AND THE CITY OF MISSION HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF MISSION HAS PROMISED TO PROVIDE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE CITY OF MISSION HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE CITY OF MISSION HAS AN EXISTING 8" DIAMETER SEWER LINE ON THE EAST SIDE OF N. BENTSEN PALM DRIVE. THE WASTEWATER SYSTEM FOR JVJ SUBDIVISION, CONSISTS OF A PROPOSED 4" DIAMETER SEWER SERVICE THAT TAPS INTO AN EXISTING 8" SANITARY SEWER RUNNING ALONG THE EAST SIDE OF N. BENTSEN PALM DRIVE.

THE 4" SANITARY SEWER SERVICE HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$2,500.00. THE ENTIRE WASTEWATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF MISSION AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO

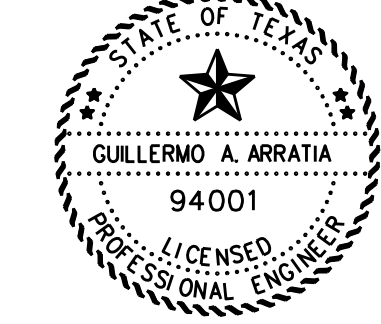
LA SUBDIVISION DE JVJ SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION EL DUENO DE LA SUBDIVISION Y SHARYLAND WATER SUPPLY CORPORATION HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. SHARYLAND WATER SUPPLY CORPORATION HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO, LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION EL SISTEMA, DE PROVISION DE AGUA PARA LA SUBDIVISION DE JVJ SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LAO ESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA N. BENTSEN PALM DRIVE, DONDE YA EXISTE UN MEDIDOR MECANICO PARA ESTE LOTE.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION EL SISTEMA DE DRENAJE SANITARIO PARA LA SUBDIVISION JVJ SUBDIVISION SERA TRATADO POR EL SISTEMA DE DRENAJE SANITARIO DE LA CIUDAD DE MISSION. EL DUENO DE LA SUBDIVISION Y LA CIUDAD DE MISSION HAN FIRMADO UN ACUERDO EN LA CUAL LA CIUDAD A PROMETIDO MANTENER EL SERVICIO DE DRENAJE SANITARIO POR ALMENOS 30 ANOS. LA CIUDAD DE MISSION A PRESENTADO SUFICIENTE DOCUMENTACION PARA COMPROBAR LA DISPONIBILIDAD Y CALIDAD DEL SERVICIO A LARGO PLAZO PARA SERVIR LA SUBDIVISION CUANDO ESTE COMPLETAMENTE DESARROLLADA. LA CIUDAD DE MISSION TIENE UNA LINEA DE DRENAJE SANITARIO DE 8 PULGADAS POR EL LAO ESTE DE N. BENTSEN PALM DRIVE. SE INSTALARA UN SERVICIO DE 4 PULGADAS A UN COSTO DE \$2,500.00 PARA ESTA SUBDIVISION.

CERTIFICATION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EL LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR DRENAJE: SE ESTIMA QUE EL DRENAJE SANITARIO COSTARA \$ 12,500.00

AGUA: YA EXISTE UN MEDIDOR MECANICO PARA ESTA PROPIEDAD
DRENAJE: SE ESTIMA QUE EL DRENAJE SANITARIO COSTARA \$ 12,500.00

Guillermo Arratia P.E.
8/10/2025
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER No. 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537



DRAINAGE REPORT

JUNE 1, 2025
DRAINAGE REPORT:
BY: GUILLERMO A. ARRATIA, P.E.
JVJ ESTATES
HIDALGO COUNTY, TEXAS

I. PROJECT LOCATION
A 0.55 acre tract of land (deed record: 0.50) out of Lot 178, Bentsen Grove Subdivision according to the map recorded in volume 7, page 13, Map Records, Hidalgo County, Texas, and is located on the west of N. Bentsen Palm Drive intersection with Zarkana Drive and is within the 2 Mile ETJ of the city of Mission. (Refer to Exhibit B).

II. FLOOD PLAIN
The subject tract lies in Zone "X", areas determined to be outside 500-year flood. F.E.M.A.-F.I.R.M. Map No. 480334 0290 D, Map Revised: June 6, 2000. (Refer to Exhibit C).

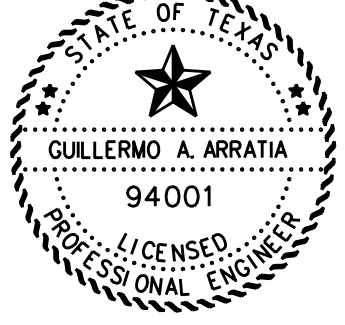
III. SOIL CONDITIONS
A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo and Rio (25)(6)(6) sandy clay loam soil that has a poor low shrink-swell potential and is listed in hydrological Group B. (Refer to Exhibit D)

IV. EXISTING CONDITIONS
The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.1%). Existing runoff (0.51 cfs) from the site is by form of sheet flow runs towards the east side of this tract.

V. PROPOSED CONDITIONS
The proposed conditions for this subject tract is for one lot for Residential use. The storm runoff after development will be increase 0.59 cfs for a total 1.1 cfs. I have calculated that 988 cfs of storm runoff for a 50 year design frequency, and will be detain within the property by front Green areas and outfalling into the road side ditch via sheet flow.

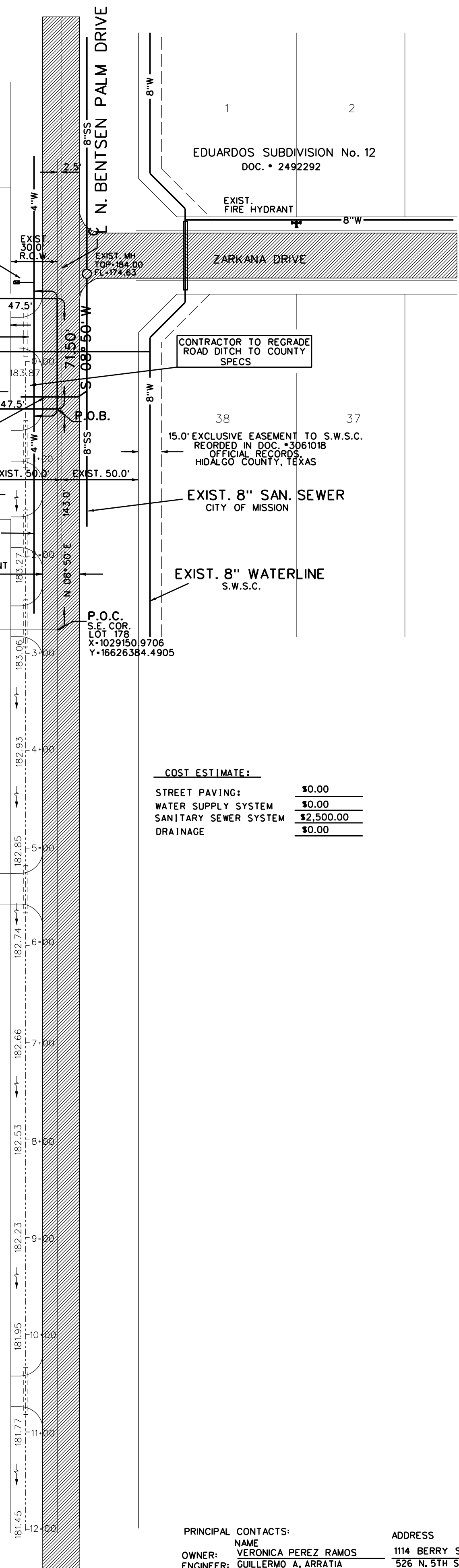
CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A THE SUBJECT TRACT LIES IN ZONE "X"; AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN. C.P.N. 480334 0450 C MAP REVISED: JUNE 6, 2000 BASED ON GRAPHICAL REPRESENTATION ON DATE SIGN.

Guillermo Arratia P.E.
8/19/2025
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER No. 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537



COST ESTIMATE:

STREET PAVING:	\$0.00
WATER SUPPLY SYSTEM	\$0.00
SANITARY SEWER SYSTEM	\$2,500.00
DRAINAGE	\$0.00



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 LOT MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOT OR SEPTIC TANK MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

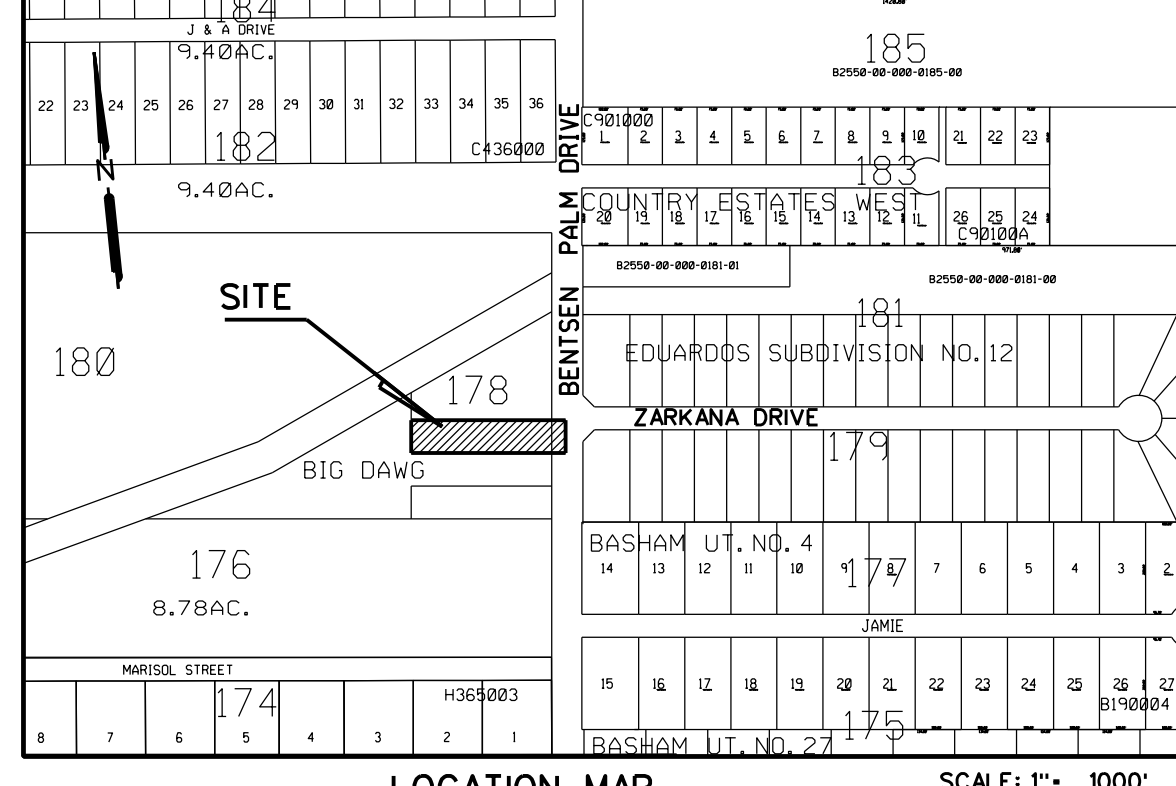
SUBDIVIDER STATEMENT:
1.- VERONICA PEREZ RAMOS SUBDIVIDER OF JVJ SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER: VERONICA PEREZ RAMOS
ADDRESS: 114 BERRY ST
MISSION, TEXAS. 78574

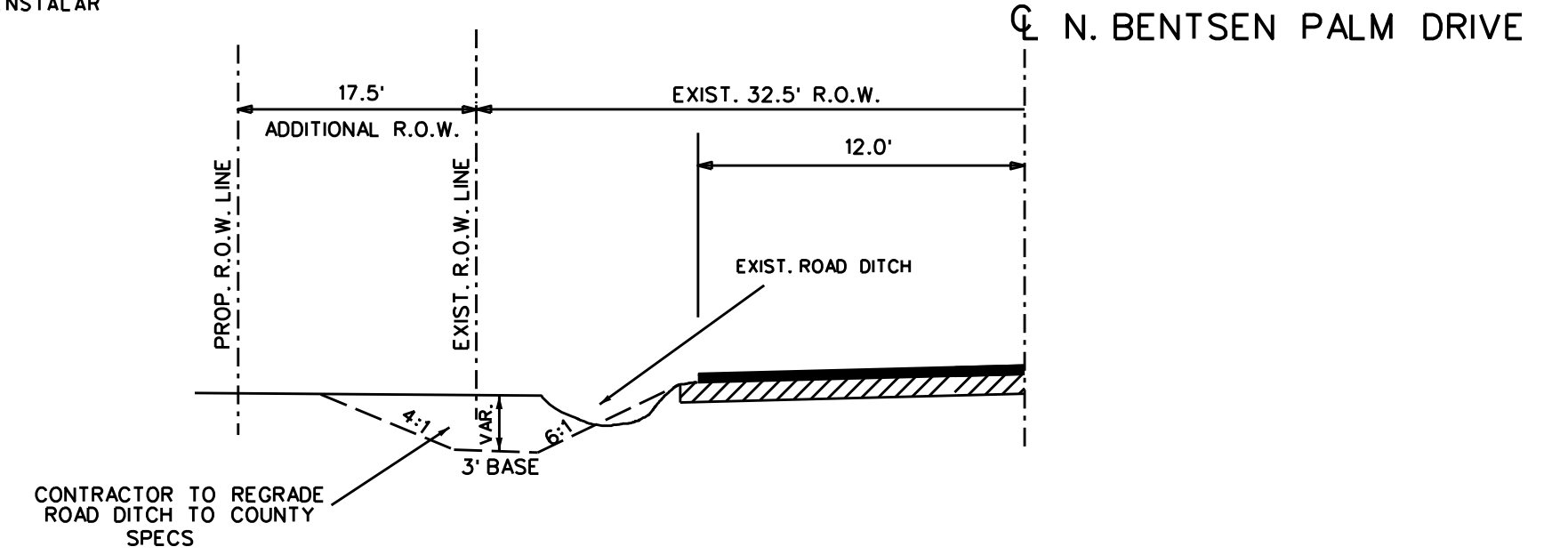
STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED VERONICA PEREZ RAMOS PROVED TO BE THROUGH THEIR TEXAS SUBSCRIBED OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC



LOCATION MAP
SCALE: 1" = 1000'
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
JVJ SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 3 IN THE WEST SIDE OF HIDALGO COUNTY AND ON THE WEST SIDE OF N. BENTSEN PALM DRIVE 4,971.5 FEET NORTH OF MILE 3 NORTH. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 77,058 /2015 CENSUS). JVJ SUBDIVISION LIES APPROXIMATELY 1 MILE FROM THE CITY LIMITS OF MISSION AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021



RECONSTRUCTION OF ROAD SIDE DITCH
N. BENTSEN PALM DRIVE
N.T.S.

INDEX TO SHEET OF JVJ SUBDIVISION

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; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; 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; H.C.H.D. CERTIFICATE OF APPROVAL; REVISION NOTES. H.C.H.D. CITY PLANNING AND CITY COMMISSION'S CERTIFICATION AND CITY COUNCIL CERTIFICATION
SHEET 2	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION); INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; 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

DATE OF PREPARATION: MAY 24, 2025

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PRINCIPAL CONTACTS:

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OWNER: VERONICA PEREZ RAMOS	114 BERRY ST	MISSION, TEXAS. 78574	(956) 490-8996
ENGINEER: GUILLERMO A. ARRATIA	526 N. 5TH ST.	DONNA, TX 78537.	(956) 784-0218
SURVEYOR: HOMERO GUTIERREZ	2600 SAN DIEGO	MISSION, TX	(956) 369-0988