PLAT Spoor Engineering Consultants, Inc. Conding speer-oil and thereing Sharked 60' W. NEWPORT SQUARE Oct. 05, 2025 Scale 1 •60' Rev. 02-10-25 / PERCOLAT MAP HOLLAND TERRACE DETENTION / 50' W, STACIE LANE Mission, Feeeus BEING A SUBDIVISION OF A 4.50 AC. TRACT OF LAND OUT OF LOT 25 - 5, WEST ADDITION TO SHARYLAND Hidalgo County, Texas, ACCORDING TO PLAT RECORDED IN VOL. 1, PG. 56, M/R, HIDALGO COUNTY, TEXAS IS DRAMAGE EASEMENT STREET | STR 14 3: 15 3: 16 3: 00 H, E-1 20 60" W. 25th ST. (BY THIS PLAT) JJAB Family Limited Partnership a Texas Limited Partnership ARNCIDO CEDRA, J. HOMERO CEDDA & J. HAMBRYD CEDDA # 3412254, O.R. TO SHARY SUBDIVER LOT 25-5 CESAR SERCIO DANIEL DOC. T ADD. O' W. 24th PLACE NOTARY PUBLIC 37 VALUE OF THE PRINT OF THE PR I. THE UNDERLIGNED, CHARMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, HERBY CERTIFY THAT THIS SUBDIVI REQUIRDMENTS THE SUBDIVINGON REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED. 10 NE 4 20 19 18 17 16 15 A rect of lens contains 450 wore of lens, stated in Healpy County, Teass, seting and of LOT 20-5. WEST ADSTITUTE TO SEATING AND SUBDISSIONAL Healpy County, Teass, map reference You're 1 Page 55. Map Records Hostigo County, Teass. REYNALDO ROBLES, R.P.J.S. #4032 B. ROBLES & ASSOCIATES, PLIC - 18HELS HRM 10094700 107 W. HUBACHE STREET WESLACO, TEXAS 78596 Control of the Contro NOTES NOTEST: ROOD ZONE STATEMENT: DOD ZONE DESIGNATION: ZONE 'X' [SHADE] - COMMUNITY NOTESTATEMENT: DOD ZONE DESIGNATION: ZONE 'X' [SHADE] - COMMUNITY NOTESTATEMENT: JAKEO, USLIALLY THE AREA SETWEEN THE UMITS OF 100-YEAR DI SOOTHER FOODS: STEPHEN SPOOR REGISTERED PROFESSIONAL ENGINEER P.E. REGISTRATION NO. 56/52 I, MIN, BUILDING SETBACK LINES TO BE IN ACCORDENCE WITH CITY OF MISSION ORDINANCE REQUIREMENTS, EXCEPT AS OULDWIS: LTHE UNDERSIGNED MAYOR OF THE CITY OF MISSION, HERBY CER WHITEE IN MY APPROVAL B REQUIRED. 3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 ABOVE TOP OF CURB. AS MEASURED AT FRONT CENTER OF LOT. 4. BENCHMARK IS TOP OF IRON ROD ON THE SOUTHEAST CORNER OF PROPERTY - ELEVATION—134,53 to an ion doe load on the corness come of they make where a continuous the Boardware corner hereoft. THENCE N.BI. - 27 ST W. stong the north like of selfs Traicer Certains BASANSHIP at statemen of \$2000 ress, so the POPET OF BEGINNING corneling 4.55 acres of land, more of less. 5, IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS. THIS DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 0.54 ACREMENT OR 215.56 CAUGE PRET. DOES OF SIGNATION OF SIGNATURE BY THE STREET OF SIGNATURE BY AND A STREET A STREET A STREET AND A STREET A STREET AND A STREET A STREET A STREET AND A STREET A STREET AND A STREET A STREET A STREET A STREET A STREET AND A STREET TO DEFINA A TOTAL OF SAI ACCIDENT OF SAIS CIDENT, THE TOTAL AS FOOT DEPONENT BEINGHED A FOOT DEPONENT OF THE CONTRICTION OF THE RAUL E. SESIN, P.E. C.F.A. OF THE DECEMBER ASSOCIATION (SEE NOTES). THE DECEMBER OF CONTROL SEE CONTROL OF THE NOTES OF THE CONTROL ON THE CONTROL OF THE CONTRO 10, 15 x 15 TRIANGULAR S.O.E. B 15 x 15 TRIANGLE BIGHT OBSTRUCTION EASEMENT (BY THE PLAT).

AERIAL PHOTO



STATEMENT OF COMPLETION - PUBLIC WORKS



Public Works Department

To: Xavier Cervantes Planning Director

Project/Subdivision Holland Terrace Subdivision

Project/Subdivision Contractor S&S Paving

Project/Subdivision Engineer Spoor Engineering Consultants

From: Juan Pablo "JP" Terrazas, P.E., CPM Assistant City Manager

Date: April 24, 2025

STATEMENT OF COMPLETION

The infrastructure installed has been, inspected and accepted by the City of Mission (Public Works) Utility, Streets & Drainage Department. As-builts are due for review.

Water:

Holland Terrace Subdivision has been inspected by Carlos Fuentes and or Guadalupe Vela. The infrastructure installed by S&S Paving and the methods for testing and approval have complied with the City Subdivision Standards Manual revised March 1998

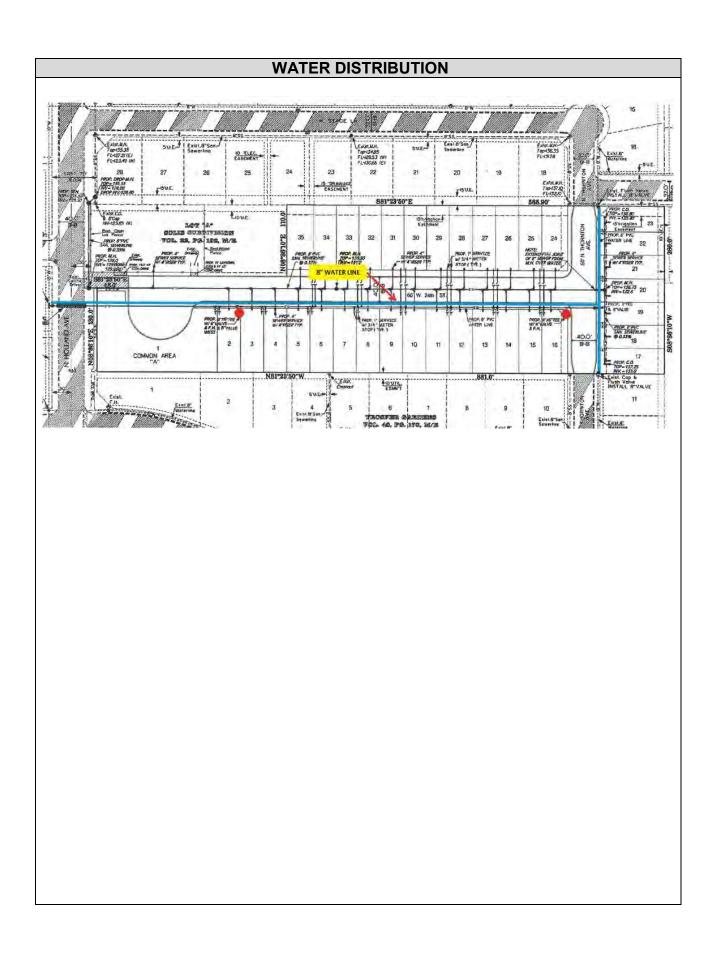
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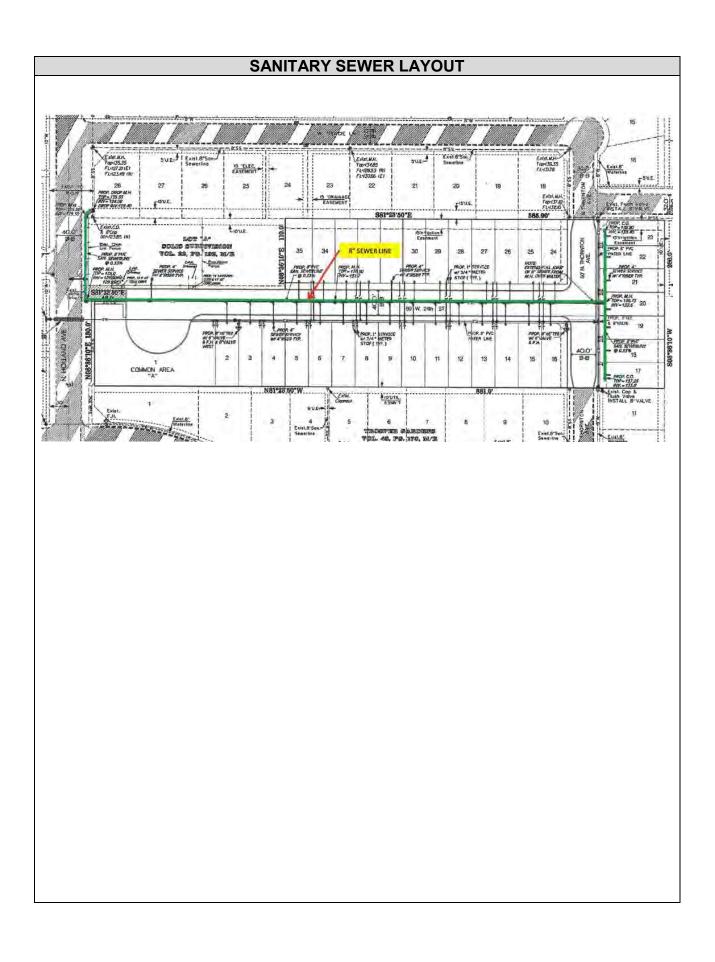
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Inspector (s)

Juan Pablo "JP" Terrazas, P.E., CPM

2801 N Holland 2 Mission, TX 78574 2 Phone: 956-580-8780 2 Fax: 956-580-8782





STORM WATER DRAINAGE STATEMENT



Drainage Report

Holland Terrace

Mission, TX

LEGAL DESCRIPTION:

BEING A SUBDIVISION OF A 4.50 ACRE TRACT OF LAND OUT OF LOT 25-5, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 56, MAPS RECORDS, HIDALGO COUNTY, TEXAS

LOCATION:

This proposed 35 lot subdivision, comprising 4.38 net acres, is located on the east side of Holland Avenue, approximately 600 feet north of Griffin Parkway. This site is located in the City Limits of the City of Mission.

FLOOD ZONE:

This property falls in Zone "X" (shaded) of the Flood Insurance Rate Maps, Community Panel 480345-0005C, revised November 20, 1991. Zone "X" (shaded) is described as, "Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods."

SOILS AND TOPOGRAPHY:

Topographic maps of the general area indicate a natural ground slope to the east. This site falls in Area 28 (Hidalgo Sandy Clay Loam, Group B) of the Soil Survey of Hidalgo County. A more detailed description of this soil and its properties can be found in attachments to this narrative.

USAGE:

Presently, this site is occupied by an old single-family residence on the Holland Avenue frontage and the back is a vacant field (see weighted C calculation). Proposed for this development are 34 single family residential townhome lots and 1 lot for detention area. The existing single family home is proposed to be demolished.

EXISTING AND PROPOSED DRAINAGE:

This site is located on a slight ridge that slopes east and west from the middle of the property. The easterly portion is intercepted by the Mission Lateral drain ditch, located ¼ mile north of Griffin Parkway. The westerly portion slopes to Holland Avenue and is intercepted by the 42 inch City of Mission drain on Holland. This 42 inch drain flows north, discharging into the City detention area to the north of Chaparral Heights Subdivision.

A new 24 inch drain is proposed to convey the street and residential lot runoff into the proposed detention area on Lot 1. An 18 inch drain is proposed from the detention area to connect to an existing City of Mission 24 inch drainline on W. 24th Place which drains to the 42 inch drain located on the West side of Holland, with the ultimate outfall being the City of Mission detention area north of Chaparral Heights.

Rainfall detention will be accomplished on site in the proposed detention area. In accordance with the attached drainage calculations, this property is required to detain 0.54 acre-feet, or 23,560 cubic feet. Data from Table 2 indicates an existing flowrate of 6.54 C.F.S. (10 year), which will increase to 20.26 C.F.S. (50 year) for developed conditions ($\Delta Q=13.72$ C.F.S.). Finished floor elevations will be set above the 100 year flood level.

DIREJECTED

MAPPROVED FOR SUBMITTAL

DITO H.C. PLANNING DEPT.

STO CITY

DISCHARGE PERMIT REQUIRED

DISTRICT FACILITY

DITHER

103440

Alexis

H.C.D.D. NO. 1

REQUIREMENTS:

10/24/

th Street, McAllen, Texas 78501 * (956)683-1000

E-mail: SEC@SpoorEng.com

SPOOR ENG ASSESSING COMMULTANTS, INC

STEPHEN SPOOR

Registration # F-6003