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: 11-10-2026

PROPOSED **RENU ACRES SUBDIVISION**, PRECINCT No. **3.**

ENGINEER: **NAIN ENGINEERING, LLC.** DEVELOPER: **UNER GOMEZ**

☐ PRELIMINARY APPROVAL ☒ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☐ WITH VARIANCE

NUMBER OF LOTS: 3 ☒ *SINGLE FAMILY ___ ☐ *MULTI-FAMILY 2 ☒ COMMERCIAL __ ☐ INSTITUTIONAL

NUMBER OF STREETLIGHTS: **N/A**

FILLING STATIONS: **1**

LOCATION DESCRIPTION: **NORTHEAST CORNER OF MILE 7 NORTH ROAD & BRUSHLINE ROAD.**

SUBDIVISION LIES WITHIN THE: ☒ ETJ OF **MISSION**

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON **1-25-2024** PROPERTY LIES WITHIN FLOOD ZONE **"X"** AS PER FEMA.

DRAINAGE DESIGN: **DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO BRUSHLINE ROADSIDE DITCH.**

SEWER SYSTEM: ☒ (3) OSSF'S HAVE BEEN INSTALLED & 2 WILL BE INSTALLED DURING THE PERMITTING STAGE.

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

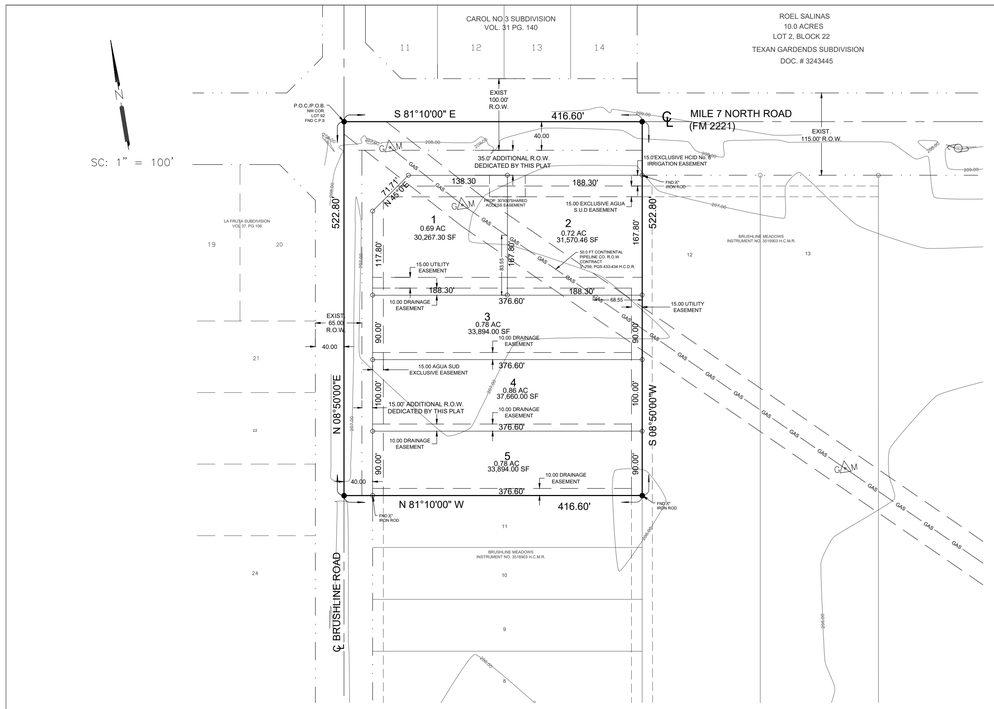
STAFF RECOMMENDS:

☐ **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.*

RENU ACRES SUBDIVISION



A 5.00-ACRE TRACT OF LAND, MORE OR LESS, BEING THE NORTH 5 ACRES OUT OF LOT 92, THE NICK DOFFING COMPANY SUBDIVISION NO. 1, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 5-ACRE TRACT FURTHER DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED MAY 03, 2022 (DOCUMENT NO. 3338561, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS)

METES AND BOUNDS

A 5.00-ACRE TRACT OF LAND, MORE OR LESS, BEING THE NORTH 5 ACRES OUT OF LOT 92, THE NICK DOFFING COMPANY SUBDIVISION NO. 1, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 5-ACRE TRACT FURTHER DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED MAY 03, 2022 (DOCUMENT NO. 3338561, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSE, LOCATED ON THE SOUTHEAST CORNER OF THE MILE 7 NORTH ROAD (HIGHWAY FM 2221) AND BRUSHLINE ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE **POINT OF COMMENCMENT** (**P.O.C.**) BEING AT A COTTON SPINDLE FOUND AT THE INTERSECTION OF THE APPARENT EXISTING ORIGINAL 70-FOOT RIGHT-OF-WAY CENTERLINE OF SAID MILE 7 NORTH ROAD AND THE APPARENT EXISTING ORIGINAL 50-FOOT RIGHT-OF-WAY CENTERLINE OF SAID BRUSHLINE ROAD FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 9 AND OF SAID 5.00-ACRE TRACT AND ALSO BEING THE **POINT OF BEGINNING** OF SAID 5.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°10'00" E, WITH THE SAID MILE 7 NORTH ROAD EXISTING ORIGINAL 70-FOOT RIGHT-OF-WAY CENTERLINE, AND THE APPARENT NORTH LOT LINE OF SAID LOT 92 AND OF SAID 5.00-ACRE TRACT, A DISTANCE OF 416.60 FEET TO A POINT FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 92 AND OF SAID 5.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°50' W, WITH THE APPARENT EAST LOT LINE OF SAID LOT 92 AND OF SAID 5.00-ACRE TRACT, A DISTANCE OF 40.00 FEET PAST A NO. 4 REBAR FOUND ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID MILE 7 NORTH ROAD, THENCE ANOTHER 35.00 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF SAID MILE 7 NORTH ROAD VIA THIS PLAT, CONTINUING FOR A TOTAL DISTANCE OF 522.80 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID 5.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N81°10'00" W, WITH THE APPARENT SOUTH LOT LINE OF SAID 5.00-ACRE TRACT, A DISTANCE OF 391.60 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF SAID BRUSHLINE ROAD VIA THIS PLAT, THENCE ANOTHER 15.00 FEET PAST A NO. 4 REBAR FOUND ON THE APPARENT EXISTING EAST RIGHT OF WAY LINE OF SAID BRUSHLINE ROAD, CONTINUING FOR A TOTAL DISTANCE OF 416.60 FEET TO A POINT ON THE SAID BRUSHLINE ROAD EXISTING ORIGINAL 50-FOOT RIGHT-OF-WAY CENTERLINE AND THE APPARENT WEST LOT LINE OF SAID LOT 92 FOR THE APPARENT SOUTHWEST CORNER OF SAID 5.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°50'00" E, WITH THE SAID BRUSHLINE ROAD EXISTING ORIGINAL 50-FOOT RIGHT-OF-WAY CENTERLINE, AND THE SAID WEST LOT LINE OF LOT 92 AND OF SAID OF SAID 5.00-ACRE TRACT, A DISTANCE OF 522.80 FEET TO THE SAID NORTHWEST CORNER OF SAID 5.00-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE **POINT OF BEGINNING**, CONTAINING A GROSS OF 5.00 ACRES OF LAND, MORE OR LESS.

BEARING BASIS AS PER THE NORTHERNMOST WEST LOT LINE OF BRUSHLINE MEADOWS SUBDIVISION, RECORDED

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, UNER GOMEZ, OWNER OF THE 5.0 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "RENU ACRES 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 S 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.

UNER GOMEZ
175 W. ANDERSON RD
DONNA, TEXAS 78537

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED UNER GOMEZ, 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 _____, 20__

LEONOR ARRATIA
My Notary ID # 12594672
Expires December 19, 2026

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 6 ON _____DAY OF _____ 20_____. NO IMPROVEMENTS OF ANY KIND (INCLUDING, WITHOUT, LIMITATION. TREE, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HCID#6 RIGHT OF WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE HCID#6 MAY HAVE WHETHER SHOWN OR NOT.

BOARD MEMBER

BOARD MEMBER

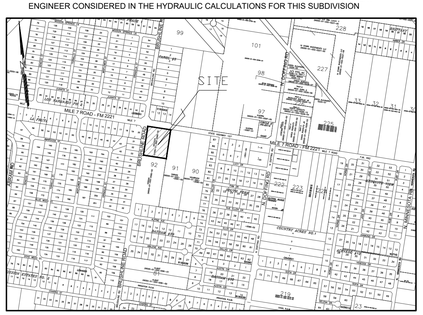
APPROVED BY DRAINAGE DISTRICT:

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 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 THEIR DETERMINATIONS. HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

GENERAL NOTES:

1. MIN. BUILDING SETBACK LINES:
   FRONT 40.0 FEET FROM BRUSHLINE & 50.0' FROM MILE 7 ROAD
   SIDE 6.0 FEET OR EASEMENT WHICH EVER IS GREATER
   REAR 15.0 FEET OR EASEMENT WHICH EVER IS GREATER
2. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET 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.
3. ● -DENOTES 1/2 " IRON ROD FOUND UNLESS OTHERWISE NOTED.
   ○ -DENOTES 1/2 " IRON ROD SET UNLESS OTHERWISE NOTED.
   ⊿ -DENOTES NAIL FOUND UNLESS OTHERWISE NOTED.
4. BENCH MARK:
   B.M. No 1 - ELEVATION: 209.00 TOP OF NAIL AT THE POWER POLE LOCATED AT THE EXISTING SOUTH ROW LINE OF MILE 7 ROAD.
   NAVD 88 ,COORDINATE: X=1117671.54 Y=16585839.27
5. FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 480334 0290 D MAP REVISED: JUNE 6, 2000
   CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
6. 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 8.817 CUBIC -FEET 0.20 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
   LOT 1=1,588 CF
   LOT 2=1,658 CF
   LOT 3=1,796 CF
   LOT 4=1,979 CF
   LOT 5=1,796 CF
   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
7. 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.
8. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
9. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
   A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
   B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
   C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
   D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
   E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
   F. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITH IN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS;
      1. ANCHORING OF SEPTIC TANK(s)
      2. BACK FLOW VALVES
      3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL
10. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION
11. UNER GOMEZ THE OWNERS & SUBDIVIDERS OF RENU ACRES SUBDIVISION RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
12. 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.
13. 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.
14. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE 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.
15. 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. IF THE PURCHASER(S) OF A LOT REQUIRES A COMMERCIAL LOT & SUBSEQUENTLY DETERMINE THAT A LARGER METER IS REQUIRED.
16. ALL LOTS SHALL HAVE A POST DEVELOPEMT 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
17. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED A DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES DIAMETER AND 24 INCHES IN LENGHT



LOCATION MAP SCALE: 1"= 500'

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

RENU ACRES SUBDIVISION IS LOCATED ON THE SOUTH EAST CORNER OF MILE 7 NORTH ROAD AND BRUSHLINE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 85,778-2020 CENSUS). THIS SUBDIVISION LIES WITHIN THE CITY'S 5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 212.001, PRECINCT NO. 3.

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	UNER GOMEZ	175 W. ANDERSON RD	DONNA, TX 78537.	(956) 784-0218
ENGINEER:	GUILLERMO A. ARRATIA, P.E.	526 N. 5TH ST.	DONNA, TX 78537.	(956) 784-0218
SURVEYOR:	HOMERO LUIS GUTIERREZ	2600 SAN DIEGO	MISSION, TEXAS 78572	(956) 369-0988

PLANNING & ZONING COMMISSION
ACKNOWLEDGMENT

THIS PLAT OF RENU ACRES 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 _____, 20____

CHAIRMAN

CITY OF MISSION
CERTIFICATE OF APPROVAL

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

_____ _____ _____
MAYOR OF CITY OF MISSION DATE

ATTEST: _____ _____
CITY SECRETARY DATE

I, ROBERTO SALINAS, P.E. , HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR RENU ACRES SUBDIVISION HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS. THAT INCLUDES THE 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.

ROBERTO SALINAS, P.E. – MANAGER
AGUA SPECIAL UTILITY DISTRICT

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RENU ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ , 20____

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

COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL

I,THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RENU ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT OSSF DIVISION BEFORE RECORDING OF THIS PLAT.

HIDALGO COUNTY PLANNING DEPARTMENT DATE
OSSF DIVISION REPRESENTATIVE

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION IS TRUE. THIS WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION.

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

STATE OF TEXAS
REGISTERED
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL LAND SURVEYOR

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 A. ARRATIA
LICENSED PROFESSIONAL ENGINEER No. 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER

DATE OF PREPARATION: SEPTEMBER 25, 2023

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

SHEET 1 OF 3

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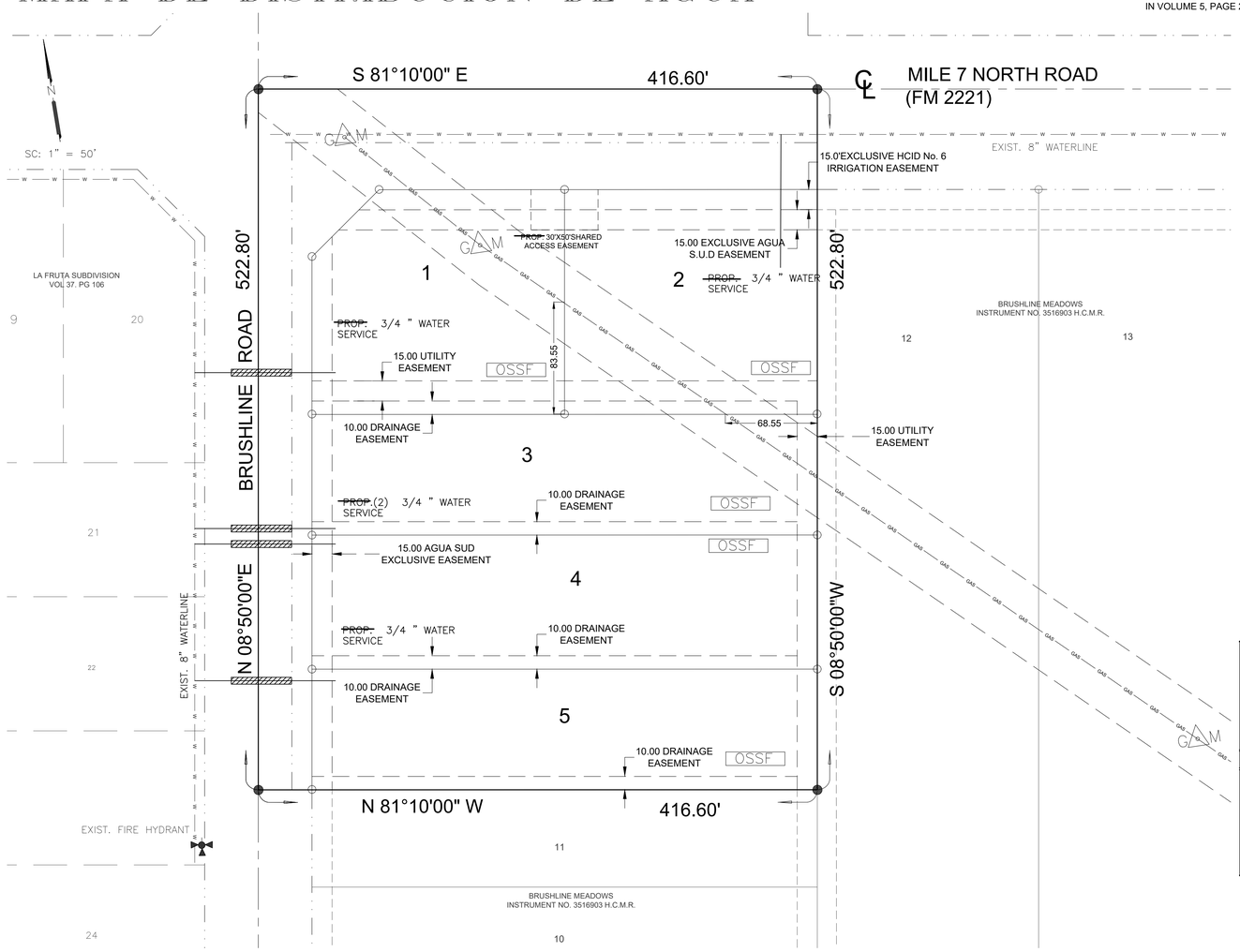
SHEET 1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS;
	PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; 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.C.I.D. No. 16 CERTIFICATE OF APPROVAL; REVISION NOTES. H.C.H.D.
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
SHEET 3	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

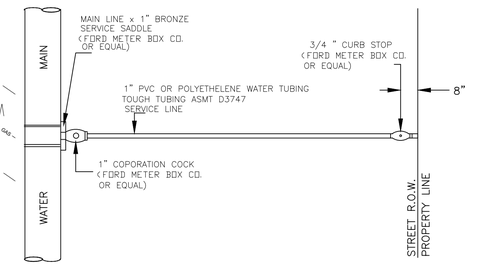
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MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE DISTRIBUCION DE AGUA

RENU ACRES SUBDIVISION

A 5.0 ACRE TRACT OF LAND OUT OF LOT 92, THE NICK DOFFING CO. SUBDIVISION NO. 1, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS.





SINGLE WATER SERVICE CONNECTION

NOTE :
ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.

FINAL WATER AND SEWER ENGINEERING REPORT WATER SUPPLY:

DESCRIPTION, COST, AND OPERABILITY DATE:

RENU ACRES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SUD, THE SUBDIVIDER AND AGUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SUD 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 SUD HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE SOUTH RIGHT OF WAY OF MILE 7 NORTH ROAD AND AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE WEST RIGHT OF WAY OF BRUSHLINE ROAD.

WATER DISTRIBUTION FOR RENU ACRES SUBDIVISION CONSIST OF 5 SINGLE ¾" WATER SERVICES FOR THIS SUBDIVISION, SAID SERVICES TERMINATE AT THE WATER METER BOX, AND THE METER BOX HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF $ _____, IN ADDITION THE THE SUBDIVIDER HAS PAID AGUA SUD THE SUM OF $ _____, WHICH COVERS THE COST FOR ALL THE LOTS , AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO AGUA SUD UPON REQUEST BY THE LOT OWNER, AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SUD ,AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:

SEWAGE FROM RENU ACRES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THIS LOT. A CERTIFY LICENCE SANITARIAN HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE SOIL IS A TEXTURE CLASS III SANDY LOAM BLOCKY EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT AT TOTAL COST OF $_____, THE HIDALGO COUNTY HEALTH DEPATMENT HAS INSPECTED AND APPROVED THE INSTALLATION BEFORE THE RECORDING OF THIS PLAT.

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

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF $_____

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST $1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF $ _____ FOR THE ENTIRE SUBDIVISION.

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

LA SUBDIVISION DE THE RENU ACRES SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE AGUA SUD. EL DUENO DE LA SUBDIVISION Y LA COMPANIA AGUA AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. AGUA SUD 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 RENU ACRES SUBDIVISION CONSISTE DE UNA LINEA DE AGUA EXISTENTE DE 8 PULGADAS CUAL CORRE POR EL LADO SUR DE LA CARRETERA MILE 7 Y A LADO OESTE DE LA CARRETERRA BRUSHLINE. .

LA DISTRIBUCION DE AGUA PARA RENU ACRES SUBDIVISION CONSISTE DE 5 SERVICIOS DE AGUA DE ¾ DE PULGADAS,CUALES TERMINAN EN LAS CAJA DE MEDIDOR CON CANDADOS DE CADA SOLAR, LOS SERVICIOS DE AGUA Y EL MEDIDOR MECANICO DE AGUA AN SIDO INSTALADOS A UN COSTO TOTAL DE $ _____ EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A AGUA SUD $ _____ POR LA SUBDIVISION QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DEL MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUENO DEL LOTE SOLICITE EL MEDIDOR DE AGUA, LA COMPANIA DE AGUA SUD LO INSTALARA SIN COSTO ALGUNO AL DUENO DE LA SUBDIVISION, EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION. SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. UN EVALUADOR DE SUELO Y INSTALADOR AUTORISADO POR EL ESTADO A EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSA SEPTICAS (OSSF). EL REPORTE FUE APROVADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO CUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE. CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LOS LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME) EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 60 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON $1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROVACION FINAL. A UN COSTO TOTAL DE $_____ EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS.

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 LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE $ _____

DENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN $ _____ PARA TODA LA SUBDIVISION

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.– I, THE OWNER OF RENU ACRES 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 Y WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

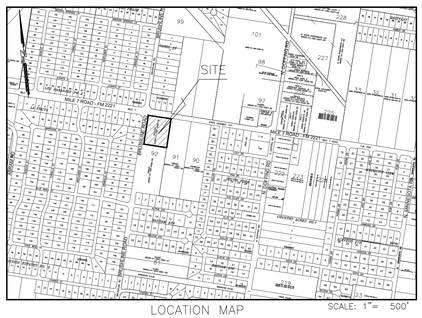
UNER GOMEZ
175 W. ANDERSON RD
DONNA, TEXAS 78537

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED UNER GOMEZ 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 _____, 20___

LEONOR ARRATIA
My Notory ID # 125946672
Expires December 19, 2026



LOCATION MAP SCALE: 1"= 500'

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

RENU ACRES SUBDIVISION IS LOCATED ON THE SOUTH EAST CORNER OF MILE 7 NORTH ROAD AND BRUSHLINE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 85,778–2020 CENSUS). THIS SUBDIVISION LIES WITHIN THE CITY'S 5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 212.001, PRECINCT NO. 3.

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

COUNTY CLERK — COUNTY OF HIDALGO — TEXAS

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

GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER # 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

STATE OF TEXAS — GUILLERMO A. ARRATIA — 94001 — LICENSED PROFESSIONAL ENGINEER

COST ESTIMATE:

WATER SUPPLY SYSTEM	_____
OSSF SYSTEM	_____
DRAINAGE	_____

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	UNER GOMEZ	175 W. ANDERSON RD	DONNA, TX 78537.	(956) 784-0218
ENGINEER:	GUILLERMO A. ARRATIA, P.E.	526 N. 5TH ST.	DONNA, TX 78537.	(956) 784-0218
SURVEYOR:	HOMERO LUIS GUTIERREZ	2600 SAN DIEGO	MISSION, TEXAS 78572	(956)-369-0988

DATE OF PREPARATION: SEPTEMBER 25, 2023

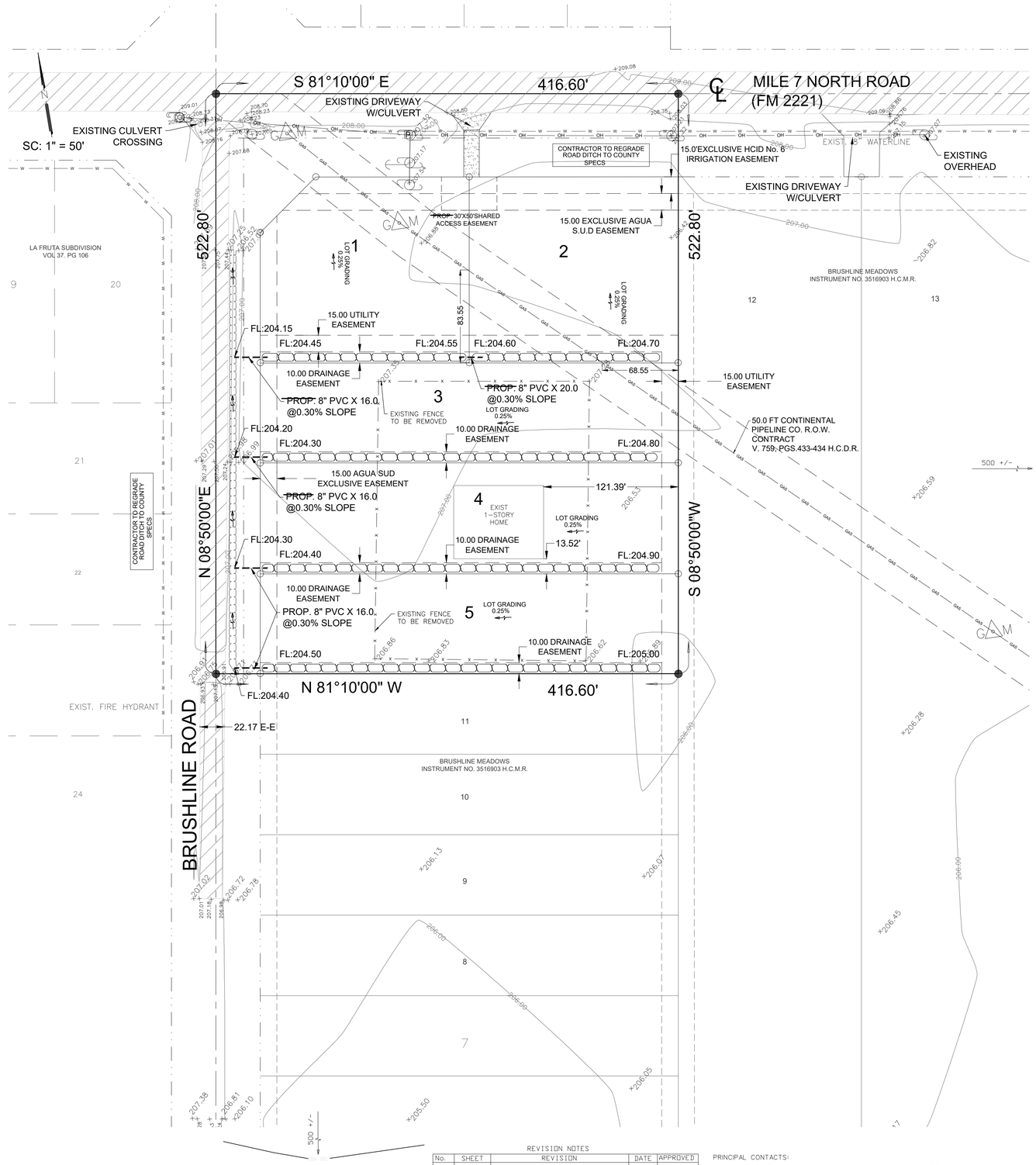
NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET FIRM NO. F-9050 PH. (956) 784-0218
DONNA, TEXAS. 78537 E-MAIL: NAINENGINEERING@YAHOO.COM

INDEX TO SHEET

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	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.C.I.D. No. 16 CERTIFICATE OF APPROVAL; REVISION NOTES. H.C.H.D.
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MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAFIA Y DRENAJE



RENU ACRES SUBDIVISION

A 5.0 ACRE TRACT OF LAND OUT OF LOT 92, THE NICK DOFFING CO. SUBDIVISION NO. 1, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT
For
RENU ACRES SUBDIVISION

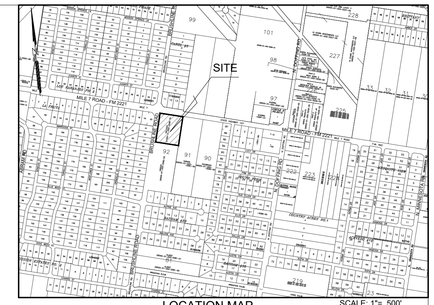
PROJECT LOCATION
A 5.00 ACRE TRACT OF LAND OUT OF LOT 92, THE NICK DOFFING COMPANY SUBDIVISION NO. 1, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MILE 7 NORTH AND BRUSHLINE ROAD AND BRUSHLINE ROAD. . THIS PROPERTY IS LOCATED WITHIN THE 2 MILE ETJ OFTHE CITY LIMITS OF MISSION. (REFER TO EXHIBIT B).

FLOOD PLAIN
THE SUBJECT TRACT LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN. F.E.M.A.-F.I.R.M. MAP NO. 480334 0290 D, MAP REVISED: JUNE 6, 2000. (REFER TOEXHIBIT C).

SOIL CONDITIONS
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY HIDALGO (25) SANDY CLAY LOAM SOIL THAT HAS A POUR LOW SHRINK-SWELL POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP B. (REFER TO EXHIBIT D)

EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY (0. 01%). EXISTING RUNOFF (8.23 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE SOUTHEAST SIDE OF THIS TRACT.

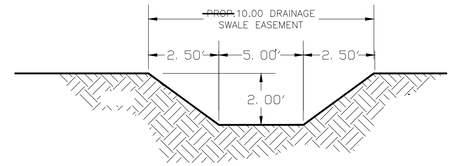
PROPOSED CONDITIONS
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT IS FOR 5 LOTS FOR RESIDENTIAL USE. THE STORM RUNOFF AFTER DEVELOPMENT WILL BE INCREASE 2.25 CFS FOR A TOTAL 5.0 CFS, I HAVE CALCULATED THAT 8,817 CF OF STORM RUNOFF FOR A 50 YEAR DESIGN FREQUENCY AND WILL BE DETAINED WITHIN THE PROPERTY BY A PROPOSED DETENTION AREAS. AN 18 INCH PIPE WITH SAFETY END TREATMENT WILL BE REQUIRED AT DRIVEWAYS.



LOCATION MAP SCALE: 1"= 500'

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

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~~PROPOSED~~ DRAINAGE DETENTION AREA
CROSS SECTION DETAIL

~~PROPOSED~~ CROSS SECTION AREA
10' X 2' x 656. 0'LF = 13, 120 CF

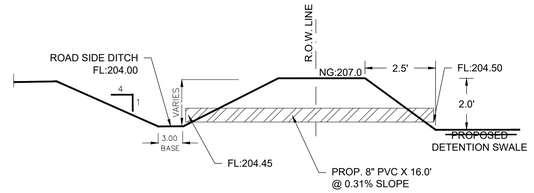
DETENTION REQUIRED: 8, 817 CF
DETENTION PROVIDED: 13, 120 CF

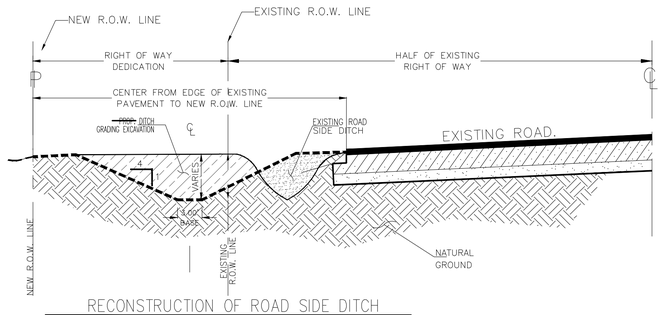
~~PROPOSED~~ OUTLET STRUCTURE

$$A=\frac{Q}{0.6\sqrt{2gh}}=\frac{2.75}{0.6\sqrt{2x32.2x2.5'}}=0.36\ SF \approx 8"$$

GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER # 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

STATE OF TEXAS
GUILLERMO A ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER





RECONSTRUCTION OF ROAD SIDE DITCH
EAST OF BRUSHLINE ROAD

OUTFALL DETAIL
N.T.S.

COST ESTIMATE:

WATER SUPPLY SYSTEM _____
SANITARY SEWER SYSTEM _____
DRAINAGE _____

DATE OF PREPARATION: SEPTEMBER 25, 2023

SHEET 1 OF 3

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REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

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NAIN ENGINEERING, L.L.C.
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