



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: 04-30-2013

PROPOSED MYSTICAL STAR SUBDIVISION, PRECINCT No. 4.

ENGINEER FIRM: MELDEN & HUNT, INC. DEVELOPER: HERMINA E. CUEVAS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY 1 *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: Approximately ¼ mile East of Kenyon, South of F.M. 2812

The rural area of the County.

SUBDIVISION LIES WITHIN THE: 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 10/5/12 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: On-Site detention area.

DISTANCE TO A DRAIN DITCH: 2 miles South of proposed subdivision.

ROAD R.O.W. DEDICATION: 20 ft addition R.O.W. to FM 2812

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10/09/12 By, Jesse Ozuna R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 04-09-2013 By, Elizardo Ramos, Environmental Health Division Manager

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: _____.

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: 08/16/12

SANITARY SEWER BY: _____ LINE SIZE: " " LOCATION:

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 12" LOCATION: North R.O.W. of FM 2812.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 10/25/12 By Martin Ramirez, Environmental Compliance Coordinator

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 ADVISORY BOARD ON: _____

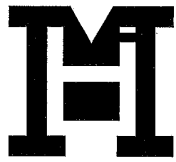
STAFF RECOMMENDS: Preliminary Approval subject to comments and future recommendations by planning, other departments and the approval of the City of _____.

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.



TBPE Firm # F-1435

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA

April 8, 2013

Raul Segin, P.E., C.F.M.
Planning Director
Hidalgo County Planning Dept.
1304 S. 25th St.
Edinburg, TX 78539

Re: MYSTICAL STAR SUBDIVISION – Variance Request on Fire Hydrant Requirement

Dear Mr. Segin:

On behalf of the developer, Herminia E. Cuevas, we are requesting a variance not to install a fire hydrant at the site because it's an existing apartment complex.

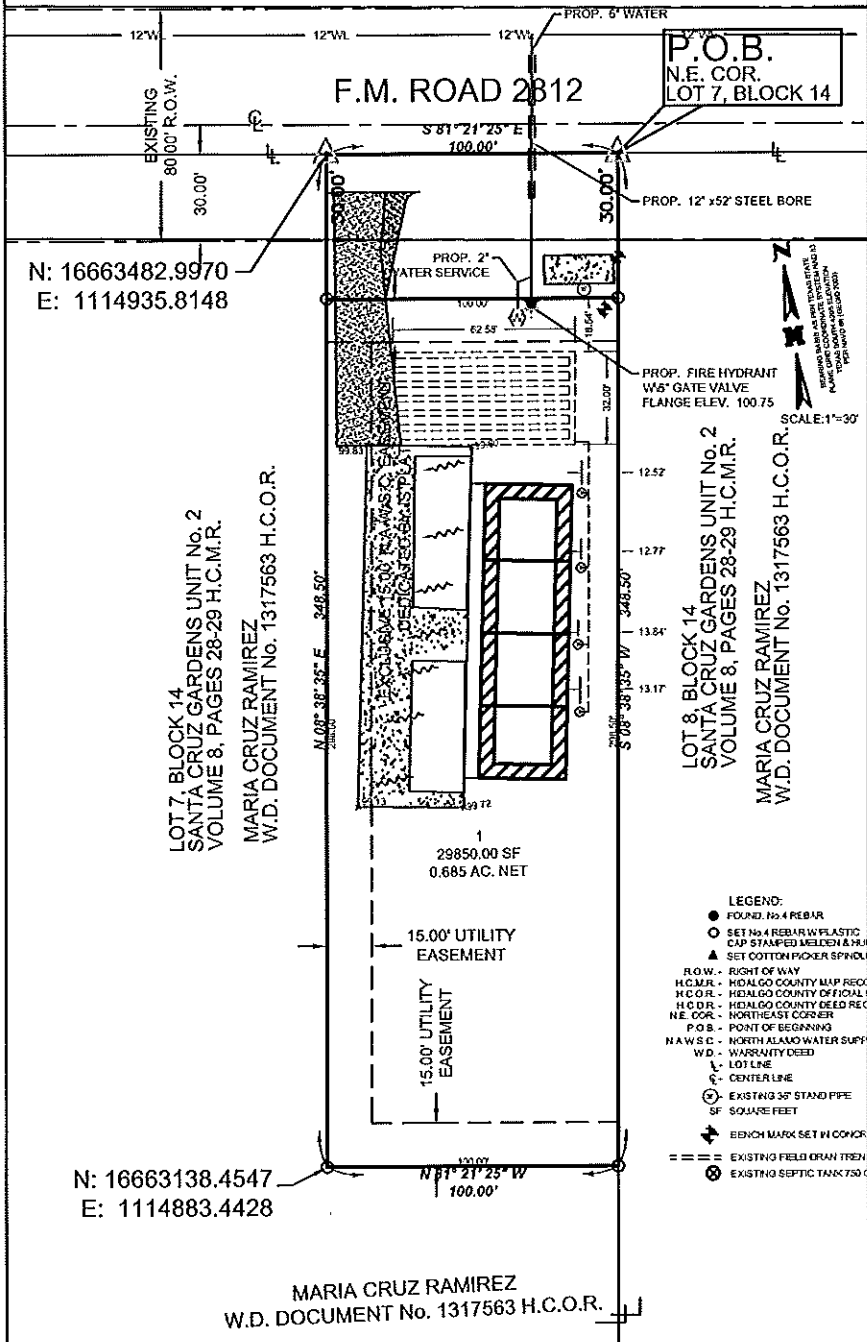
Please consider this request and advise us as soon as possible on your decision. If you have any questions or comments, please contact our office. Thank you.

Sincerely,
MELDEN & HUNT, INC.

Ruben Canales
Project Manager

cc: Herminia E. Cuevas, Owner

LOT 5, BLOCK 5
SANTA CRUZ GARDENS UNIT No. 2
VOLUME 8, PAGES 28-29 H.C.M.R.



N: 16663482.9970
E: 1114935.8148

LOT 7, BLOCK 14
SANTA CRUZ GARDENS UNIT No. 2
VOLUME 8, PAGES 28-29 H.C.M.R.
MARIA CRUZ RAMIREZ
W.D. DOCUMENT No. 1317563 H.C.O.R.

LOT 8, BLOCK 14
SANTA CRUZ GARDENS UNIT No. 2
VOLUME 8, PAGES 28-29 H.C.M.R.
MARIA CRUZ RAMIREZ
W.D. DOCUMENT No. 1317563 H.C.O.R.

N: 16663138.4547
E: 1114883.4428

MARIA CRUZ RAMIREZ
W.D. DOCUMENT No. 1317563 H.C.O.R.

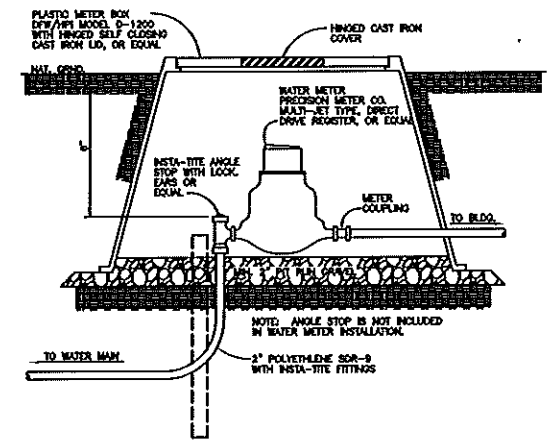
- LEGEND:**
- FOUND No. 4 REBAR
 - SET No. 4 REBAR W/ PLASTIC CAP STAMPED MELDEN & HUNT
 - ▲ SET CENTER PIPER SPINDLE
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - N.E. COR. - NORTHEAST CORNER
 - P.O.B. - POINT OF BEGINNING
 - N.A.W.S.C. - NORTH ALASKA WATER SUPPLY CORPORATION
 - W.D. - WARRANTY DEED
 - LOT LINE
 - CENTER LINE
 - EXISTING 30" STAND PIPE
 - SF - SQUARE FEET
 - BENCH MARK SET IN CONCRETE
 - EXISTING FIELD DRAIN TRENCHES
 - EXISTING SEPTIC TANKS OR TANKS

MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
SUBDIVISION MAP OF
MYSTICAL STAR SUBDIVISION
BEING A RESUBDIVISION OF 0.80 OF ONE ACRE (34,860 SQ.FT.)
OUT OF LOT 7, BLOCK 14
SANTA CRUZ GARDENS 2
VOL. 8, PG. 28-29, H.C.M.R.
HIDALGO COUNTY, TEXAS.

ENGINEERING REPORT FOR MYSTICAL STAR
BY FRED L. KURTH
WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATA:

MYSTICAL STAR SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALASKA WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LOAD TENSURE QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

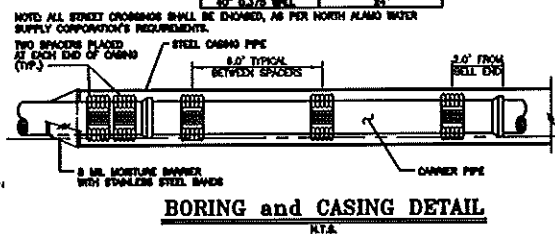
N.A.W.S.C. HAS AN EXISTING 12" DIAMETER WATER MAIN RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF F.M. 2812. THE WATER SYSTEM FOR MYSTICAL STAR SUBDIVISION IS CONSISTS OF A 2" DIAMETER WATER SERVICE LINE THAT SHALL BE CONNECTED TO THE EXISTING 12" WATER MAIN. THIS 2" WATER MAIN SHALL CROSSING F.M. 2812 TO THE SOUTH VIA A 4" BORE.



TYPICAL WATER METER INSTALLATION
N.T.A.

BORING INSTALLATION

PIPE CASING SIZE	CASING PIPE SIZE
12" 0.375 INCH	4"-6"
12" 0.375 INCH	6"
12" 0.375 INCH	8"
12" 0.375 INCH	10"
12" 0.375 INCH	12"
12" 0.375 INCH	14"
12" 0.375 INCH	16"
12" 0.375 INCH	18"
12" 0.375 INCH	20"
12" 0.375 INCH	24"



BORING and CASING DETAIL
N.T.A.

SEPTIC TANK DESIGN
4 APARTMENTS
(ONE BUILDING)

SEPTIC TANK CAPACITY = 750 GALLONS FOR EACH APARTMENT

SOL. ABSORPTION AREA: $A = \frac{150 (1.18)}{0.60}$

$A = 150 (1.18) = 2,125 \text{ SQ.FT.}$

PROPOSED BED: $75.0' \times 75.0' = 4,125.0 \text{ SQ.FT.}$

WATER DISTRIBUTION FOR THE MYSTICAL STAR SUBDIVISION CONSISTS OF ONE 2" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOX FOR THIS LOT. THE 2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$4,335.00. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$10,000.00 AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

SEWERAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATA:
SEWERAGE FROM MYSTICAL STAR SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWERAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON THIS LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER 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. THIS LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:
THIS LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM FINE SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE SEPTIC SYSTEM IS IN EXISTENCE.

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW I CERTIFY THAT THE WATER AND SEWERAGE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWERAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

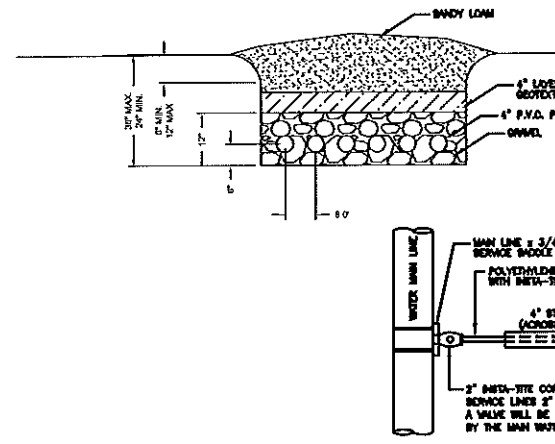
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$2,850.00 WHICH EQUALS TO \$4,327.77 PER LOT.

SEWERAGE FACILITIES - SEPTIC SYSTEM IS IN EXISTENCE.

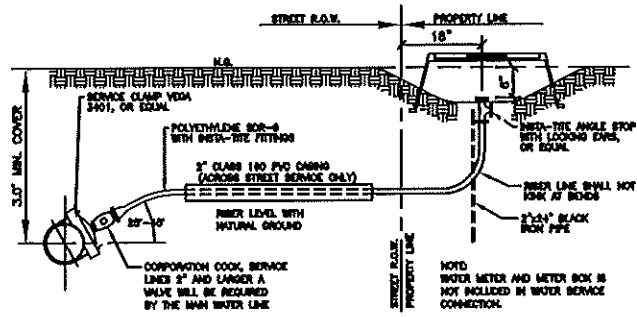
COST ESTIMATE:
WATER DISTRIBUTION: \$ 1,835.00

ESTIMACION DE COSTOS:
SERVICIO DE AGUA POTABLE: \$ 1,835.00

ENGINEER'S SIGNATURE _____ DATE _____



SINGLE WATER SERVICE CONNECTION
N.T.A.



TYPICAL WATER SERVICE CONNECTION ELEVATION
N.T.A.

REPORT DE INGENIERIA DE MYSTICAL STAR SUBDIVISION
POR FRED L. KURTH
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION MYSTICAL STAR RECIBIRA SU PROVISION DE AGUA DE NORTH ALASKA WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA (N.A.W.S.C.)). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ADECUADA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION MYSTICAL STAR CONSISTE DE UN CONDUCTO DE AGUA DE 2 PULGADAS DE DIAMETRO QUE PARA POR EL LADO NORTE DEL DERECHO DE VAYO DE LA CARRETERA F.M. 2812. EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION MYSTICAL STAR CONSISTE DE UN CONDUCTO DE AGUA DE 2 PULGADAS DE DIAMETRO QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 12 PULGADAS. ESTA LINEA DE 2 PULGADAS CRUSA A F.M. 2812 PARA EL SUR FORMANDO DE UNA LINEA DE 4 PULGADAS.

DEL CONDUCTO DE AGUA DE 2 PULGADAS SE PRODUCEN TREINTA UN CONDUCTOS INDIVIDUALES DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA LOTE. LOS CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, Y EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE \$ 1,835.00. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 10,000.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE MEDIDOR Y EL GASTO DE CONEXION. CUANDO EL DUEÑO DE LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALCUN GASTO AL DUEÑO. 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

ESTE FOSA SEPTICA EN ESTE SOLAR, ESTAS FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

ESTA SUBDIVISION MIDE MEDIO ACRE, SE HICIERON DOS (2) EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (EDMODO ADECUADO FINO TRAZADO) Y SE EXTIENDE A 36 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.

CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS DE PROVISION DE AGUA (LAS REGLAS GOBERNADAS A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 1,835.00.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA ESTAN EN EXISTENCIA.

ENGINEER'S SIGNATURE _____ DATE _____

SUBDIVIDER CERTIFICATION

I, 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 AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

I, HERMINIA E. CUEVAS, SUBDIVIDER OF MYSTICAL STAR SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRAINING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A HOME ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

HERMINIA E. CUEVAS _____

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HERMINIA E. CUEVAS, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, DEVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

