



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH 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: 04-02-2013

PROPOSED IDALIA SUBDIVISION, PRECINCT No. 4 .

ENGINEER: NAIN ENGINEERING DEVELOPER: VICENTE GARZA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 2 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: West of Val Verde Road approximate ¼ mile North of Iowa Road.

SUBDIVISION LIES WITHIN THE: The rural area of the County.
 ETJ of _____ and was approved administratively by said City.
 ETJ of _____ and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 06-14-2012 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Drainage detention swales

DISTANCE TO A DRAIN DITCH: Approximately 60 feet south of development.

ROAD R.O.W. DEDICATION: Additional ROW will not be required. Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

H.C.R.O.W. FINAL APPROVAL DATE: 07-09-2012 : By, Roy Gonzales R.O.W. AGENT

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose A. Gonzalez
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: 03-15-13
 SANITARY SEWER BY: _____ LINE SIZE: _____ LOCATION: _____

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 2" LOCATION: Val Verde Road

H.C.O.E.C. FINAL APPROVAL DATE: 03-15-2013 : By Martin Ramirez

CONSTRUCTION GENERAL PERMIT NOT REQUIRED

Total project size is less than 1 acres, less than 1 acre of soil disturbance will take place during construction. No further submittals will be required. This approval will also cover the final subdivision approval. Since no Construction General Permit (C.G.P.) coverage is required.

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 COMM. COURT ON:

JULY 24, 2012.

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

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

Final Approval subject to recommendations other departments

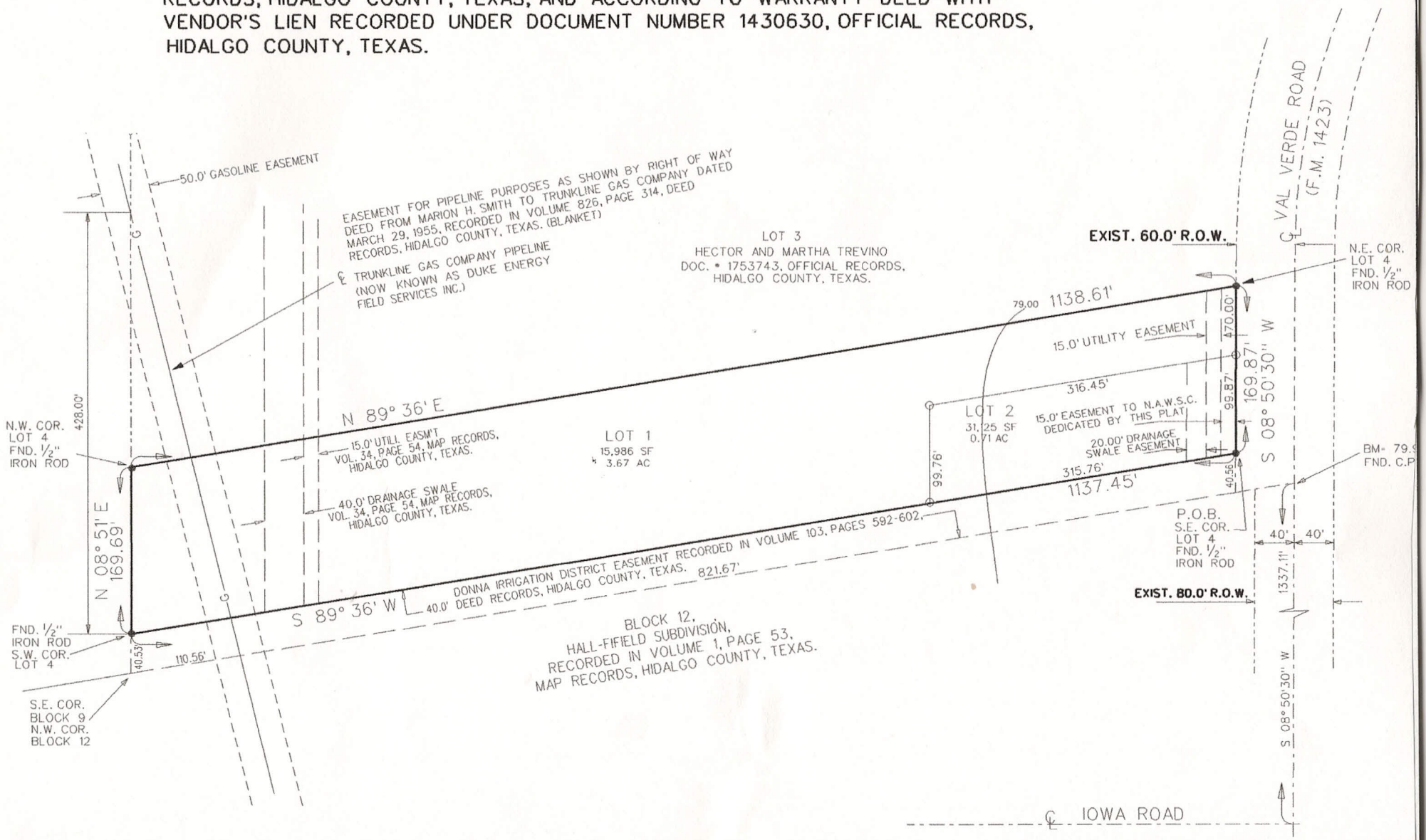
Final Approval with financial guarantee.

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.

IDALIA SUBDIVISION

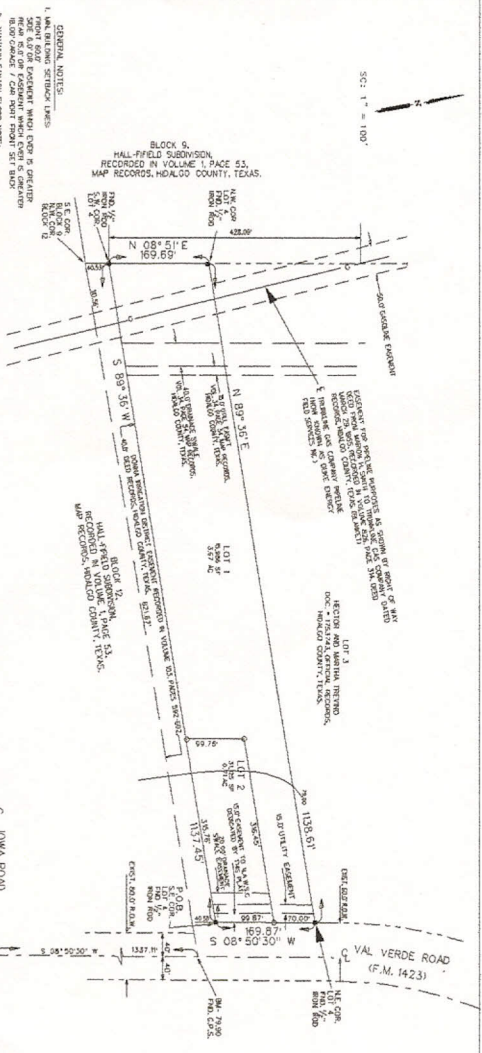
A 4.38 ACRE TRACT OF LAND BEING A RE-SUBDIVISION OF LOT 4, VAL VERDE MEADOWS, ACCORDING TO THE MAP RECORDED IN VOLUME 34, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 1430630, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

BLOCK 9,
HALL-FIFIELD SUBDIVISION,
RECORDED IN VOLUME 1, PAGE 53,
MAP RECORDS, HIDALGO COUNTY, TEXAS.



BLOCK 12,
HALL-FIFIELD SUBDIVISION,
RECORDED IN VOLUME 1, PAGE 53,
MAP RECORDS, HIDALGO COUNTY, TEXAS.

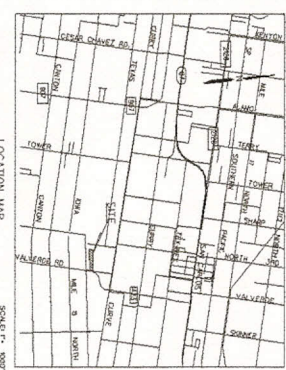
Scale: 1" = 100'



IDALIA SUBDIVISION

A 4.38 ACRE TRACT OF LAND BEING A RE-SUBDIVISION OF LOT 4 VAL VERDE RECORDS, HONOLULU COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH RECORDS NUMBER 145300, OFFICIAL RECORDS, HONOLULU COUNTY, TEXAS.

1. LOTS 1 THROUGH 10... 2. MINIMUM FRONT YARD SETBACK... 3. MINIMUM SIDE YARD SETBACK... 4. MINIMUM REAR YARD SETBACK... 5. RATIO OF DEVELOPMENT ZONE 'T'... 6. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 7. NO STRUCTURE SHALL BE PERMITTED... 8. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 9. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 10. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 11. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 12. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 13. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 14. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 15. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 16. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 17. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 18. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 19. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 20. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES...



LOCATION MAP

LOCATION OF SUBDIVISION WITH RESPECT TO THE CHARACTERIZATION, JURISDICTION OF A MUNICIPALITY... DATA SUBDIVISION WITH RECORDS COUNTY PROJECT NO. 448... NORTH OF THE CITY OF HOUSTON... OFFICIAL RECORDS, HONOLULU COUNTY, TEXAS... CODES 8 272001

Table with 2 columns: No. and Description. Contains details about the subdivision's location and jurisdiction.

Table with 4 columns: No., Name, Address, Phone. Lists contact information for various parties involved in the subdivision.

REVISION NOTES

1. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 2. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 4. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 5. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 6. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 7. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 8. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 9. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 10. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 11. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 12. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 13. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 14. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 15. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 16. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 17. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 18. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 19. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 20. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES...

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STATE OF TEXAS... COUNTY OF HONOLULU... I, THE UNDERSIGNED CERTIFY THAT THIS PLAN OF THE IDALIA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HONOLULU COUNTY COMMISSIONERS COURT ON... ATTEST: HONOLULU COUNTY CLERK... DATE...

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MAIN ENGINEERING, L.L.C. CONSULTING ENGINEER. 258 N. 27th Street, Suite 100, Houston, Texas 77002. Phone: 281-464-1711. Fax: 281-464-1712. Website: www.maineng.com

