



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: 6-09-2026

PROPOSED LA MANSION HEALTH CLINIC SUBDIVISION, PRECINCT No. 3,

ENGINEER: S2 ENGINEERING. DEVELOPER: HIDALGO COUNTY PRECINT 3

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS:     \*SINGLE FAMILY     \*MULTI-FAMILY    2  COMMERCIAL     INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: WEST OF MOOREFIELD ROAD APPROXIMATELY ¼ OF A MILE NORTH OF US HWY 83.

SUBDIVISION LIES WITHIN THE:  ETJ OF PALMVIEW

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-15-24 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

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

SEWER SYSTEM:  SANITARY CITY OF MISSION. LINE SIZE: 8" LOCATION: UTILITY EASEMENT LOT 1.

WATER SERVICE PROVIDER: AGUA SUD. LINE SIZE: 8" LOCATION: MOORFIELD ROAD.

STAFF RECOMMENDS:     **Preliminary Approval** *subject to comments and future recommendations by planning, other departments and the approval of the City of PALMVIEW*

**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.*

# SUBDIVISION PLAT OF: LA MANSION HEALTH CLINIC SUBDIVISION

BEING A 5.143 ACRE TRACT OF LAND OUT OF LOT 21, BLOCK 3, MISSION GROVES ESTATES SUBDIVISION, AS RECORDED IN VOLUME 5, PAGES 21, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS.

### METES AND BOUNDS

A 5.143 ACRE (224,026.94 SQ/FT) TRACT OF LAND OUT OF LOT 21, BLOCK 3, MISSION GROVES ESTATES SUBDIVISION AS PER MAP RECORDED IN VOLUME 5, PAGE 21, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAME TRACT OF LAND BEING OUT A 30.30 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED TO COUNTY OF HIDALGO RECORDED IN VOLUME 3124, PAGE 389, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 5.143 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

COMMENCING, AT THE SOUTHEAST CORNER OF SAID LOT 21, BLOCK 3 OF MISSION GROVES ESTATES SUBDIVISION AND THE NORTHEAST CORNER OF LOT 18, BLOCK 3 OF SAID MISSION GROVES ESTATES SUBDIVISION AND ALSO ALONG THE CENTERLINE OF MOOREFIELD ROAD AND SAME POINT ALSO BEING THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81° 04' 41" WEST, ALONG THE SOUTH LOT LINE OF SAID LOT 21, BLOCK 3 SAME BEING THE NORTH LOT LINE OF SAID LOT 18, BLOCK 3, AT A DISTANCE OF 20.20 FEET PASS A 1/2"-IRON ROD FOUND, CONTINUING A TOTAL DISTANCE OF 660.34 FEET (660.00 FEET) TO A POINT AT THE SOUTHWEST CORNER OF SAID LOT 21 SAME BEING THE SOUTHEAST CORNER OF LOT 20, BLOCK 3 OF SAID MISSION GROVES ESTATES SUBDIVISION FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08° 55' 19" EAST, WITH THE WEST LOT LINE OF SAID LOT 21, BLOCK 3 SAME BEING THE EAST LOT LINE OF SAID LOT 20, BLOCK 3, A DISTANCE OF 50.00 FEET PASSING A SET 1/2"-IRON ROD WITH PLASTIC CAP STAMPED S2-10194796 ON THE EXISTING NORTH RIGHT-WAY-LINE OF PAULA STREET, AND CONTINUING A TOTAL DISTANCE OF 339.26 FEET (340.00 FEET) TO A SET 1/2"-IRON ROD WITH PLASTIC CAP STAMPED S2 10194796 FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81° 04' 41" EAST, ALONG THE NORTH LOT LINE OF SAID LOT 21, BLOCK 3 SAME BEING THE SOUTH LOT LINE OF LOT 22, BLOCK 3 OF SAID MISSION GROVES ESTATES SUBDIVISION, AT A DISTANCE OF 620.34 FEET PASSING A SET 1/2"-IRON ROD WITH PLASTIC CAP STAMPED S2 10194796 ON THE EXISTING WEST RIGHT-WAY-LINE OF MOOREFIELD ROAD, AT A DISTANCE OF 639.99 FEET PASSING A 1/2"-IRON ROD FOUND ALONG THE OLD WEST RIGHT-OF-WAY OF MOOREFIELD ROAD AND CONTINUING A TOTAL DISTANCE OF 660.34 FEET (660.00 FEET) ALONG THE CENTERLINE OF MOOREFIELD ROAD FOR NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 08° 55' 19" WEST, ALONG THE EAST LOT LINE OF SAID LOT 21, BLOCK 3, SAME BEING THE CENTERLINE OF MOOREFIELD ROAD, AT A DISTANCE OF 264.26 FEET TO A 1/2"-IRON ROD FOUND WITH RED CAP WHICH BEARS NORTH 81° 04' 41" WEST, A DISTANCE OF 40.00 FEET FROM THE CENTERLINE OF MOOREFIELD ROAD, THENCE CONTINUING ALONG THE CENTERLINE OF SAID MOOREFIELD ROAD, A TOTAL DISTANCE OF 339.26 FEET (340.00 FEET) TO THE POINT OF BEGINNING, CONTAINING A GROSS OF 5.143 ACRES OF LAND (224,026.94 SQ/FT), MORE OR LESS.

STATE OF TEXAS  
COUNTY OF HIDALGO  
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, COUNTY OF HIDALGO, OWNER OF THE 4.02 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA MANSION HEALTH CLINIC 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) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF 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.

COUNTY OF HIDALGO  
P.O. BOX 550  
MISSION, TEXAS 78572

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared COUNTY OF HIDALGO 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 \_\_\_\_\_, 2026.

NOTARY PUBLIC— STATE OF TEXAS

### INDEX OF SHEETS

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; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; 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; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; AGUA SUD CERTIFICATION; P&Z CITY CERTIFICATION; REVISION NOTES.

SHEET 2.— SUBDIVISION UTILITY LAYOUT; SUBDIVIDER CERTIFICATE AND STATEMENT.

SHEET 3.— PAVING DISTRIBUTION AND DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.

PRINCIPAL CONTACTS:			
Name	Address	City & Zip	Phone
OWNER: COUNTY OF HIDALGO	P.O. BOX 550	MISSION, TEXAS 78572	
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 E GRIFFIN PKWY	MISSION, TEXAS 78572	(956)403-9787
SURVEYOR: OSCAR HERNANDEZ R.P.L.S.	2020 E GRIFFIN PKWY	MISSION, TEXAS 78572	(956)403-9787

PLANNING & ZONING COMMISSION  
ACKNOWLEDGMENT

THIS PLAT OF LA MANSION HEALTH CLINIC SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CHAIRMAN

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LA MANSION HEALTH CLINIC SUBDIVISION WAS REVIEWED AND approved by the Hidalgo County Commissioners Court on \_\_\_\_\_, \_\_\_\_\_.

Hidalgo County Judge \_\_\_\_\_ Date \_\_\_\_\_  
ATTEST: Hidalgo County Clerk \_\_\_\_\_ Date \_\_\_\_\_

CITY OF MISSION  
CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA MANSION HEALTH CLINIC SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR OF CITY OF MISSION \_\_\_\_\_ DATE \_\_\_\_\_  
CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY IRRIGATION DISTRICT No. 6  
THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 6 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 6 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" = 60'

LOT A B L MILLERS  
RESUBDIVISION  
VOL. 6, PG. 15  
H.C.M.R.  
ERLIN MADRICAL  
AFFIDAVIT OF HEIRSHIP  
DOC.# 3288722  
H.C.D.R.

P.O.C./P.O.B.  
S.E.C. LOT 21, BLK 3  
N.E.C. LOT 18, BLK 3

AS BUILT  
5-5-26

### PLAT NOTES AND RESTRICTIONS

- FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING. (NO SHADING) COMMUNITY-PANEL NUMBER 480334 0400 C MAP REVISED: NOVEMBER 16, 1982
- SETBACKS:  
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET
- LOT 1 & 2 SHALL BE FOR COMMERCIAL USE ONLY.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
- LEGEND ○ DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED S2 10194796 UNLESS OTHERWISE NOTED.
- 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 THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF : 64,054 CUBIC- FEET (1.47 AC-FT.) OF STORM WATER RUNOFF.  
LOT 1 WILL REQUIRE 34,131 C.F. (0.78 AC-FT.) OF DETENTION.  
LOT 2 WILL REQUIRE 29,923 C.F. (0.69 AC-FT.) OF DETENTION.
- BENCH MARK= ELEV. 141.22' 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST INTERSECTION OF PAULA ST. & MOOREFIELD RD. (NAVD 88 DATUM)
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO H.C.I.D. No. 6, AND NO OTHER UTILITIES OR USE IS ALLOWED WITHOUT EXPRESS APPROVAL BY THE DISTRICT.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW UNLTD DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE CORRESPONDING ENTITY.
- NO PERMANENT STRUCTURES, (EXAMPLE, FENCES OF ANY CONSTRUCTION WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY IRRIGATION DISTRICT NO.6 EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT, ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- OWNER SHALL MAINTAIN PONDS/GREEN AREAS.
- BUFFER FENCE SHALL BE INSTALLED ALONG PERIMETER.
- NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOT 2 THROUGH MOOREFIELD RD.
- DETENTION FOR LOT IMPROVEMENTS TO BE PROVIDED AT THE TIME OF BUILDING PERMIT. LOT OWNER IS RESPONSIBLE OF DETAINING RUNOFF.
- A 5' SIDEWALK MUST BE INSTALLED ALONG PAULA ST AND MOOREFIELD RD.

AGUA SPECIAL UTILITY DISTRICT  
I, ROBERTO SALINAS, P.E., HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE PORTABLE WATER SUPPLY FOR THE LA MANSION HEALTH CLINIC SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF THE CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) ISSUED BY THE STATE OF TEXAS TO FURNISH PORTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH PORTABLE 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 METER ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

ROBERTO SALINAS, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
GENERAL MANAGER  
AGUA SPECIAL UTILITY DISTRICT  
3120 N. ABRAM RD.  
PALMVIEW TEXAS, 78572

STATE OF TEXAS  
COUNTY OF HIDALGO

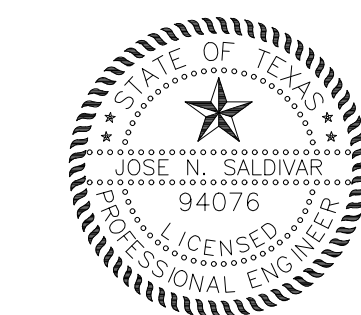
I, RESTITUTO A. ASCANO III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE LA MANSION HEALTH CLINIC SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON \_\_\_\_\_.



Restituto A. Ascano III, R.P.L.S. \_\_\_\_\_ DATE 5-5-26  
R.P.L.S. No. 6225  
S2 ENGINEERING, PLLC; TBL5 No. 10194796  
2020 E. GRIFFIN PARKWAY  
MISSION, TEXAS 78574

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.



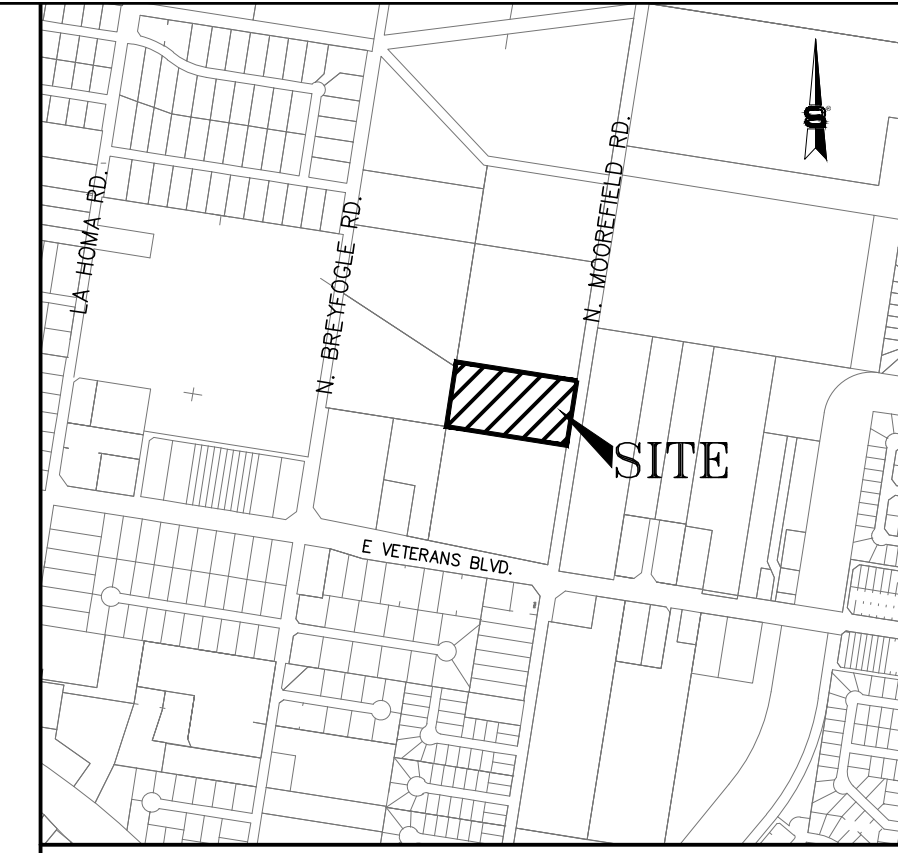
JOSE N. SALDIVAR, P.E., C.F.M.  
LICENSED PROFESSIONAL ENGINEER No. 94076  
S2 ENGINEERING, PLLC; TBPE F-22858  
2020 E. GRIFFIN PARKWAY  
MISSION, TEXAS 78574



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

**S2 ENGINEERING, PLLC**  
CIVIL ENGINEERING & LAND SURVEYING  
TBPE F-22858 TBL5 10194796  
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787  
S2ENGINEERINGPLLC.COM

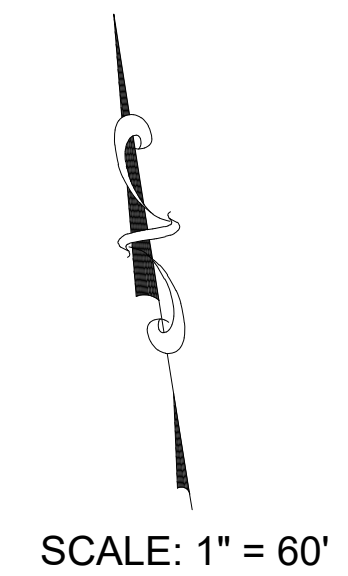


LOCATION MAP SCALE= 1"=1000'  
LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:  
LA MANSION HEALTH CLINIC SUBDIVISION IS LOCATED SOUTH HIDALGO COUNTY TEXAS, ON THE WEST SIDE OF MOOREFIELD ROAD AND APPROXIMATELY 750 FT NORTH OF E VETERANS BLVD. THE NEAREST MUNICIPALITY IS THE CITY OF MISSION (POPULATION 85,755 - 2022 CENSUS). THIS SUBDIVISION LIES WITHIN THE CITY'S 2.5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT NO. 3.

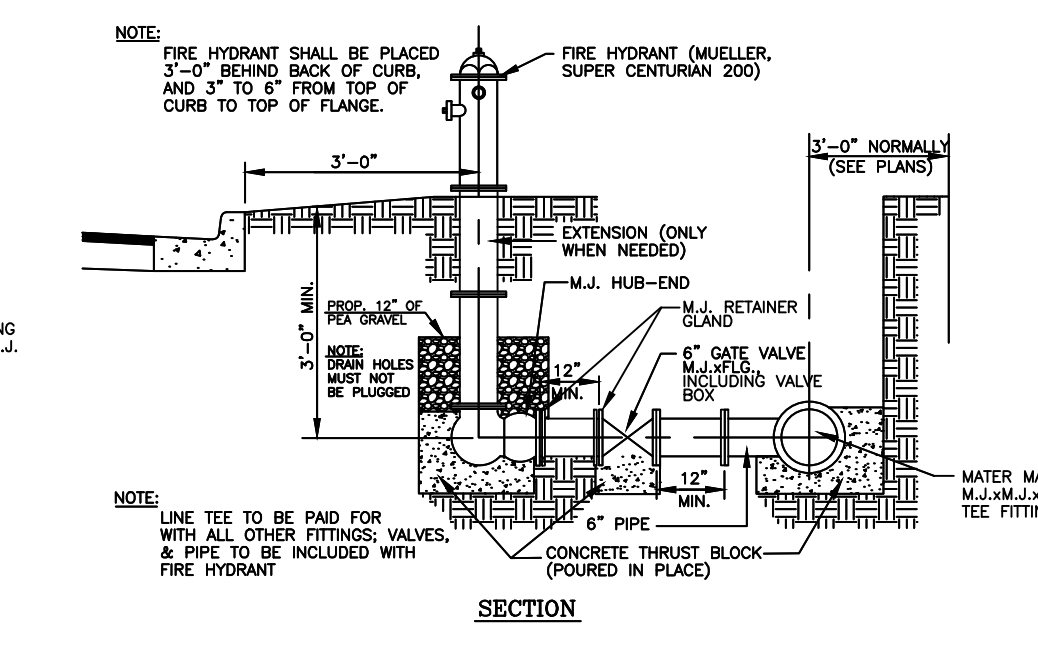
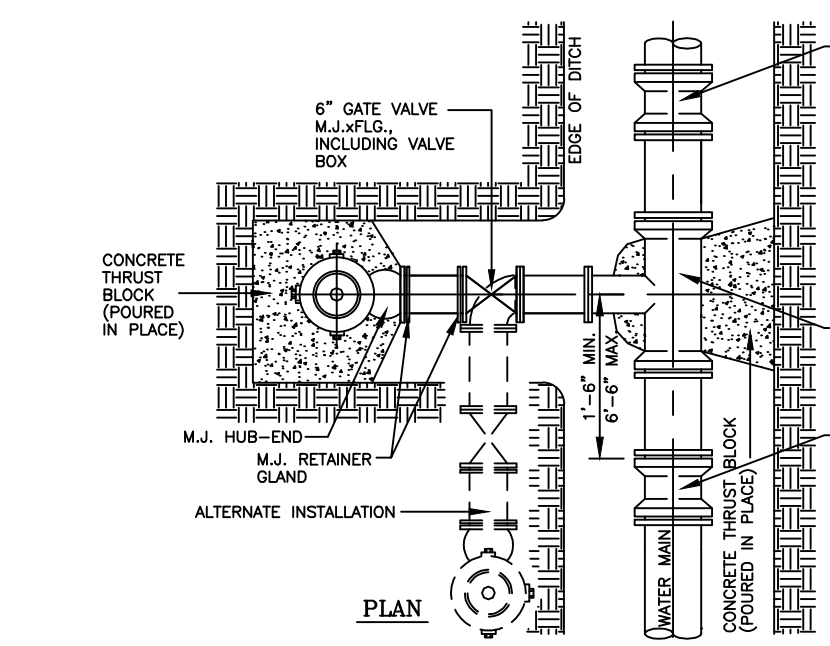
# WATER DISTRIBUTION AND SANITARY SEWER DISTRIBUTION: LA MANSION HEALTH CLINIC SUBDIVISION



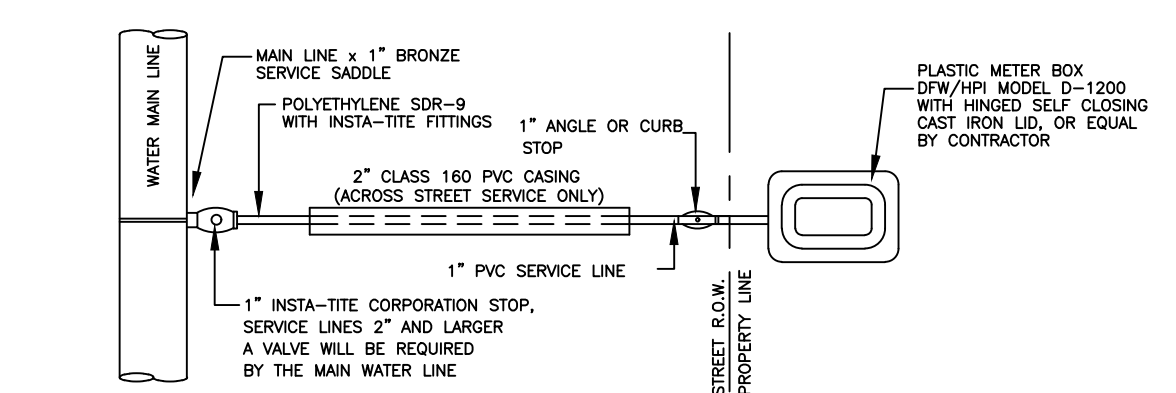
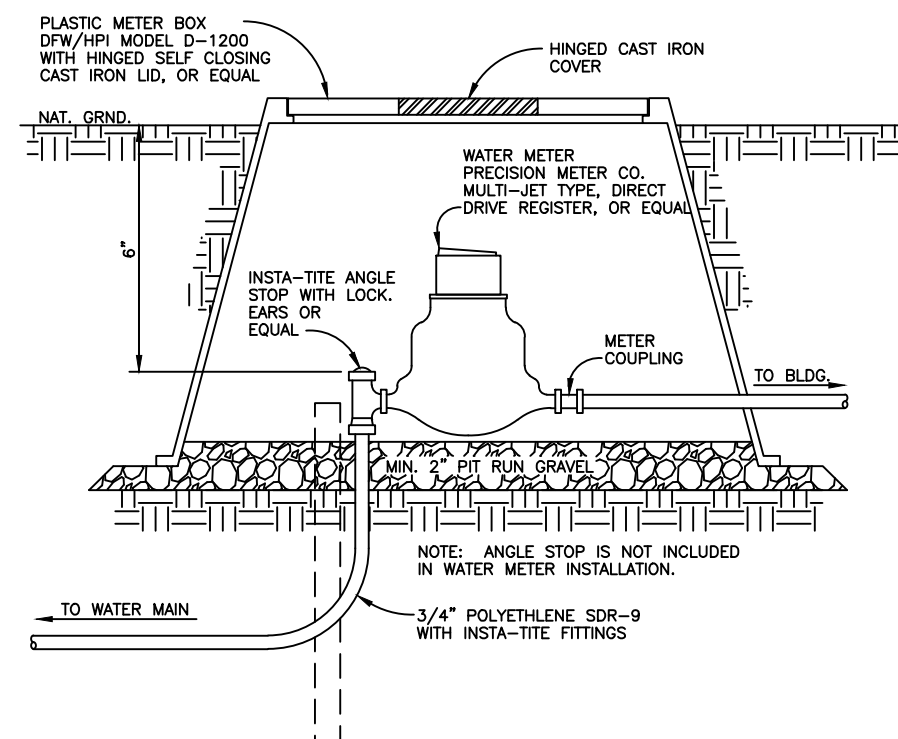
2-27-25  
J. Saldivar



SCALE: 1" = 60'

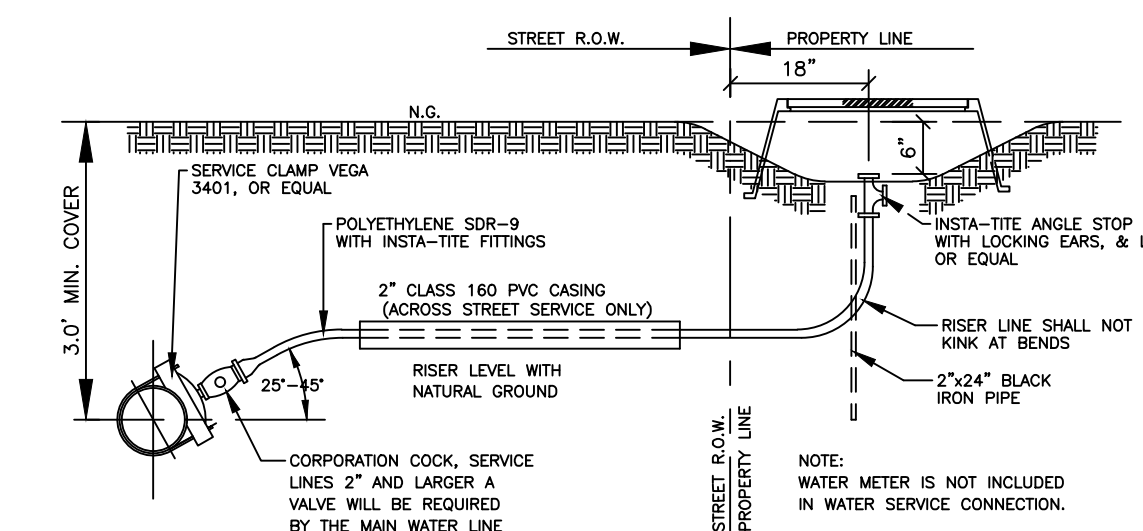


TYPICAL FIRE HYDRANT INSTALLATION  
N.T.S.

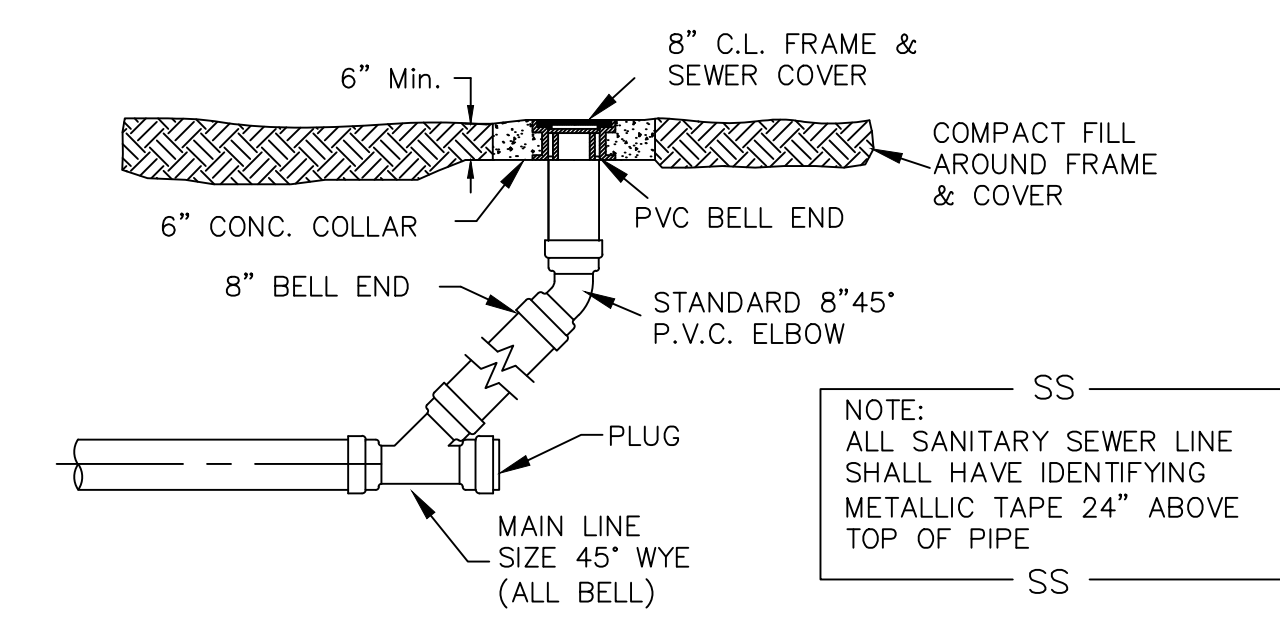


TYPICAL WATER METER INSTALLATION  
N.T.S.

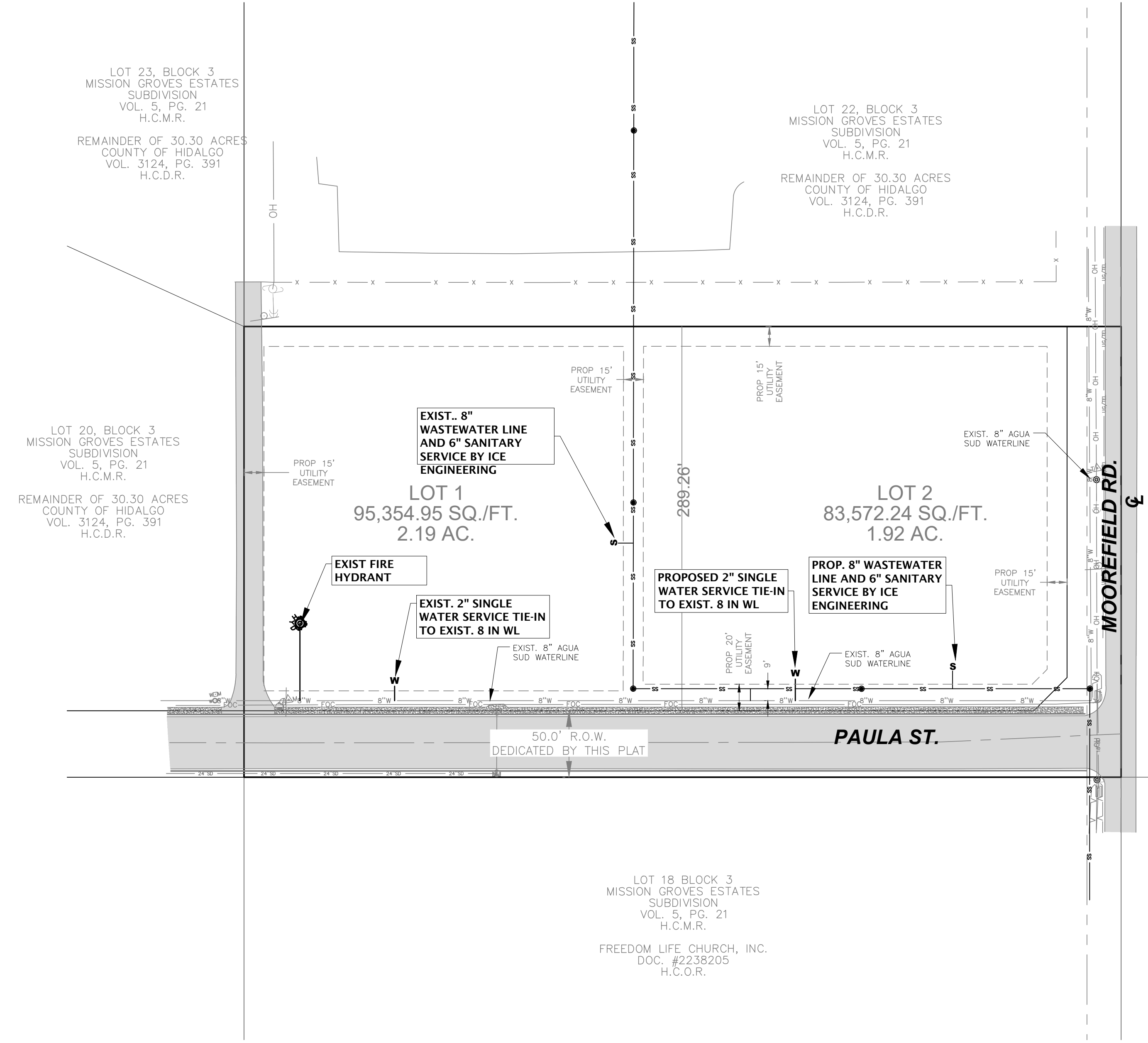
SINGLE WATER SERVICE CONNECTION  
N.T.S.



TYPICAL WATER SERVICE CONNECTION ELEVATION  
N.T.S.



NOTE:  
ALL SANITARY SEWER LINE SHALL HAVE IDENTIFYING METALLIC TAPE 24" ABOVE TOP OF PIPE.



AS BUILT  
5-5-26

**COST ESTIMATE**

WATER DISTRIBUTION:	_____
DRAINAGE IMPROVEMENTS:	_____
SANITARY IMPROVEMENTS:	_____
TOTAL:	_____

- GENERAL CONSTRUCTION NOTES:**
- ALL EXISTING WATER LINES TO BE C-900 DR-18.
  - CONTRACTOR TO INSTALL 2" SERVICE CONNECTIONS TO EVERY LOT & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 1.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
  - CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
  - SEE WATER DETAIL SHEET FOR MORE INFORMATION.
  - 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.
  - THE COMMERCIAL LOTS SHOULD REFLECT SERVICE BY A 2" METER.
  - PROVIDE TRENCH PROTECTION TO COMPLY WITH OSHA STANDARDS ON SECTIONS WHERE 5' OR GREATER IS EXCAVATED.

**SUBDIVIDER CERTIFICATION**

I, 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 BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**

I, (ME), COUNTY OF HIDALGO SUBDIVIDOR OF LA MANSION HEALTH CLINIC 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.

COUNTY OF HIDALGO  
P.O. BOX 550  
MISSION, TEXAS 78572

DATE \_\_\_\_\_

BEFORE ME, the undersigned notary public, on this day personally appeared COUNTY OF HIDALGO, proved to me through his/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 he/she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

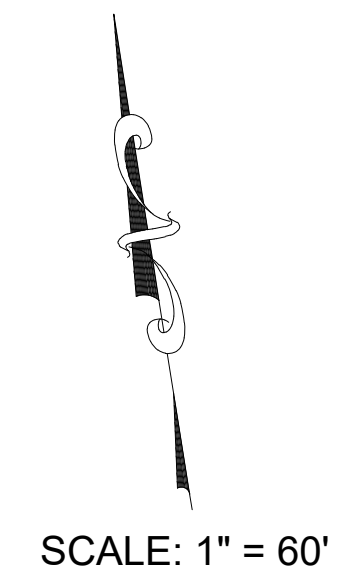
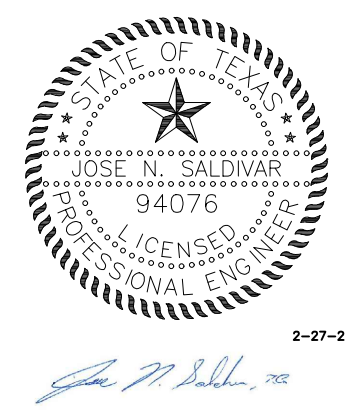
NOTARY PUBLIC- STATE OF TEXAS

LA MANSION HEALTH CLINIC  
SUBDIVISION UTILITIES LAYOUT

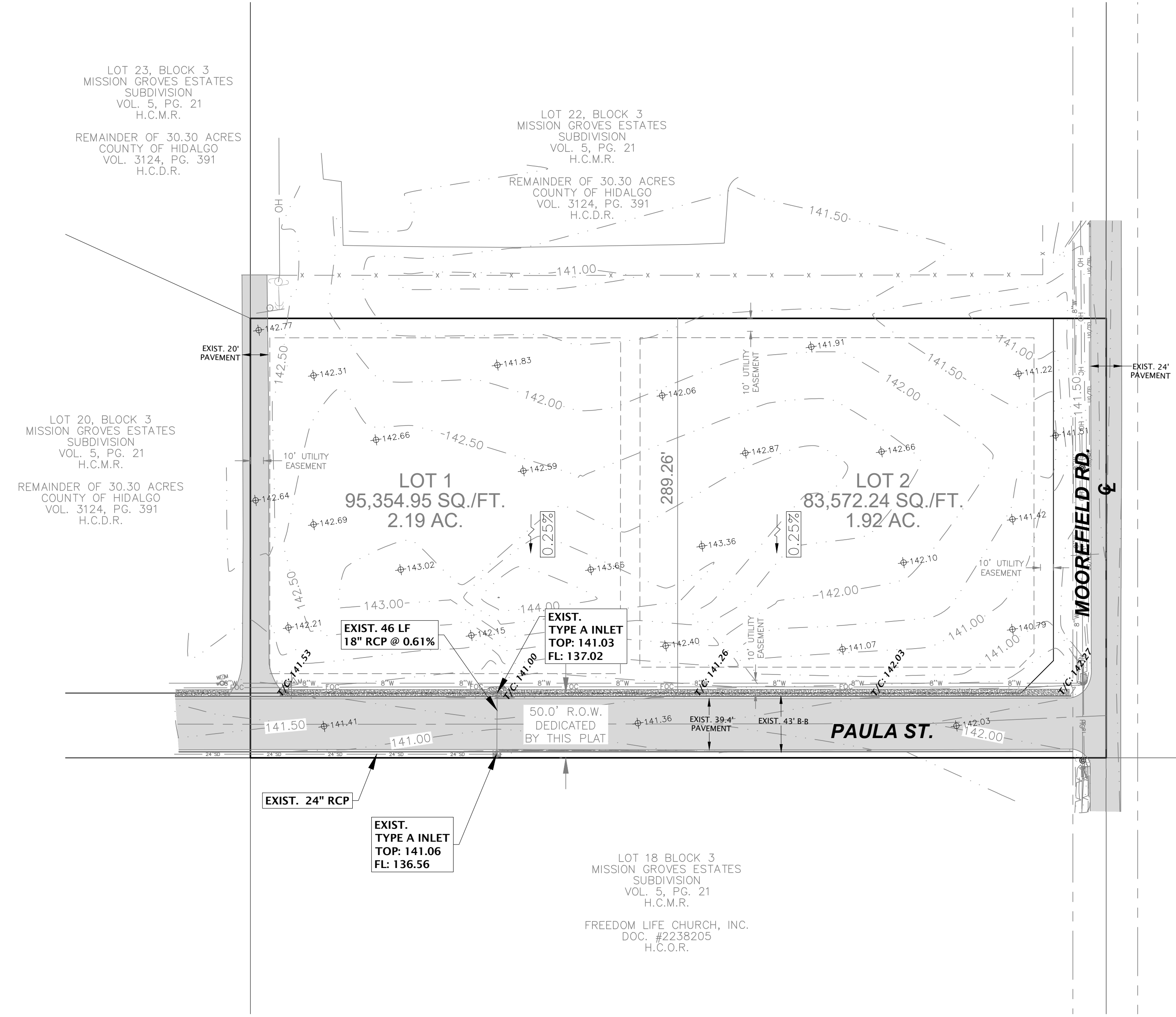
**S2 ENGINEERING, PLLC**  
CIVIL ENGINEERING & LAND SURVEYING  
2020 E GRIFFIN PKWY, MISSION, TX 78574  
956-403-9787  
S2ENGINEERING@GMAIL.COM



# PAVING AND DRAINAGE LAYOUT: LA MANSION HEALTH CLINIC SUBDIVISION



SCALE: 1" = 60'



**AS BUILT**  
**5-5-26**

## DRAINAGE STATEMENT LA MANSION HEALTH CLINIC SUBDIVISION HIDALGO COUNTY, TEXAS

La Mansion Health Clinic is a proposed 2-lot commercial subdivision within the Palmview's extra territorial jurisdiction, Texas. It is located in Hidalgo County, on the west side of Moorefield Rd, and approximately 750 ft north of Veterans Blvd (Griffin Pkwy). Being a 5.14-acre tract of land out of lot 21, block 3, Mission Groves Estates Subdivision, as recorded in volume 5, page 21, Hidalgo County Map Records, Hidalgo County, Texas.

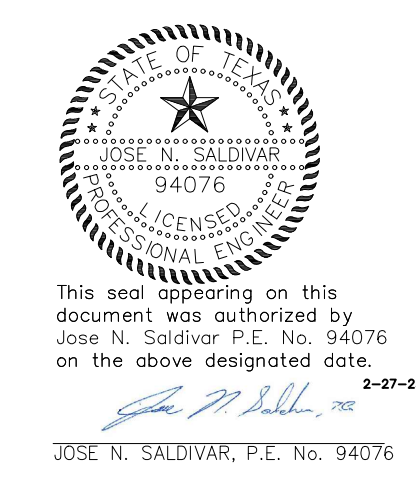
The proposed subdivision is in Zone "C", defined as areas of minimal flooding (No shading). According to the FEMA FIRM Community Panel No. 480334 0400 C, revised November 16, 1982.

According to the Soil Survey Report prepared for Hidalgo County by the USDA Natural Resources Conservation Service, the site consists of one soil type.

-Hidalgo sandy clay loam (28), hydrologic soil group "B", and well drained with negligible runoff potential when thoroughly wet. The web soil survey is attached.

The existing runoff sheet flows overland in a south direction towards Paula Street. Based on the Rational Method and the attached calculations, an existing 10-year storm event generates a total of 1.38 cfs of runoff. The proposed runoff after development is 16.93 cfs for a 50-year storm event. The proposed project will have an approximate increase of 15.55 cfs of storm runoff for a 50-year storm event.

In accordance with the county of hidalgo's drainage requirements, a total runoff detention volume of 64,054 cubic feet (1.47 ac-ft) will need to be detained for a 50-year storm event. Individually, Lot 1 will require 34,131 cubic feet (0.78 ac-ft) of detention, while Lot 2 will require 29,923 cubic feet (0.69 ac-ft). Runoff detention for lot improvements will be addressed at the time of building permit approval. The lot owner is responsible for detaining the required runoff volume.



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

COST ESTIMATE	
WATER DISTRIBUTION:	_____
DRAINAGE IMPROVEMENTS:	_____
SANITARY IMPROVEMENTS:	_____
TOTAL:	_____

LA MANSION HEALTH CLINIC  
SUBDIVISION PAVING & DRAINAGE LAYOUT

**S2 ENGINEERING, PLLC**  
CIVIL ENGINEERING & LAND SURVEYING  
TBP# E-22858 TBL# 10194796  
2020 E GRIFFIN PKWY, MISSION, TX 78574  
956-403-9787  
S2ENGINEERINGPLLC.COM