



# 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: 05-27-2014

PROPOSED H & R SUBDIVISION, PRECINCT No. 3.

ENGINEER: NAIN ENGINEERING DEVELOPER: HECTOR GARCIA, JR.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

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

LOCATION DESCRIPTION: West of Mayberry Road approximately 400 feet North of Mile 8 North Road

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 01-12-14 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be detained within the depressed area of the large lots. Contractor will re-construct Mayberry roadside ditch to County specifications.

ROAD R.O.W. DEDICATION: 20 feet on Mayberry Road

H.C.R.O.W. APPROVED DATE: 05-04-14 : By, Victor Gallardo PCT 3 R.O.W. AGENT

H.C.H.D APPROVAL DATE: 05-13-14 by: Elizardo "Chardo" Ramos, Environmental Health Division Manager

SEWER SYSTEM:  OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: May 13, 2014

WATER SERVICE PROVIDER: S. W.S.C. LINE SIZE: 2" LOCATION: Mayberry Road

H.C.O.E.C. APPROVED DATE: 05-08-14 .: By Martin Ramirez, Director of Office of Environmental Compliance  
*Proposed project was reviewed before preliminary approval and it was determined that less than one acre of soil disturbance would take place during construction and it was not part of a larger common plan of development. Coverage under TPDES General Permit for Construction Activities (TXR150000) was not required. No Construction Activities.*

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

STAFF RECOMMENDS:  Preliminary Approval subject to comments and future recommendations by planning, other departments.

Final Approval subject to recommendations other departments

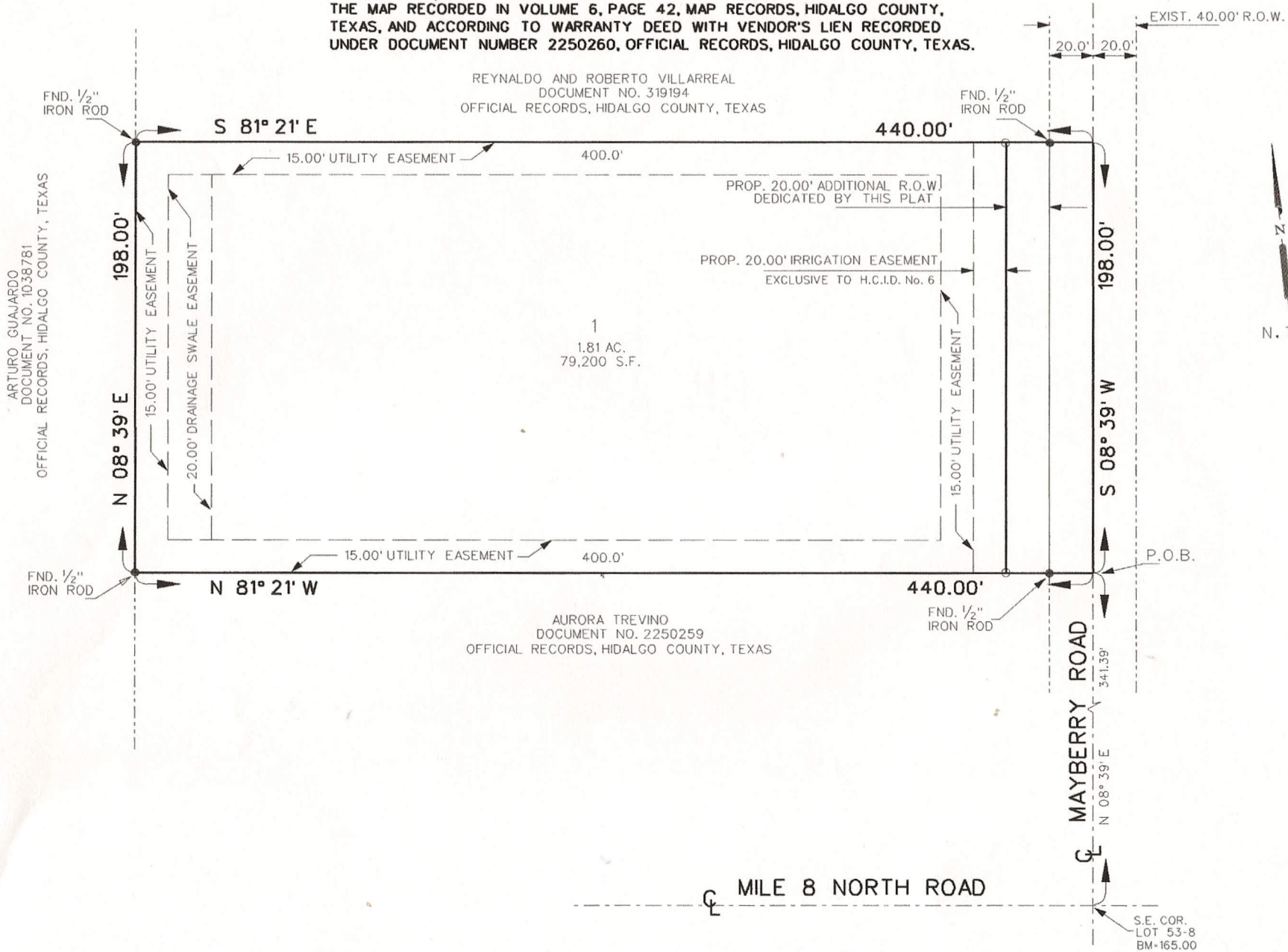
Final Approval with financial guarantee.

*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.*

# H AND R SUBDIVISION

A 2.00 ACRE TRACT OUT OF A CERTAIN 5.1 ACRE TRACT OUT OF LOT 53-8 AMENDED MAP OF WST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 6, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 2250260, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

REYNALDO AND ROBERTO VILLARREAL  
DOCUMENT NO. 319194  
OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS



**NAIN ENGINEERING, L.L.C.**  
CONSULTING ENGINEER  
526 N. 5TH STREET  
DOWNA, TEXAS, 75057  
PH: (254) 784-0218  
FIRM NO. F-9050  
E-MAIL: NAINENGINEERING@HOTMAIL.COM



MAP OF WATER DISTRIBUTION SYSTEM  
MAPA DE DISTRIBUCION DE AGUA

H AND R SUBDIVISION

A 2.00 ACRE TRACT OUT OF A CERTAIN 5.1 ACRE TRACT OUT OF LOT 53-B  
ABANDONED MAP OF WEST ADDITION TO SHARPLAND SUBDIVISION, ACCORDING TO  
THE MAP RECORDED IN VOLUME 8, PAGE 42, MAP RECORDS, HIDALGO COUNTY,  
TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED  
UNDER DOCUMENT NUMBER 2250260, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

MAP OF TOPOGRAPHY AND DRAINAGE  
MAPA DE TOPOGRAFIA Y DRENAJE

DRAINAGE REPORT:

APRIL, 2014  
DRAINAGE REPORT:  
BY: GUILLEMO A. ARRATIA, P.E.  
H AND R SUBDIVISION  
HIDALGO COUNTY, TEXAS

PROJECT LOCATION:  
THE PROPERTY IS LOCATED ON THE WEST SIDE OF REHARRATION ROAD, 2.56853 FEET  
NORTH OF S11 107

FLOOD PLAIN:  
THE SUBJECT TRACT LIES IN ZONE "X"  
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN  
IN ACCORDANCE WITH FEMA FIRM MAP NO. 48033A 0200 D,  
MAP REVISED JUNE 6, 2000.

SOIL CONDITIONS:  
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES  
IN AN AREA OF PREDOMINANTLY BROWNISH SHINY CLAY LOAM SOIL THAT HAS  
A POOR LOW SHRINK-SWELL POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP B.

EXISTING CONDITIONS:  
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE  
OF APPROXIMATELY 0.1% EXISTING RUNOFF 14.37 CPSD FROM THE SITE IS BY  
FORM OF SHEET FLOW RUNS TOWARDS THE EAST SIDE OF THE TRACT.

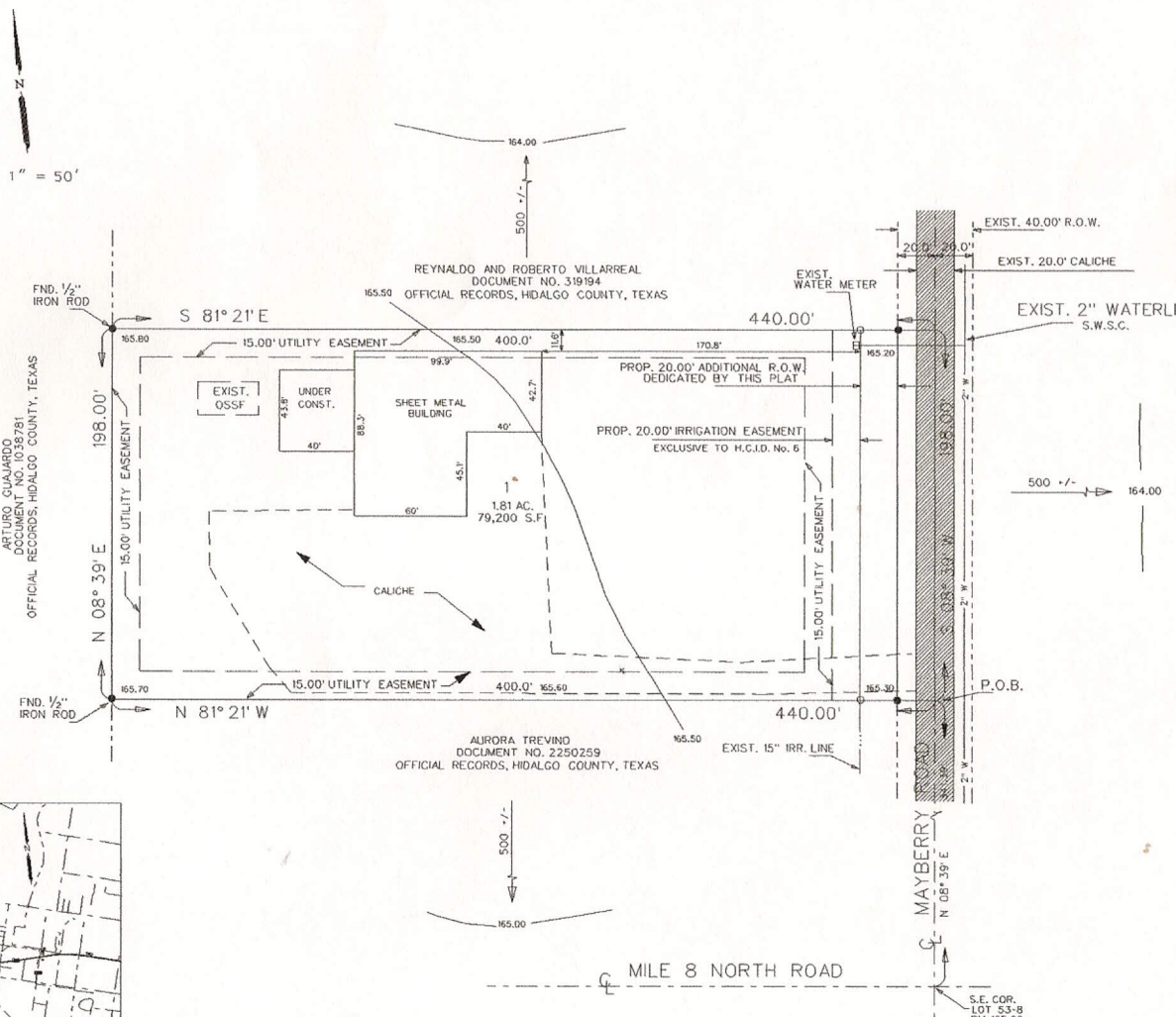
PROPOSED CONDITIONS:  
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT CONSIST OF ONE RESIDENTIAL LOT.  
THE STORM SEWER RUNOFF AFTER DEVELOPMENT TO BE 4.97 CPSD. I HAVE CALCULATED THAT  
827 CF OF STORM SEWER FOR A 60-YEAR DESIGN FREQUENCY AND WILL BE DETAINED WITHIN  
THE PROPERTY BY A DRAINAGE SWALE ON THE WEST SIDE OF THIS LOT.

CERTIFICATION:  
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A  
THE SUBJECT TRACT LIES IN ZONE "X".  
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN  
IN ACCORDANCE WITH FEMA FIRM MAP NO. 48033A 0200 D,  
MAP REVISED JUNE 6, 2000.  
BASED ON GRAPHICAL REPRESENTATION ON DATE SIGN

GUILLEMO A. ARRATIA  
LICENSED PROFESSIONAL ENGINEER NO. 84001  
526 W. 5TH ST.  
DOWNA, TEXAS, 75037



SC: 1" = 50'



NO.	SHEET	REVISION NOTES		DATE APPROVED
		REVISION	DATE	

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: HECTOR GARCIA JR	3004 LINDFORD	MISSION, TEXAS, 78274	(512) 223-3530
ENGINEER: GUILLEMO A. ARRATIA, P.E.	536 N. 5TH ST., SUITE 100	DOWNA, TX 75037	(956) 784-0288
SURVEYOR: REYNALDO ARRIETA	101 W. 25th Street, Suite 100	WESLACO, TEXAS, 75783	(956) 356-2422

**NAIN ENGINEERING, L.L.C.**  
CONSULTING ENGINEER

536 N. 5TH STREET  
DOWNA, TEXAS, 75037

FIRM NO. F-9000 PH. (956) 784-0288  
E-MAIL: NAINENGINEERING@YAHOO.COM

SHEET 2 OF 2

INDEX TO SHEET OF H AND R SUBDIVISION	
SHEET 1	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 2	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 3	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 4	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 5	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 6	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 7	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 8	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 9	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 10	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 11	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 12	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 13	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 14	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 15	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 16	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 17	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 18	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 19	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 20	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 21	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 22	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 23	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 24	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 25	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 26	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 27	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 28	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 29	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 30	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 31	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 32	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 33	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 34	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 35	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 36	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 37	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 38	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 39	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 40	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 41	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 42	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 43	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 44	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 45	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 46	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 47	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 48	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 49	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS
SHEET 50	MEANS/TYPE LOCATION MAP AND KEY PRINCIPAL CONTACTS

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION  
OF A MUNICIPALITY:  
H AND R SUBDIVISION IS WITHIN HIDALGO COUNTY PREDECT NO. 3 AND IS LOCATED  
WESTERLY HIDALGO COUNTY, ON THE WEST SIDE OF MAYBERRY ROAD, 341.30 FEET  
NORTH OF MILE 8 NORTH. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF HOUSTON  
POPULATION OF 52,226 2010 CENSUS. H AND R SUBDIVISION LIES WITHIN THE 5 MILE  
EXTRATERRITORIAL JURISDICTION OF CITY OF HOUSTON UNDER LOCAL GOVERNMENT  
CODE § 22.001.

DATE OF REHARRATION APRIL 15, 2014