



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> STREET  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM  
Planning Administrator

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 01-29-2013

PROPOSED SHARYLAND I.S.D. PIONEER HIGH SCHOOL SUBDIVISION, PRECINCT No. 3.

ENGINEER: M. GARCIA ENGINEERING DEVELOPER: DR. NOE OLIVERA, SCHOOL BOARD PRESIDENT

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE  
NUMBER OF LOTS:  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL 3  INSTITUTIONAL

LOCATION DESCRIPTION: West of Shary Rd approx. 1/4 mile North of Mile 6 North Rd

The rural area of the County.

ETJ of \_\_\_\_\_ and was approved administratively by said City.

SUBDIVISION LIES WITHIN THE:

ETJ of McAllen and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-05-2012 PROPERTY LIES WITHIN FLOOD ZONE: "X" & "A" & "AE" AS PER FEMA.

DRAINAGE DESIGN: Onsite Detention & Storm Drainage System.

DISTANCE TO A DRAIN DITCH: South adjacent to Subdivision development.

ROAD R.O.W. DEDICATION: 30 feet on Shary Rd by this plat.

H.C.R.O.W. APPROVED DATE: 01-10-2013 : By, Victor Gallardo R.O.W. AGENT

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: \_\_\_\_\_

SEWER SYSTEM:  OSSF HAS BEEN ESCROWED WITH HIDALGO COUNTY.

SANITARY SEWER BY: McAllen LINE SIZE: 6" LOCATION: Shary Road

WATER SERVICE PROVIDER: Sharyland Water Supply Corporation LINE SIZE: 12" LOCATION: Shary Rd.

H.C.O.E.C. APPROVED DATE: 01-11-2013 : By Martin Ramirez

SMALL CONSTRUCTION

*The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.*

LARGE CONSTRUCTION

*The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.*

REQUEST FOR FINAL APPROVAL WITH:  Cash Deposit: Amount: \$ \_\_\_\_\_ For:  OSSF(S)  PAVING  DRAINAGE  STREET SIGNS

A Letter of Credit Financial Institution: \_\_\_\_\_ L.O.C No. \_\_\_\_\_

Amount: \$ \_\_\_\_\_ For:  OSSF(S)  PAVING  DRAINAGE  STREET SIGNS

PRELIMINARY APPROVAL FROM  
THE HIDALGO COUNTY ADVISORY BOARD ON: \_\_\_\_\_, 2013.

STAFF RECOMMENDS:

Preliminary Approval subject to comments and future recommendations by planning,

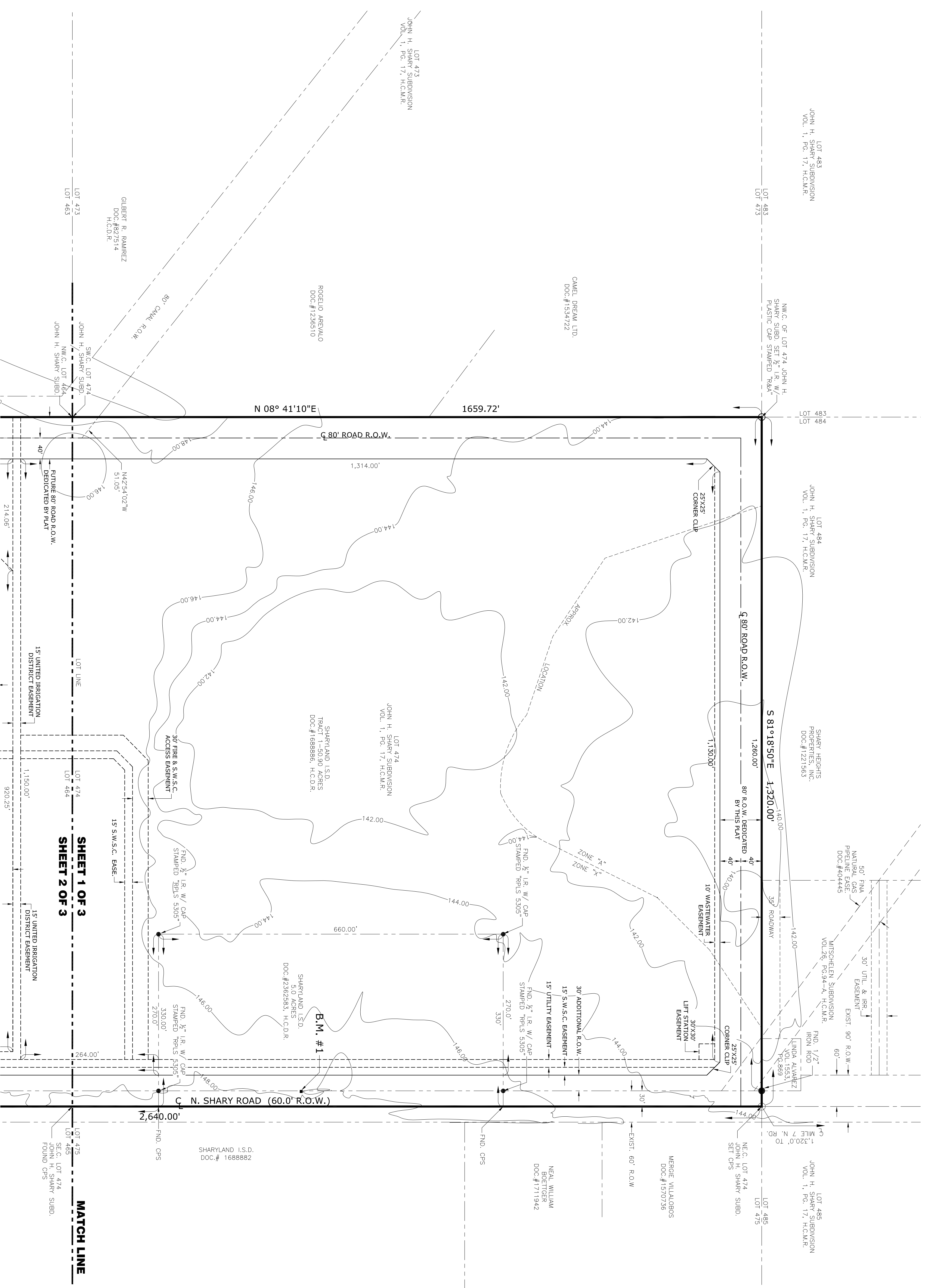
other departments and the approval of the City of McAllen.

Preliminary Approval subject comments and future recommendations by planning and other Departments

Final Approval subject to recommendations other departments

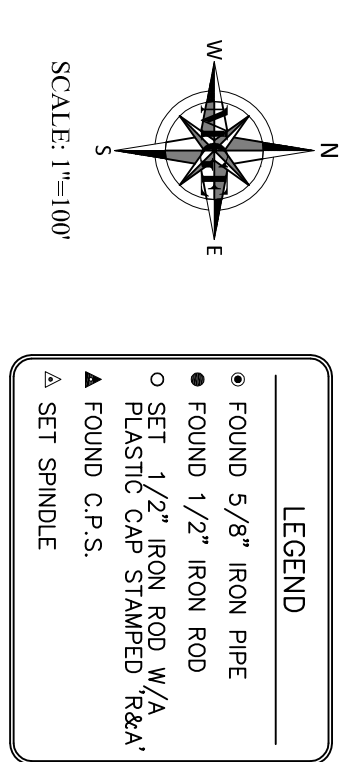
Final Approval with financial guarantee.

\* 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.



**PLAT  
OF  
SHARYLAND I.S.D. PIONEER HIGH SCHOOL  
SUBDIVISION**

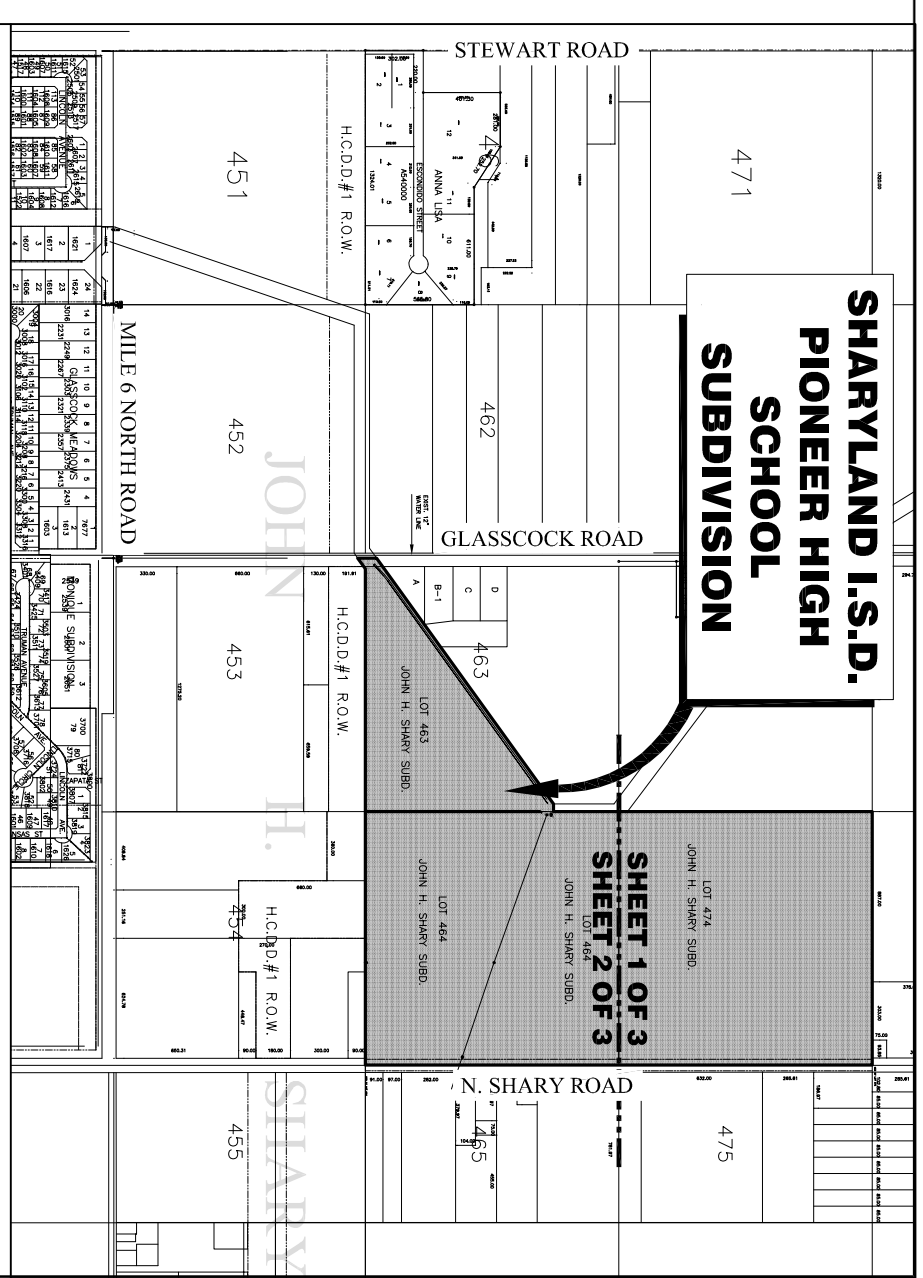
96.37 ACRES OF LAND OUT OF LOTS 464 AND 474 JOHN H. SHARY SUBDIVISION HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS.



- LEGEND**
- FOUND 5/8" IRON PIPE
  - FOUND 1/2" IRON ROD
  - SET 1/2" IRON ROD W/A PLASTIC CAP STAMPED ROAD
  - ▲ FOUND C.P.S.
  - △ SET SPINDLE

SHEET 1 OF 3

JOB NO. 09-128



**LOCATION MAP**  
SCALE: 1"=1000'

PREPARED BY: W. GARCIA ENGINEERING, LLC.  
M.O. NOLAN, SUITE N24  
400 NOLAN, STE. N24  
MESA, TEXAS 78204  
DATE PREPARED: DECEMBER 21, 2012  
DATE SURVEYED: AUGUST 17, 2012

PROJECT NO. 09-128

SHARYLAND I.S.D. SUBDIVISION PLAT FOR JOHN H. SHARY SUBDIVISION  
96.37 ACRES OF LAND OUT OF LOTS 464 AND 474 JOHN H. SHARY SUBDIVISION  
HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED IN  
VOLUME 1, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS.  
PLAT SHEET 1 OF 3

INDEX TO SHEETS OF SHARYLAND I.S.D. PIONEER HIGH SCHOOL SUBDIVISION

SHEETS 1-3	HEADINGS, INDEX, LOCATION MAP AND ETL. PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASMENT DESIGNATIONS, LEGAL DESCRIPTION, UTILITIES AND EASMENTS, SURVEYORS' AND ENGINEER'S CERTIFICATION, RECORDS, GENERAL RECORDS, COUNTY CERTIFICATE OF PLAT APPROVAL, RESOLUTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF A UNIVERSITY AND RESOLVE THE PRESENT OF THE PROJECT'S CERTIFICATION, ROAD CERTIFICATIONS, REVISION NOTES.
SHEETS 20-210	UTILITY SHEETS AND DETAILS.
SHEETS 30-33	PAVING SHEETS AND DETAILS.

NO. SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS

OWNER	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE	FAX
OWNER	SHARYLAND INDEPENDENT SCHOOL DISTRICT	1008 W. SHARY ROAD	MESQUITE, TEXAS 75072	(950) 589-5300	(950) 589-5311
ENGINEER	WABIANO GARCIA, P.E.	400 NOLAN SUITE N2	MESQUITE, TEXAS 75074	(950) 697-9421	(950) 697-9211
SURVEYOR	BEVALDO ROBLES, R.P.L.S.	107 W. HUSCHKE STREET	MESQUITE, TEXAS 75096	(950) 998-2422	(950) 998-2013

