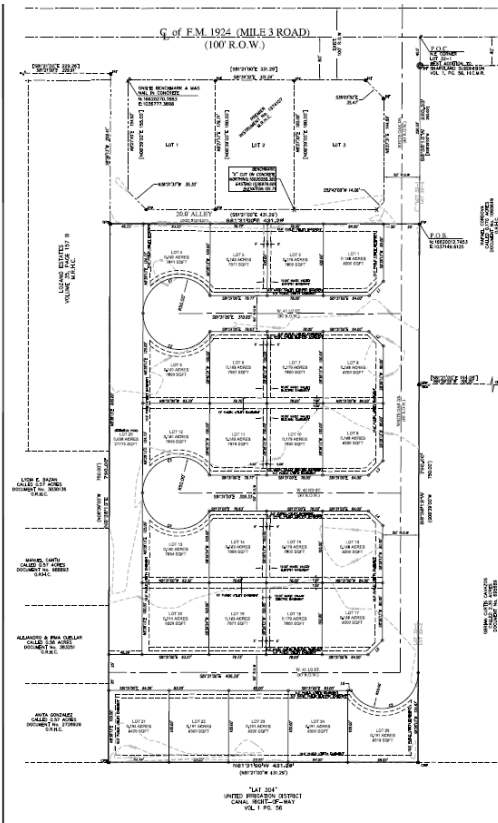


# PLAT



Line Data			Gene Data					
Line #	Length	Strain	Gene #	Length	Index	Gene	Strain	Strain #
1	38.87	138737362	C1	135.67	53.00	149742	138737362	68.52
2	38.87	138737362	C2	135.68	53.00	150750	138737362	68.56
3	38.87	138737362	C3	135.67	53.00	150750	138737362	68.52
4	38.25	138737362	C4	135.68	53.00	150750	138737362	68.56
5	38.52	138737362	C5	135.77	53.00	149742	138737362	68.56
6	4.77	38737362						



**STATE OF TEXAS**

**COUNTY OF MEXICO**

I, \_\_\_\_\_, COUNTY CLERK,  
DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED WITH ME IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT DALLAS, TEXAS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DALLAS, TEXAS  
COUNTY CLERK'S OFFICE

SHAGLELAND WATER SUPPLY CORPORATION

I, DAVID L. HARRIS, MANAGER, HEREBY CERTIFY THAT POSSIBLE WATER SERVICE IS AVAILABLE FOR THE PROPOSED WATER CONNECTION LOCATED AT 1000 W. 10TH ST. AND 10TH AVENUE IN THE CITY OF MINNEAPOLIS STATE OF MINNESOTA. I AM NOT PROVIDING THIS INFORMATION WITHOUT HAVING FIRST OBTAINED THE APPROVAL OF THE CITY ENGINEER'S DESIGN DEPARTMENT. ALL APPLICANTS MUST OBTAIN A SEVERALTY OF THE CITY ENGINEER'S DESIGN DEPARTMENT AND LOCAL, STATE AND FEDERAL, REGULATIONS.

I, DAVID L. HARRIS, MANAGER, DO NOT HAVE FULL RESPONSIBILITY TO ENSURE THAT THE SERVICE REQUESTED WILL BE PROVIDED TO THE APPLICANT AFTER THE REQUESTED INFORMATION HAS BEEN SUBMITTED TO THE CITY ENGINEER'S DESIGN DEPARTMENT.

CITY/STATE - MINNEAPOLIS - MINNESOTA DATE 11/11/2011

EMPLOYED BY WATER SUPPLY CORPORATION

CITY OF MINNEAPOLIS

I, DAVID L. HARRIS, MANAGER, DO NOT HAVE FULL RESPONSIBILITY TO ENSURE THAT THIS FILED OF SHAGLELAND WATER SUPPLY CORPORATION WAS REVIEWED AND APPROVED BY THE CITY OF MINNEAPOLIS.

\_\_\_\_\_  
MAYOR OF CITY OF MISSON \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_  
ATTEST, CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF MISSON  
PLANNING & ZONING COMMISSION CERTIFICATE

I, THE undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSON, HEREBY CERTIFY THAT THE FOREGOING PLAT CONFORMS TO ALL REQUIREMENTS OF THE FOREGOING REGULATIONS OF THE CITY OF MISSON, MY APPROVAL REPEATED.

DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

\_\_\_\_\_ DATE \_\_\_\_\_  
 CHAIRMAN, PLANNING & ZONING COMMISSION

\_\_\_\_\_ CERTIFICATE \_\_\_\_\_  
 MEDFORD COUNTY DRAINAGE DISTRICT NO. 1

\_\_\_\_\_ MEDFORD COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS DRAINAGE DISTRICT COMPLY WITH THE VARIOUS STATUTES OF THE DISTRICT ADOPTED UNDER: 2005 WYOMO CODE ANN. 45-1-101. THE DISTRICT HAS NOT BEEN AND DOES NOT INTEND THAT THE DRAINAGE STRUCTURES (EQUIPMENT AND APPROPRIATE FOR THE SPECIFIC SUBURBAN DRAINAGE DISTRICT) BE USED FOR OTHER THAN INTENDED PURPOSE. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS OWNERS TO MAKE THESE DECISIONS.

\_\_\_\_\_ MEDFORD COUNTY DRAINAGE DISTRICT NO. 1

\_\_\_\_\_ DATE & PLACE, ETC. \_\_\_\_\_ DATE \_\_\_\_\_  
 SEAL & SIGNATURE, ETC.

1. THE UNDERSIGNED, REARDED SALAZAR, P.C., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBING CHANGES HAVE BEEN MADE TO THIS PLAN.

REARDED SALAZAR, P.E.  
LICENSED PROFESSIONAL ENGINEER No. 125182  
THIS CERTIFICATE NO. E-0008

DATE \_\_\_\_\_



STATE OF TEXAS  
COUNTY OF HENRIETTA

I, THE UNDERSIGNED, MANUEL LARREA, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER EIGHTH CONSIDERATION HAS BEEN GIVEN TO THIS PLAN, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

MANUEL LARREA, SPS, P. 5338 DATE \_\_\_\_\_  
 TEXAS REG. NO. 101440-7  
 4817 GARCILLO AVENUE  
 CORPUS CHRISTI, TEXAS 78402  
 P. 5338-1009  
 713-878-9938

STATE OF TEXAS  
COUNTY OF HENRIETTA  
SPEAKER OF THE HOUSE  
5338

UNITED BRIGADE DISTRICT

THIS PLAY IS HEREBY APPROVED BY THE UNITED BRIGADE DISTRICT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TITLES, COVERS, AND SUBTITLES) SHALL BE PLACED UPON UNITED BRIGADE DISTRICT (BUT OF WORDS OR EXAMINATIONS) APPROVAL OF THIS PLAY DOES NOT RELEASE ANY DEBTS THAT THE DISTRICT MAY HAVE INCURRED (BUT OF NOT

\_\_\_\_\_  
PRESIDENT

\_\_\_\_\_  
ATTN: SECRETARY

[illegible]

NOTES AND RECORDS

DEWD-1438 is across foot of LOT 20-1, WEST ADJACENT TO WARDLAND SUBDIVISION, RECORDED IN VOLUME 3, PAGE 50, WAS RECORDED HELLGRO COUNTY, TEXAS, LAND BENEATH IN A WARRANTY DEED DATED JUNE 10, 2003, CONTAINING TO TERRY AND GAIL MCCORD, INCORPORATED IN DOCUMENT NO. 3289602, (OFFICIAL PUBLIC) DEED RECORDS HELLGRO COUNTY, TEXAS, LAND 1438 AREA TRACT OF LAND NOW MORE PARTICULARLY DESCRIBED BY NOTES AND BOUND AS FOLLOWS:

CONSIDERS THAT A AND HAS SET THE NORTHEAST CORNER OF SAID LOT 20-1

THENCE, BEGINNING AT THE EAST LINE OF SAID LOT 20-1, PROCEED AS AT A DISTANCE OF 40.00 FEET AN IRON PIPE PINNAIL, A POINT ON THE SOUTH BOUNDARY OF THE LAND OF MARY (A/K/A "MAY") ALVINE, BEING THE NORTHEAST CORNER OF A CALLED 0.770 ACRES TRACT, CONTAINING TO RAFAEL GORDON, INCORPORATED IN DOCUMENT NO. 1269448, (OFFICIAL PUBLIC) DEED RECORDS HELLGRO COUNTY, TEXAS, CONTAINING FOR 0.770 ACRES OF LAND BEING A LOT BENEATH OF SAID TRACT OF LAND OF MARY (A/K/A "MAY") ALVINE, BEING THE NORTHEAST CORNER OF SAID LOT 20-1

[illegible][illegible]

2. **UTILITIES**  
 POLE: 25.00 FEET  
 DEPTH: 0.00 FEET OF EXISTING MINORITIES IS SHOWN  
 S/C: 0.00 FEET OF EXISTING MINORITIES IS SHOWN

3. **UNPAVED PAVED ROAD ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORHOODS. MINIMUMS:**

4. **THE FOLLOWING NEIGHBORHOODS ARE SHOWN ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:**  
 "C" OUT ON CONCRETE, NORTHING 10820358.00, EASTING 10820358.00, ELEVATION 150.71 (NAD 83, NAAD 83, 2000 120)

5. **IN ACCORDANCE WITH THE MEASUREMENTS SHOWN ON THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, THE FOLLOWING SHALL BE USED TO DETERMINE A TOTAL AREA**

6. NO STRUCTURE SHALL BE PERMITTED WITH OR EXISTING EXHIBITS SHALL BE LEFT (YEAR OF BULWARK, STONE, BRASS, PILES, AND OTHER PLAYING OBJECTS LOW, LESS THAN 18 INCHES NATURE HEIGHT, GRASS, OR PLUMED) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EXHIBENT.

7. EACH PARTICIPANT CONTRACT MUST INCLUDE A SUNDAY AND MONDAY OF A LOT IN THE VARIATION MUST, CONTAIN A STATEMENT EXHIBITS HIGH AND MEAN WATER, HEIGHT, ELEVATION, AND GAT SURFACE, MUST BE MADE AVAILABLE TO THE SURVEYOR.

8. ALL PARTICIPANT EXHIBITS LOCATED BY THEIR PLANT SHALL BE A MINIMUM OF 15.00 FEET AS FOR THE MINIMUM GROUND, SURROUNDING RULES, BY DEMAND THE FIELD, DEVELOPED AND EXHIBENT, EXCEPT THAT ALL EXHIBITS SURROUND EXHIBIT WITH THE FIELD, EXHIBENT BY EACH VEHICLE PROVIDED INCLUDING AN EXHIBENT.

9. THERE ARE NO WATER MEASUREMENT, EXCEPT FOR THE MEASUREMENT ON THIS SURVEYOR.

10. ANY ADDITION TO EXISTING COMMERCIAL STRUCTURE OR NEW PROPOSED OVERLAY ON THE LOT MUST COMPLY WITH ALL RESTRAINING RESTRICTIONS REQUIRED ON THIS PLOT.

11. THE LOT SHALL HAVE A POST DEVELOPMENT PAVED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DRAIN AT A 0.2% SLOPE TO ACCOMMODATE PROPER DRAINAGE. THIS IS IN ADDITION TO ANY MINIMUM GRADY SLOTTAGE REQUIRED BY A.T.C.

12. A 2' FOOT OUPST EAPED REQUIRED FOR ADJACENT/NEIGHBOR MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR EXISTING/CONJUGATE FOUNDATION BARRIERS MUST BE BUILT AT THE 0% VARIATION INDICATED.

13. AN ENHANCED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

14. ALL IRRIGATION DRAINAGES ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER TYPES OF OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN

15. NO CITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT CEMENTED OR BEST OF ANY NEW LINES, PIPES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT.

16. NO PERMANENT STRUCTURE, UTILITY PIPE, WALL, FENCE, OVERFLOW, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT CEMENTED OR BEST OF ANY NEW LINES WITHIN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE CEMENTED BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

17. NO CITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

18. BASE FLOOR ELEVATION FOR THIS PROPERTY AT A 100-YEAR STORM IS 182.4 FEET, BASE HAND LOTS ALONG "STREET A" TO BE PLACED 24" ABOVE CENTER GRADE LINE.

19. ALL SHAYLAND WATER SUPPLY CORPORATION EXEMPTIONS ARE EXCLUSIVE. NO OTHER USE OF RESIDENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHAYLAND WATER SUPPLY CORPORATION.

20. SEE SHAYLAND EXEMPTION REGISTRATION PER 12/20/1924, SEC. 96, 1924-17142.

**TURTLE COVE**  **TRIMAD**

**SUBDIVISION**  
 BEING 7.426 ACRES OUT OF LOT 32-1, WEST  
 ADDITION TO SHARYLAND SUBDIVISION, RECORDED  
 IN VOLUME 1, PAGE 56, MAP RECORDS HIDALGO  
 COUNTY, TEXAS.

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER	TRAC, INC.	1602 N. FORT MYER ST.	KANSAS, MISS. 39104	
OWNER	TRAC, INC.	1132 BOLAN ST.	KANSAS, MISS. 39104	(956) 210-2414
OWNER	BRUNO, JOSEPH, JR.	1602 MYRTLE STREET	KANSAS, MISS. 39107	(956) 688-8860

**TURTLE COVE SUBDIVISION**

8636 7426 ACRES OUT OF 127 ± AC., MOST ADJACENT TO SHARPLAND SUBDIVISION, RECORDED IN VOLUME 1, PAGE 54. MAP REQUIRES HEADQUARTERS COUNTY, TEXAS.

TRIMAD  
A TRIMAD COMPANY

TRIPLES FRANCHISE REG. NO. F-16536

1803 MOZZELLE ST.  
PHARR, TEXAS 78877  
(361) 688-8860

NAME	ADDRESS	CITY	STATE	PHONE
ONE - TURTLE	1602 S. BOLLARD ST.	AKUM, TEXAS 76101		
TWO -	1501 S. BOLLARD ST.	AKUM, TEXAS 76101		
THREE - TURTLE, SHELBY, TEX.	1501 S. BOLLARD ST.	AKUM, TEXAS 76101		

AERIAL PHOTO



## STATEMENT OF COMPLETION – PUBLIC WORKS



### Public Works Department

**To:** Susie De Luna                      Planning Director  
Project/Subdivision                      Turtle Cove  
Project/Subdivision Contractor                      SR Construction  
Project/Subdivision Engineer                      Trimad Consultants  
**From:** Juan Pablo "JP" Terrazas, P.E., CPM   Assistant City Manager  
**Date:** October 17, 2024

#### 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.

#### Sewer:

Turtle Cove has been inspected by ☐ Guadalupe Vela and or ☒ Carlos Fuentes. The infrastructure installed by SR Construction and the methods for testing and approval have complied with the City Subdivision Standards Manual revised March 1998.

Inspector (s) \_\_\_\_\_

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

<b>To:</b>	Xavier Cerventes	Planning Director
	Project/Subdivision	<u>Turtle Cove</u> Subdivision
	Project/Subdivision Contractor	<u>SR Construction</u>
	Project/Subdivision Engineer	<u>Trimad Consultants LLC</u>
<b>From:</b>	Juan Pablo “JP” Terrazas, P.E., CPM	Assistant City Manager
<b>Date:</b>	<u>05/09/2025</u>	

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.

Turtle Cove \_\_\_\_\_ has been inspected by ☒ Joaquin Gonzalez and or ☐ Antonio Serna.  
The infrastructure installed by \_\_\_\_\_ SR Construction \_\_\_\_\_ and the methods for testing  
and approval have complied with the City Subdivision Standards Manual revised September 2023.

Inspector (s) Xoo am b n

Turtle Cove has been inspected by ☒ Joaquin Gonzalez and or ☐ Antonio Serna. The infrastructure installed by SR Construction and the methods for testing and approval have complied with the City Subdivision Standards Manual revised September 2023.

Inspector (s) [Signature]

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



WATER DISTRIBUTION	
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[illegible]

# STORM WATER DRAINAGE STATEMENT



## DRAINAGE REPORT FOR TURTLE COVE SUBDIVISION

### PROJECT LOCATION

Turtle Cove Subdivision, being 7.426 acres out of Lot 33-1 West Addition to Sharyland Subdivision City of Mission, Texas, according to the map or plat thereof recorded in Volume 1, Page 56 of the Map Records of Hidalgo County, Texas. The project location is located inside the city limits of City of Mission.

### FLOOD PLAIN

The subdivision lies within Flood Zone "C" (Areas of minimal flooding). Community Panel Number: 4803340400 C; Map Revised: November 16, 1982. The property is located approximately 900 feet from the intersection of Inspiration Road and W Mile 3 Road Mission, Texas. The property is currently open with a proposed use of twenty-five (25) multi-family lots and one (1) detention pond.

### SOIL CONDITIONS

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the project site is 6.7% (4) Brennan fine sandy loam, 0 to 3 percent slopes, and 93.3% (25) Hidalgo fine sandy loam, 0 to 1 percent slopes.

Brennan fine sandy loam has the capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr.) and depth to water table: More than 80 inches. The frequency of flooding is none and frequency of ponding is none, with a Hydrologic Soil Group Classification B.


Hidalgo fine sandy loam has the capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr.) and depth to water table: More than 80 inches. The frequency of flooding is none and frequency of ponding is none, with a Hydrologic Soil Group Classification B. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. (See attached Soil Survey)

### PRE-DEVELOPED CONDITIONS

Existing total property is a 7.426 acres tract. Currently this tract is undeveloped. Existing drainage pattern for this tract of land sends storm waters from the high point located on the North-West corner of the property to the Southwest corner of said property. The existing runoff from the lots during a 10-year rainfall event is 8.46 cfs per the attached calculations.

### POST-DEVELOPED CONDITIONS

The proposed Turtle Cove Subdivision consists of a total 25 multifamily lots that vary from 7,800 to 9,000 sf. Total acreage for Turtle Cove Subdivision is 7.426 acres. Post-developed flow will be conveyed through valley gutters following the existing drainage pattern into a swale that detains approximately 46,462 cf. The proposed drainage for this subdivision will consist of the water flowing into a detention swale through the cul-de-sac 12-foot curb cuts and a 12-inch PVC bleeder line that leads to a proposed drainage manhole that discharges into an existing grate inlet located (around 200 LF) west of the Southwest corner of the property. The existing grate inlet outfalls into an existing curb inlet on the East side of Inspiration Rd. (See attached Overall Drainage Map). An additional 15-foot drainage easement will be needed along Anita Gonzalez's property. Per Hidalgo County Regulations, the proposed runoff from the lots after development during a 50-year rainfall event is 44.21 cfs per the attached calculations.

<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input checked="" type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input checked="" type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER _____	
<u>Alexis Irazo</u>	<u>8/18/23</u>
H.C.D.D. NO. 1	DATE

