



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: 12-16-2025

PROPOSED DG TOWER SUBDIVISION, PRECINCT No. 4.

ENGINEER: AEC ENGINEERING LLC DEVELOPER EVERALDO TREVIÑO

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: 1

LOCATION DESCRIPTION: SOUTH EAST CORNER OF OWASSA ROAD AND TOWER ROAD.

SUBDIVISION LIES WITHIN THE:  RURAL AREA

DRAINAGE REPORT WAS APPROVED BY ON 2-14-2025 PROPERTY LIES WITHIN FLOOD ZONE C AS PER FEMA.  
HCDD#1:

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

SEWER SYSTEM:  N.A.W.S.C. SANITARY SEWER

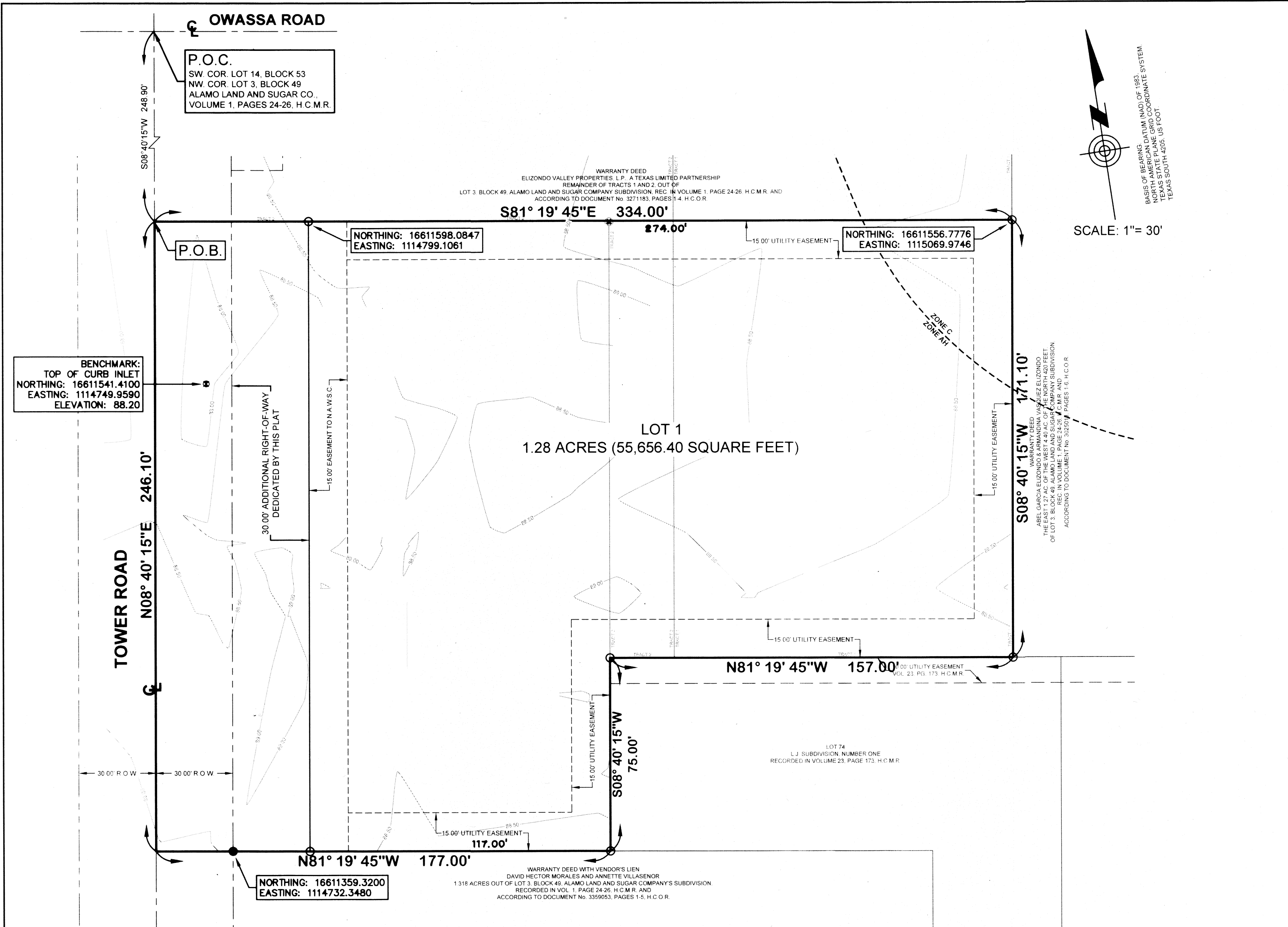
WATER SERVICE PROVIDER: N.A.W.S.C.

STAFF RECOMMENDS:  **Preliminary Approval** *subject to comments and future recommendations by planning, other departments.*

**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.

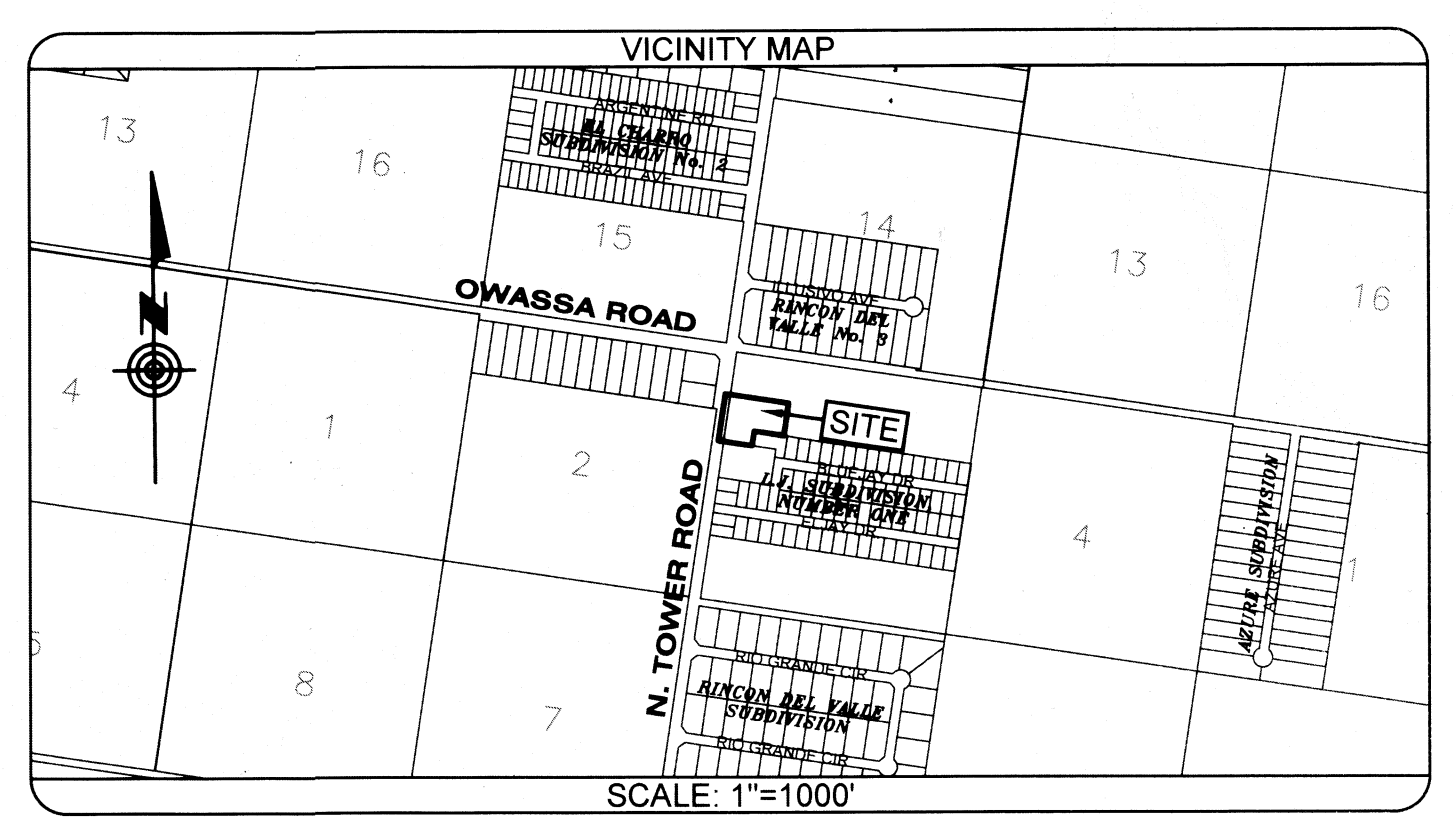


STATE OF MISSOURI  
HOWELL COUNTY  
OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

I, JACOB STAUFFER, AUTHORIZED AGENT OF DGOALAMOTX05082024 LLC, A MISSOURI LIMITED PARTNERSHIP, AS OWNER THE 1.62-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DG TOWER 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 TANKS, 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  
7/10/25



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

DG TOWER SUBDIVISION IS LOCATED ON THE EAST SIDE OF TOWER ROAD, APPROXIMATELY 250 FEET SOUTH OF OWASSA ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALAMO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ALAMO (POPULATION 20,460). DG TOWER SUBDIVISION DOES NOT FALL WITHIN ANY CITY'S E.T.J. THIS SUBDIVISION LIES IN PRECINCT NO. 1.

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 10 DAY OF July, 2025

Juliann Lewright  
NOTARY PUBLIC  
STATE OF MISSOURI  
MY COMMISSION EXPIRES SEPT 30 2026

RIGHT-OF-WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HERIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HERIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT HE IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE 10 DAY OF July, 2025

Jacob Stauffer  
DGOALAMOTX05082024 LLC  
A MISSOURI LIMITED LIABILITY COMPANY

METES AND BOUNDS DESCRIPTION

A 1.62-ACRE (70,422.40 SQUARE FEET) TRACT OF LAND, MORE OR LESS, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, OUT OF LOT THREE (3), BLOCK FORTY-NINE (49), ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.62-ACRE (70,422.40 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT LOCATED WITHIN THE INTERSECTION OF THE RIGHTS-OF-WAY OF TOWER ROAD AND OWASSA ROAD, FOR THE NORTHWEST CORNER OF SAID LOT THREE (3), BLOCK FORTY-NINE (49), THENCE:

- S 08°40'15" W, WITHIN THE RIGHT-OF-WAY OF SAID TOWER ROAD, AND ALONG THE WEST LINE OF SAID LOT THREE (3), BLOCK FORTY-NINE (49), A DISTANCE OF 248.90 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
- THENCE, S 81°19'45" E, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT THREE (3), BLOCK FORTY-NINE (49), AT A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF SAID TOWER ROAD, AND CONTINUING A TOTAL OF 334.00 FEET TO A #4 REBAR SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, S 08°40'15" W, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT THREE (3), BLOCK FORTY-NINE (49), A DISTANCE OF 171.10 FEET TO A #4 REBAR SET ON THE NORTH LINE OF LOT 74, L.J. SUBDIVISION NUMBER ONE (RECORDED IN VOLUME 23, PAGE 173, H.C.M.R.), FOR THE EASTERMOST SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, N 81°19'45" W, ALONG THE NORTH LINE OF SAID LOT 74, L.J. SUBDIVISION NUMBER ONE, A DISTANCE OF 157.00 FEET TO A #4 REBAR SET FOR THE NORTHWEST CORNER OF SAID LOT 74, L.J. SUBDIVISION NUMBER ONE, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, S 08°40'15" W, ALONG THE WEST LINE OF SAID LOT 74, L.J. SUBDIVISION NUMBER ONE, A DISTANCE OF 75.00 FEET TO A #4 REBAR SET FOR THE SOUTHWEST CORNER OF SAID LOT 74, L.J. SUBDIVISION NUMBER ONE, FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, N 81°19'45" W, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT THREE (3), BLOCK FORTY-NINE (49), AT A DISTANCE OF 147.00 FEET TO A #4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID TOWER ROAD, AND CONTINUING A TOTAL DISTANCE OF 177.00 FEET TO A POINT LOCATED WITHIN THE RIGHT-OF-WAY OF SAID TOWER ROAD, FOR THE WEST LINE OF SAID LOT THREE (3), BLOCK FORTY-NINE (49), AND THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, N 08°40'15" E, CONTINUING WITHIN THE RIGHT-OF-WAY OF SAID TOWER ROAD, AND ALONG THE WEST LINE OF SAID LOT THREE (3), BLOCK FORTY-NINE (49), A DISTANCE OF 248.10 FEET TO THE POINT OF BEGINNING, CONTAINING 1.62 ACRES (70,422.40 SQUARE FEET) OF LAND, OF WHICH 0.17 OF ONE ACRE (7,383.00 SQUARE FEET) LIES WITHIN THE RIGHT-OF-WAY OF TOWER ROAD, LEAVING A NET ACREAGE OF 1.45 (63,039.40 SQUARE FEET) OF LAND, MORE OR LESS.

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 20th DAY OF March, 2025

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

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.

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

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, OR 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 20 DAY OF March, 2025

JOSE MARIO GONZALEZ, R.P.L.S.  
RIO DELTA SURVEYING  
8207 MATEO ESCOBAR  
MONTE ALTO, TEXAS 78538  
TEL: 956-262-0222  
NO. 5571 STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO  
HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS 20th DAY OF March, 2025

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

ATTEST

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, OR 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 20 DAY OF March, 2025

JOSE MARIO GONZALEZ, R.P.L.S.  
RIO DELTA SURVEYING  
8207 MATEO ESCOBAR  
MONTE ALTO, TEXAS 78538  
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COUNTY OF HIDALGO  
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ATTEST

STATE OF TEXAS  
COUNTY OF HIDALGO  
HIDALGO COUNTY IRRIGATION DISTRICT No. 2

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ATTEST

STATE OF TEXAS  
COUNTY OF HIDALGO

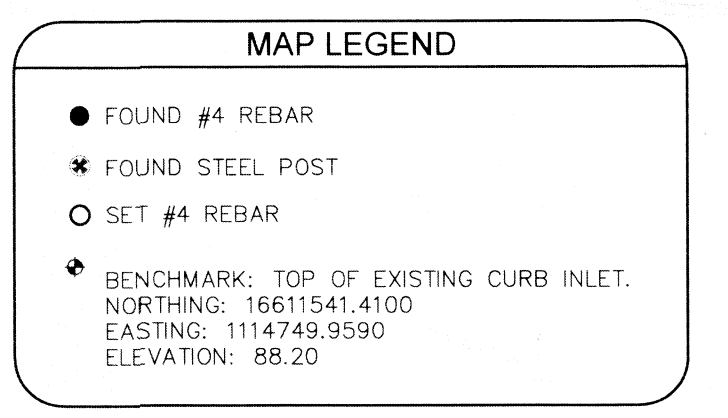
UNDER LOCAL GOVERNMENT CODE §232.028(b)

WE, THE UNDERSIGNED, CERTIFY THAT THIS SUBDIVISION PLAT OF DG TOWER SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE 20th DAY OF March, 2025

HIDALGO COUNTY JUDGE

ATTEST

HIDALGO COUNTY CLERK



PREPARED BY: J. d'Z. JOB # 1456.048 Date: January 31, 2025

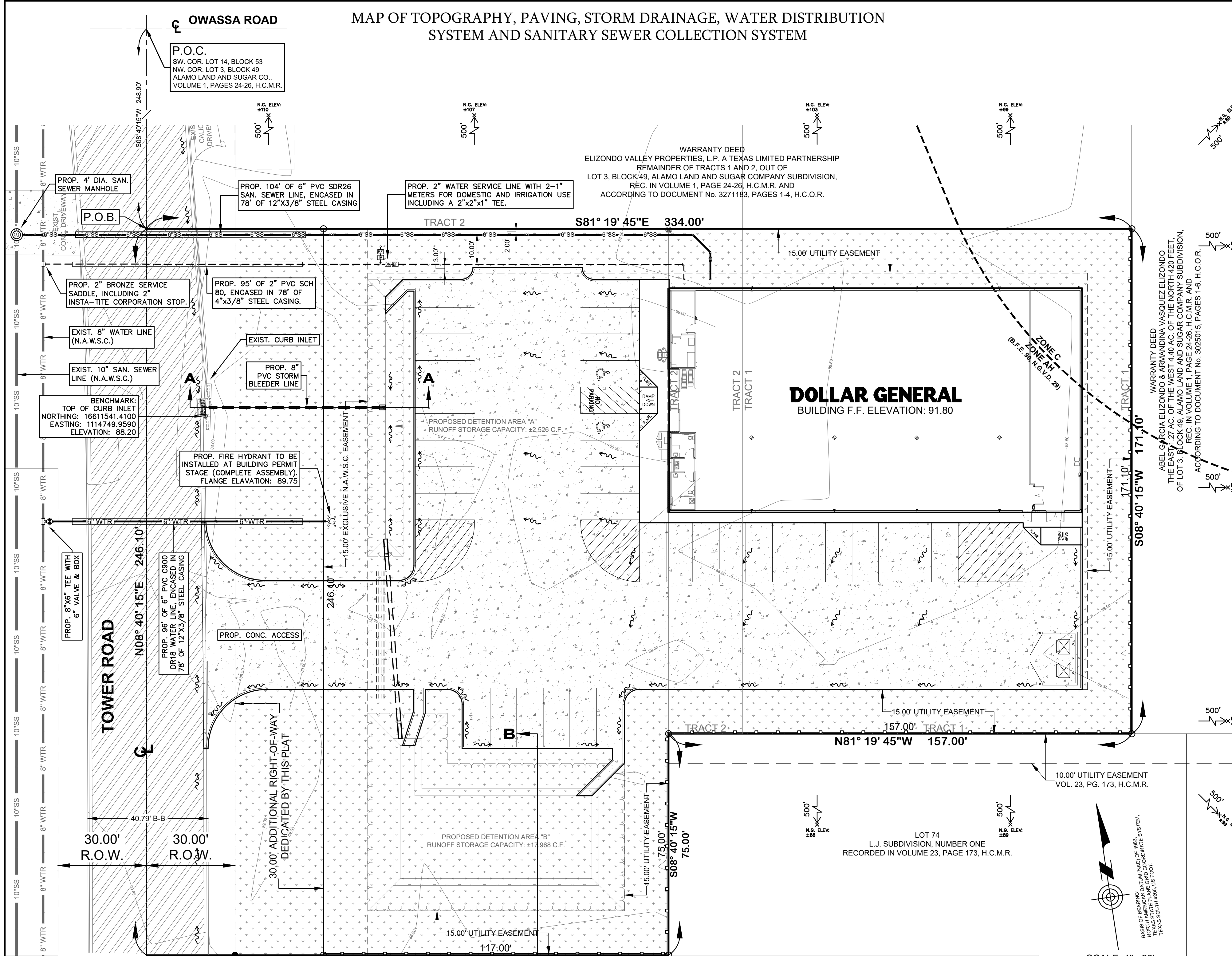
**DG TOWER SUBDIVISION**

A 1.62-ACRE (70,422.40 SQUARE FEET) TRACT OF LAND, MORE OR LESS, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, OUT OF LOT THREE (3), BLOCK FORTY-NINE (49), ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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) 262-0222

INDEX TO SHEETS OF DG TOWER 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; CITY 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 DESIGNATION OF THE PRECINCT WHERE THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; DRAINAGE REPORT, INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S ACKNOWLEDGEMENT.

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



**DRAINAGE STATEMENT FOR:**  
 DG TOWER SUBDIVISION  
 PROPOSED DG TOWER SUBDIVISION IS A 1.62-ACRE (GROSS) TRACT OF LAND (1.28 ACRES NET), MORE OR LESS, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, OUT LOT THREE (3), BLOCK FORTY-NINE (49), ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THIS SUBDIVISION IS LOCATED ON THE EAST SIDE OF TOWER ROAD, APPROXIMATELY 250 FEET SOUTH OF OWASSA ROAD.

**PROJECT LOCATION AND DESCRIPTION:**  
 CURRENTLY, TWO ABANDONED METAL WAREHOUSES, A TRAILER HOME, A WOODEN HOUSE, COVERED AREAS AND SHEDS EXIST ON THIS TRACT LAND. ADDITIONALLY, THERE ARE IRRIGULAR ASPHALT AND CALICHE PAVED AREAS (SEE DEMOLITION AND TREE REMOVAL SHEET), THE INTENDED FUTURE USE OF THIS PROPERTY IS FOR COMMERCIAL PURPOSES. THIS SITE IS IN FLOOD ZONES "AH" AND "C"; AS PER FEMA FIRM PANEL, NUMBER 480334 0425 C, MAP REVISED NOVEMBER 16, 1982. ZONE AH (DARK SHADING) IS DEFINED AS AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET. BASE FLOOD ELEVATIONS ARE SHOWN (ELEV. 90), BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.

**FLOODPLAIN (FEMA) INFORMATION:**  
 CURRENTLY, TWO ABANDONED METAL WAREHOUSES, A TRAILER HOME, A WOODEN HOUSE, COVERED AREAS AND SHEDS EXIST ON THIS TRACT LAND. ADDITIONALLY, THERE ARE IRRIGULAR ASPHALT AND CALICHE PAVED AREAS (SEE DEMOLITION AND TREE REMOVAL SHEET), THE INTENDED FUTURE USE OF THIS PROPERTY IS FOR COMMERCIAL PURPOSES. THIS SITE IS IN FLOOD ZONES "AH" AND "C"; AS PER FEMA FIRM PANEL, NUMBER 480334 0425 C, MAP REVISED NOVEMBER 16, 1982. ZONE AH (DARK SHADING) IS DEFINED AS AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET. BASE FLOOD ELEVATIONS ARE SHOWN (ELEV. 90), BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.

**SOILS INFORMATION:**  
 ACCORDING TO THE USDA NRCS SOILS SURVEY OF HIDALGO COUNTY, TEXAS, THE SOILS IN THIS SITE ARE LABELED AS 28 AND 52, WHICH ARE IN HYDROLOGIC GROUPS B AND C RESPECTIVELY. GROUP B SOILS HAVE A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET, THESE CONSIST CHIEFLY OF MODERATELY DEEP OR DEEP, MODERATELY WELL DRAINED SOILS THAT HAVE MODERATELY FINE TEXTURE TO MODERATELY COARSE TEXTURE. THESE SOILS HAVE A MODERATE RATE OF WATER TRANSMISSION. GROUP C SOILS HAVE A SLOW INFILTRATION RATE WHEN THOROUGHLY WET. THESE CONSIST CHIEFLY OF SOILS HAVING A LAYER THAT IMPEDES THE DOWNWARD MOVEMENT OF WATER OR SOILS OF MODERATELY FINE TEXTURE OF FINE TEXTURE. THESE SOILS HAVE A SLOW RATE OF WATER TRANSMISSION.

**EXISTING DRAINAGE PATTERN AND PROPOSED STORMWATER SYSTEM:**  
 THE NATURAL TOPOGRAPHY IN THIS SITE INDICATES THAT STORM WATER RUNOFF FLOWS IN AN EASTERLY DIRECTION.

**1. DETENTION VOLUME CALCULATION:**  
 • THE PROPOSED DEVELOPMENT COVERS 1.62 ACRES (WITH A NET AREA OF 1.28 ACRES).  
 • AS PER ENGINEERED CALCULATIONS, THIS DEVELOPMENT SHALL DETAIN NO LESS THAN 4,896 CUBIC FEET (0.11 ACRE-FEET) OF STORMWATER RUNOFF.  
 • THE VOLUME CALCULATION CONSIDERS WEIGHED C VALUES (SEE ATTACHED CALCULATIONS).  
 • ADDITIONALLY, COMPENSATORY FILL ADDED WITHIN THE BUILDING FOOTPRINT FROM THE EXISTING GROUND ELEVATION TO THE BFE WAS CALCULATED TO BE 12,023 CUBIC FEET (0.28 ACRE-FEET), FOR A TOTAL REQUIRED DETENTION REQUIRED OF 16,709 (0.38 ACRE-FEET).

**2. ELEVATION INFORMATION:**  
 • THE FINISHED FLOOR ELEVATION FOR THE PROPOSED BUILDING IS 91.80 FEET.  
 • THIS ELEVATION IS 2.171 FEET ABOVE THE BASE FLOOD ELEVATION (B.F.E.) OF 89.629 FEET (AS PER THE VERTICAL DATUM TRANSFORMATION, NORTH AMERICAN VERTICAL DATUM OF 1988).  
 • IT IS ALSO 2.33 FEET ABOVE THE EXISTING TOP-OF-CURB ELEVATION ON TOWER ROAD.

**3. DETENTION AREAS:**  
 • STORMWATER RUNOFF FROM THE PARKING LOT IS DIRECTED INTO TWO DETENTION AREAS.  
 • DETENTION AREA "A" (LOCATED WEST OF PROPOSED BUILDING) WITH A CAPACITY OF APPROXIMATELY 2,236 CUBIC FEET.  
 • DETENTION AREA "B" (LOCATED SOUTH OF PROPOSED BUILDING) WITH A CAPACITY OF APPROXIMATELY 15,442 CUBIC FEET.  
 • THE COMBINED DETENTION CAPACITY IS APPROXIMATELY 17,678 CUBIC FEET (AN ADDITIONAL CAPACITY OF 1,288 CUBIC FEET OR 7.53%).  
 • THREE (3) FEET OF OPENING CONCRETE CHUTES ARE PROPOSED TO CONVEY THE STORMWATER RUNOFF TO THE PROPOSED DETENTION AREAS.  
 • ONE CONCRETE CHUTE IS LOCATED AT THE NORTHEAST CORNER OF DETENTION AREA "A", AND TWO ON THE NORTH SIDE OF DETENTION AREA "B".

**4. RUNOFF DISCHARGE:**  
 • AFTER DETENTION, RUNOFF IS DISCHARGED INTO AN EXISTING CURB INLET ON THE EAST SIDE OF TOWER ROAD. RUNOFF CONVEYANCE IS DISCUSSED BELOW.  
 • THE RUNOFF FROM DETENTION AREA "B" IS CONVEYED INTO DETENTION AREA "A". THIS TRANSFER OCCURS VIA 67.80 LINEAR FEET OF 12" RCP.  
 • FROM DETENTION AREA "A", THE RUNOFF IS FURTHER CONVEYED TO THE PREVIOUSLY MENTIONED CURB INLET LOCATED ON THE EAST SIDE OF TOWER ROAD. THIS TRANSFER HAPPENS VIA 60 LINEAR FEET OF PROPOSED 8" PVC PIPE.

**5. ULTIMATE OUTFALL:**  
 • THE ULTIMATE OUTFALL IS INTO THE ALBERTA DRAIN DITCH, WHICH IS LOCATED APPROXIMATELY 1,630 FEET NORTH OF THIS SITE, AND TO THE EAST OF TOWER ROAD.

**SEE "PAVING AND GRADING PLAN WITH EXISTING CONTOURS" AND "PROPOSED CONTOURS" PLANS.**

**NECESSARY DETENTION QUANTIFICATION:**  
 AS PER THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 POLICIES, 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.

**PRE-DEVELOPMENT QUANTIFICATIONS:**  
 SITE IS CURRENTLY NEARLY BARE AND UNTILLED SOILS

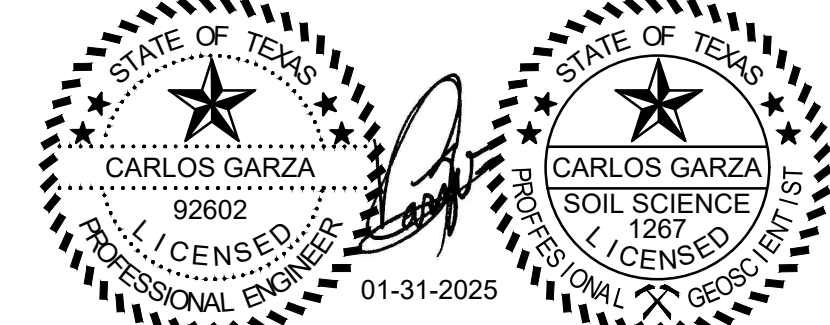
**POST DEVELOPMENT QUANTIFICATIONS:**  
 UPON SITE DEVELOPMENT, IT WILL BE A 1-LOT COMMERCIAL SUBDIVISION

**PRE-DEVELOPMENT FLOW RATE AVERAGES 3.27 CFS WHILE THE POST-DEVELOPMENT FLOW RATE AVERAGES 8.08 CFS, CREATING AN INCREMENTAL AVERAGE FLOW RATE OF 4.81 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 ZONES "C" (NO SHADING), AND "A" (DARK SHADING), AS PER FEMA FIRM PANEL, NUMBER 480334 0425 C, MAP REVISED NOVEMBER 16, 1982. ZONE "C" (NO SHADING) IS DEFINED AS AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET. BASE FLOOD ELEVATIONS ARE SHOWN (ELEV. 90), BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.**

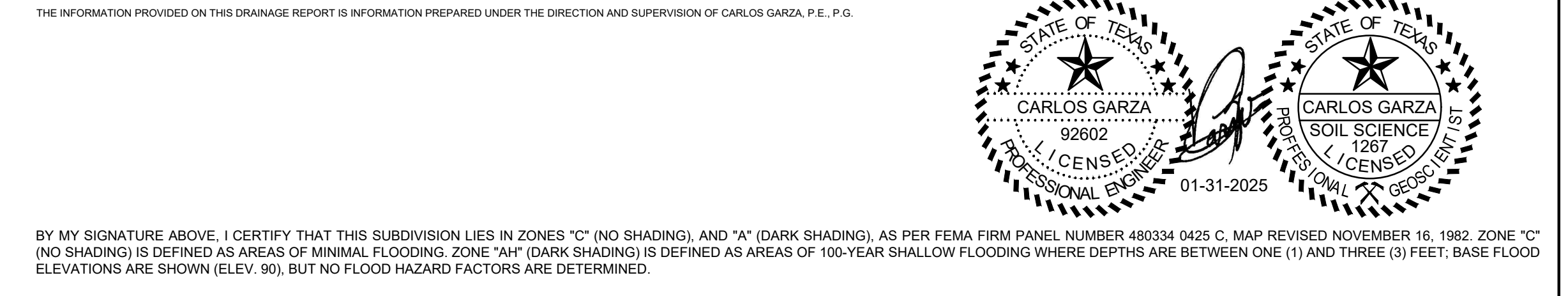
**DRAINAGE REPORT WAS APPROVED BY THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1, ON JANUARY 14, 2025.**



**TYPICAL CONCRETE PAVING SECTION**  
 NOT TO SCALE

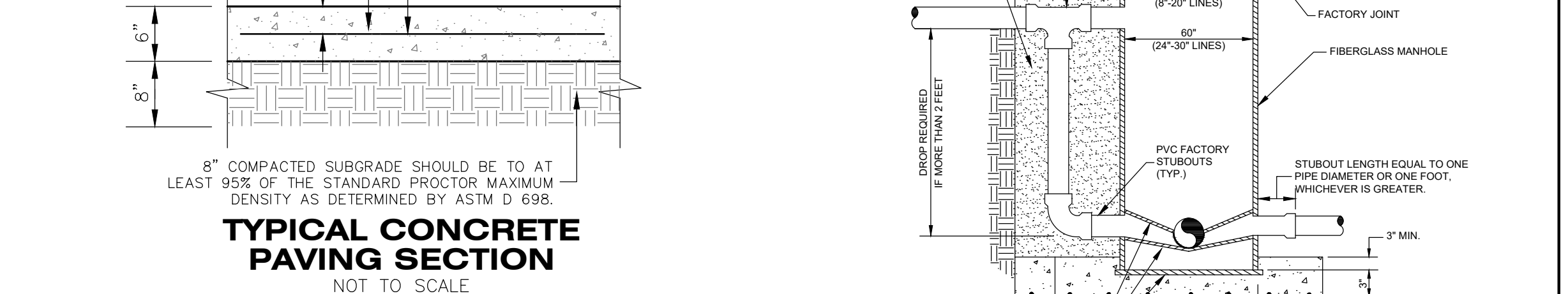
\* \* 8" CONCRETE SHALL BE USED WITHIN PROPOSED DUMPSTER AREAS.

**TYPICAL FIBERGLASS MANHOLE DETAIL**  
 NOT TO SCALE



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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AMPM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY



**TYPICAL CONCRETE DRIVE APPROACH DETAIL (TxDot)**  
 NOT TO SCALE

\*\*OMIT DOWELS WHEN CONCRETE DRIVE APPROACH CONNECTS/MEETS EXISTING ASPHALT (NO CONCRETE CURB AND GUTTER).

**AEC ENGINEERING, L.L.C.**  
 A TEXAS REGISTERED ENGINEERING FIRM F-9688  
 1116 S. 10TH AVENUE, EDINBURG, TX 78539  
 PHONE: (956) 380-6558 www.aecengineering.net

**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) 262-0222

**SHEET 2 OF 2**

