



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: 04-29-2014

PROPOSED MARELY SUBDIVISION, PRECINCT No. 3 .

ENGINEER FIRM: NAIN ENGINEERING DEVELOPER: CAROLINA BARRERA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE

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

LOCATION DESCRIPTION: West side of Schuerbach Road, 2300 feet North of Mile 3 North Road
SUBDIVISION LIES WITHIN THE: ETJ of Mission and was approved administratively by said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 02-27-14 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.
Runoff will be detained within the property on existing natural low areas and out falling into the re-graded roadside ditch.

DRAINAGE DESIGN: Runoff will be detained within the property on existing natural low areas and out falling into the re-graded roadside ditch.

ROAD R.O.W. DEDICATION: 15 feet to Schuerbach

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 03-14-14 By, Victor Gallardo Pct 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 03-06-14 By, Elizardo Ramos, Environmental Health Division Manager

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose A. Gonzalez
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____

WATER SERVICE PROVIDER: SWSC LINE SIZE: 4" LOCATION: West side of Schuerbach Rd.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 03-27-14 ; By Martin Ramirez, Environmental Compliance Coordinator

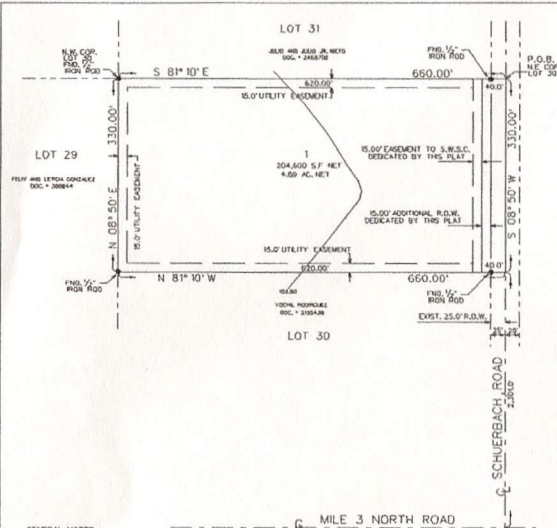
Less than 1 acre and project is not part of a larger common plan of development – Project will not need coverage under TPDES General Permit for Construction Activities (TXR150000). No further submittals are required.

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 COMMISSIONERS COURT ON: _____

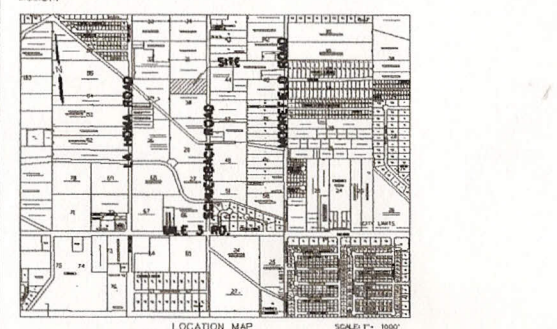
STAFF RECOMMENDS: Preliminary Approval subject comments and future recommendations by planning and other Departments and the approval from the City of Mission
 Final Approval subject to recommendations other departments
 Final Approval with financial guarantee.

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.



GENERAL NOTES:
 1. MIN. BUILDING SETBACKS: FRONT 50.0' SIDE 10.0' OR EASEMENT WHICH EVER IS GREATER REAR 10.0' OR EASEMENT WHICH EVER IS GREATER
 2. MINIMUM FINISH FLOOR NOTES: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY FINE AND FIRST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 3. 6' DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.
 4. 9' DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
 5. FLOOD ZONE DESIGNATION "ZONE" C'
 AREAS OF MINIMAL FLOODING: C.P.M. 480334 0400 C MAP REVISED NOVEMBER 16, 2002
 CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4027).

6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 2,250.00 CUBIC FEET (0.90 ACRE-FEET) OF STORM WATER IMPROVED DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SELF-CONTAINED WITH DETENTION AREA ON THE WEST SIDE OF THIS LOT.
7. NO STRUCTURE SHALL BE IDENTIFIED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BARRIERS, SIGNS, SHRUBS, TREES, AND OTHER PLANTINGS EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, SPREAD COVER, GRASS, OR FLOWERS, AND OTHER ORNAMENTS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY

MARELY SUBDIVISION IS WITHIN HIDALGO COUNTY PRECINCT NO. 3 AND IS LOCATED WESTERNLY HIDALGO COUNTY, ON THE WEST SIDE SCHLEIBACH ROAD, 2.300 FEET NORTH OF MILE 3 NORTH ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION POPULATION OF 77,026 2010 CENSUS. MARELY SUBDIVISION LIES OUTSIDE THE 5 MILE EXTRAJURISDICTIONAL JURISDICTION OF CITY OF MISSION UNDER LOCAL GOVERNMENT CODE § 212.01.

NO.	SHEET	REVISION NOTES	DATE APPROVED

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER	CAROLINA BARRERA	11 TEMPO DONADO	MISSION, TEXAS 78572	(956) 432-8762
SURVEYOR	GUSTAVO L. GUTIERREZ	2000 SAN DECO	MISSION, TEXAS 78572	(956) 581-5479

MARELY SUBDIVISION

A 5.00 ACRE TRACT OF LAND BEING THE NORTH 5.00 ACRES OF LOT 30, NEW CALEDONIAN SUBDIVISION NO. 3, ACCORDING TO THE MAP RECORDED IN VOLUME 6, PAGE 47, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METS AND BOUNDS
 A 5.00 ACRE TRACT OF LAND BEING THE NORTH 5.00 ACRES OF LOT 30, NEW CALEDONIAN SUBDIVISION NO. 3, ACCORDING TO THE MAP RECORDED IN VOLUME 6, PAGE 47, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A POINT FOR THE NORTHEAST CORNER OF LOT 30 AND THE NORTHEAST CORNER OF THIS TRACT.
 THENCE S 08°50' W, ALONG THE EAST LINE OF LOT 30 AND THE CENTERLINE OF SCHLEIBACH ROAD, A DISTANCE OF 330.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT.
 THENCE N 81°10' W, PASSING A 1/2" IRON ROD FOUND AT 25.00 FEET FOR THE WEST BOUNDARY LINE OF SCHLEIBACH ROAD, A TOTAL DISTANCE OF 660.00 FEET TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF LOT 30 FOR THE SOUTHWEST CORNER OF THIS TRACT.
 THENCE N 08°50' E, ALONG THE WEST LINE OF LOT 30, A DISTANCE OF 330.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT.
 THENCE S 81°10' E, ALONG THE NORTH LINE OF LOT 30, PASSING A 1/2" IRON ROD FOUND AT 630.00 FEET FOR THE WEST BOUNDARY LINE OF SCHLEIBACH ROAD, A TOTAL DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A 5.00 ACRES OF LAND MORE OR LESS.

OWNER: JOSE FELIPE MARTINEZ CALCA
 ADDRESS: 11 TEMPO DONADO
 MISSION, TEXAS 78572

CORNER: CAROLINA BARRERA
 ADDRESS: 11 TEMPO DONADO
 MISSION, TEXAS 78572

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014

NOTARY PUBLIC FOR THE STATE OF TEXAS

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 DATED THIS _____ DAY OF _____, 2014

ATTEST: SECRETARY DATE

THIS PLAT OF MARELY SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2014

CHAIRMAN
 CITY OF MISSION
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 212.016(a) & 212.016(b)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE MARELY SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION ON _____ DATE

MAYOR OF THE CITY OF MISSION DATE

ATTEST: SECRETARY OF THE CITY OF MISSION DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MARELY SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 221.021(1)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE MARELY SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, HOWARD LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

I, THE UNDERSIGNED, GUSTAVO L. GUTIERREZ, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPOSED ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

GUSTAVO L. GUTIERREZ
 LICENSED PROFESSIONAL ENGINEER NO. 94001
 526 N. 5TH ST.
 DONNA, TEXAS 78577

GUSTAVO L. GUTIERREZ
 LICENSED PROFESSIONAL ENGINEER NO. 94001
 526 N. 5TH ST.
 DONNA, TEXAS 78577

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO, JR., HIDALGO COUNTY CLERK

DATE OF PREPARATION: MARCH 2, 2014

ON _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY _____ DEPUTY

NAIN ENGINEERING, L.L.C.
 CONSULTING ENGINEER
 526 N. 5TH STREET DONNA, TEXAS 78577
 PHONE: (956) 432-8762
 FAX: (956) 581-5479
 E-MAIL: ENAINENGINEERING@GMAIL.COM

STATE OF TEXAS
 COUNTY OF HIDALGO

OWNERS' DECLARATION, CERTIFICATION AND ATTESTATION
 WE, JOSE FELIPE MARTINEZ CALCA AND CAROLINA BARRERA OWNERS OF THE 5.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "MARELY" SUBDIVISION HEREBY SUBSCRIBE THE LINES AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS AND EASEMENTS SHOWN HEREON.
 WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 252.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 - (B) SEWER CONNECTION TO THE LOTS OR SEWER FANS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 - (C) ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEET, OR WILL MEET, MINIMUM STATE STANDARDS AND;
 - (D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

OWNER: JOSE FELIPE MARTINEZ CALCA
 ADDRESS: 11 TEMPO DONADO
 MISSION, TEXAS 78572

CORNER: CAROLINA BARRERA
 ADDRESS: 11 TEMPO DONADO
 MISSION, TEXAS 78572

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOSE FELIPE MARTINEZ CALCA AND CAROLINA BARRERA PROVED TO BE THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS, THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014

NOTARY PUBLIC FOR THE STATE OF TEXAS

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 DATED THIS _____ DAY OF _____, 2014

ATTEST: SECRETARY DATE

THIS PLAT OF MARELY SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2014

CHAIRMAN
 CITY OF MISSION
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 212.016(a) & 212.016(b)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE MARELY SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION ON _____ DATE

MAYOR OF THE CITY OF MISSION DATE

ATTEST: SECRETARY OF THE CITY OF MISSION DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

HIDALGO COUNTY
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HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

STATE OF TEXAS
 COUNTY OF HIDALGO
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I, THE UNDERSIGNED, GUSTAVO L. GUTIERREZ, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPOSED ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

GUSTAVO L. GUTIERREZ
 LICENSED PROFESSIONAL LAND SURVEYOR NO. 2791
 2600 SAN DECO
 MISSION, TEXAS 78572

GUSTAVO L. GUTIERREZ
 LICENSED PROFESSIONAL ENGINEER NO. 94001
 526 N. 5TH ST.
 DONNA, TEXAS 78577

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO, JR., HIDALGO COUNTY CLERK

DATE OF PREPARATION: MARCH 2, 2014

ON _____ AT _____ AM/PM
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 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY _____ DEPUTY

NAIN ENGINEERING, L.L.C.
 CONSULTING ENGINEER
 526 N. 5TH STREET DONNA, TEXAS 78577
 PHONE: (956) 432-8762
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 E-MAIL: ENAINENGINEERING@GMAIL.COM

SHEET 1 OF 2

SHEET	INDEX TO SHEET OF MARELY SUBDIVISION
SHEET 1	INDEXING INDEX LOCATION MAP AND TITLE HISTORICAL CONTEXTS PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION, LINES AND BOUNDARIES, OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION, CITY APPROVAL, COUNTY APPROVAL, COUNTY DESCRIPTION OF SUBDIVISION WITH RESPECT TO THE CITY OF MISSION, CITY AND COUNTY APPROVAL OF SUBDIVISION WITH RESPECT TO THE CITY OF MISSION, CERTIFICATION TO L.G.C. NO. 1 CERTIFICATE OF SUBDIVISION AND POSITIVE SEWER FACILITY, ENGINEERING REPORT, LEGALS AND STATE RESPONSIBILITIES INCLUDING DESCRIPTION OF WATER AND WASTE WATER, AND ENGINEER'S CERTIFICATION, LENGTH AND SPACING, VERTICAL CURVE, WATER SERVICE CONNECTIONS, OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION FOR
SHEET 2	POSITIVE SEWER FACILITY INCLUDING DESCRIPTION OF SPACING AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, RESISTION, PROTECT, CONSTRUCTION DETAILS

