



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: 07-01-2014

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 Rd, approximately 2300 feet North of Mile 3 North Rd
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.

DRAINAGE DESIGN: Runoff will be detained within the natural low areas of the lot.

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

H.C.R.O.W. PRELIMINARY FINAL DATE: 06-16-14 By, Victor Gallardo Pct 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 06-12-14 By, Elizardo Ramos, Environmental Health Division Manager

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose A. Gonzalez

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: 06-12-14

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

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: APRIL 22, 2014

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.*

**MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAFIA Y DRENAJE**

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.

**MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE DISTRIBUCION DE AGUA**

SUBDIVIDER CERTIFICATION

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAN, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT 1-1/2" WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOT MEET SUCH STANDARDS AND 1-1/2" SEWER CONNECTIONS TO THE LOT OR SEPTIC TANK MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENTS

1.- ME JOSE FELIPE MARTINEZ GALICIA AND CAROLINA BARRERA SUBDIVIDERS OF MARELY SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

JOSE FELIPE MARTINEZ GALICIA
ADDRESS: 111 TEMPLE DONADO
MISSION, TEXAS, 78072

CAROLINA BARRERA
ADDRESS: 111 TEMPLE DONADO
MISSION, TEXAS, 78072

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOSE FELIPE MARTINEZ GALICIA AND CAROLINA BARRERA PROVIDED 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

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

MARELY SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE SHARPLAND WATER SUPPLY, SUPPLY (S.W.S.C.), THE SUBDIVIDER, AND S.W.S.C. HAS ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUPPORT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.W.S.C. HAS PROVIDED DOCUMENTATION TO DIFFERENTIALLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. S.W.S.C. HAS AN EXISTING 4" DIAMETER WATERLINE RUNNING ALONG THE WEST FRONT OF WAY OF SCHUBERT ROAD.

WATER DISTRIBUTION FOR MARELY SUBDIVISION CONSIST OF A PROPOSED 1-1/2" DIAMETER SINGLE WATER SERVICE FOR LOT 1, SAND SERVICE TERMINATE AT THE WATER METER BOX, AND THE METER BOX HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$ 750.00, WHICH COVERS THE COST FOR LOT 1, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE WATER METER RIGHTS ACQUISITION FEES, AND ALL NUMBERING OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO S.W.S.C. UPON REQUEST BY THE LOT OWNER, S.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER. THE OUTSIDE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY S.W.S.C. AND SAND DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAN.

SEWER FACILITIES DESCRIPTION, COSTS, AND OPERABILITY DATE:

SEWER FROM MARELY SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWER FACILITIES (TOSP) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THIS LOT. THE SITE EVALUATOR JOSE A. GONZALEZ REC. # 12228- HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR TOSP AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR TOSP. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SURVEY BOOK INDICATED A SANDY LEAM SOIL FOR THE AREA AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE SOIL IS A TEXTURE CLASS HEAVY LEAM BLOCCY, EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS, THERE IS NO INDICATION OF CHLOROPHYTES OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS, THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL COSTS HAVE BEEN INSTALLED AS OF THE DATE OF APPLICATION FOR FINAL PLAN AT TOTAL COST OF \$1500.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL TOSP ON

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWERAGE SEWERAGE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.243, WATER CODE, I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND 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 \$ 750.00
SEWER FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$1500.00

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH

PROVISION DE AGUA, DESCRIPCION, GASTOS, Y FECHA DE INICIO

LA SUBDIVISION DE MARELY SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE SHARPLAND WATER SUPPLY, EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA AGUA S.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. S.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DE JOSUE SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA EXISTENTE DE 4" PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VÍA DE FRONTE DE WAY DE LA CARRETERA SCHUBERT ROAD. DEL CONDUCTO DE AGUA DE 4" PULGADAS SE INSTALARA UN CONDUCTO DE 1 1/2" PULGADA DIAMETRO PARA EL LOTE 1 Y EL MEDIDOR MEDIANO DE AGUA A UN COSTO TOTAL DE \$ 750.00. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A S.W.S.C. \$ 750.00 POR LA SUBDIVISION QUE CUBRE EL COSTO DEL MEDIDOR MEDIANO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLuye EL COSTO DE LA INSTALACION DEL MEDIDOR Y LOS GASTOS DE CONEXION CUANDO EL DUEÑO DEL LOTE SOLICITE EL MEDIDOR DE AGUA. LA COMPAÑIA DE S.W.S.C. LO INSTALARA SIN COSTO ALGUNO AL DUEÑO DE LA SUBDIVISION. EL SISTEMA DE AGUA ESTARA EN FINICIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL COMANDO DE HIDALGO.

DRENAJE DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION:

SE INSTALARA UNA FOSA SEPTICA EN CADA LOTE, ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPIO DE DRENAJE PARA EL SUELO. JOSE A. GONZALEZ REC. #12228- HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS TOSP. EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL COMANDO DE HIDALGO HIDALGO COUNTY HEALTH DEPARTMENT SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE SE NEGRON 606 EXCAVACIONES DE EVALUACION EN LOS LUGARES ORIENTES EN LA SUBDIVISION EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SUFICIENTEMENTE SUAVEMENTE EL TERRENO ES UNIFORME, TERRENO ARCILLOSO Y SUELO FRANCO Y SE EXTENDE 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. EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LA UNDA EN MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE \$ 1500.00. EL DEPARTAMENTO DE SALUBRIDAD DEL COMANDO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH ARRIBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE

CERTIFICATION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNADOR A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.243 DEL TEXAS WATER CODE (Código DE AGUA TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

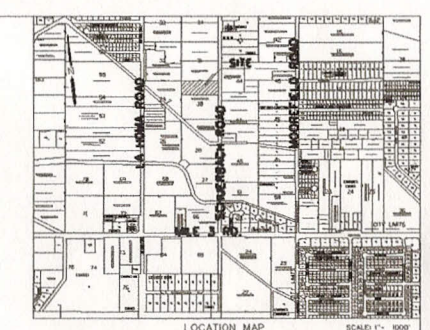
AGUA EL SISTEMA DE AGUA DE AGUA SEPA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MEDIANO DE AGUA QUE COSTARA UN TOTAL DE \$ 750.00
DRENAJE SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 1500.00 PARA LA SUBDIVISION.

No.	SHEET	REVISION	DATE	APPROVED
1	1		3/17/2014	

OWNER: CAROLINA BARRERA
ADDRESS: 111 TEMPLE DONADO MISSION, TEXAS, 78072 (956) 432-8762
ENGINEER: GUILLERMO A. ARRATA, P.E.
ADDRESS: 256 N. 5TH STREET, DONNA, TEXAS, 78028 (956) 784-0208
SUPERVISOR: CAROLINA BARRERA
ADDRESS: 111 TEMPLE DONADO MISSION, TEXAS, 78072 (956) 242-2138



NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
226 N. 5TH STREET
DONNA, TEXAS, 78057
PHONE NO. 956-784-0208
FAX NO. 956-784-0208
E-MAIL: NAINENGINEERING@YAHOO.COM



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY:
MARELY SUBDIVISION IS WITHIN HIDALGO COUNTY PRECINCT NO. 3 AND IS LOCATED WESTERLY HIDALGO COUNTY, ON THE WEST SIDE SCHUBERT ROAD, 2,300 FEET FROM THE WEST END OF MILE 3 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION. POPULATION OF 77,098 2010 CENSUS. MARELY SUBDIVISION LIES OUTSIDE THE 5 MILE EXTRAJURISDICTIONAL JURISDICTION OF CITY OF MISSION UNDER LOCAL GOVERNMENT CODE § 232.001.

DRAINAGE REPORT:

DATE: MARCH, 2014
ENGINEER: GUILLERMO A. ARRATA, P.E.
PROJECT: MARELY SUBDIVISION, HIDALGO COUNTY, TEXAS
PROJECT LOCATION: THE PROPERTY IS LOCATED ON THE WEST SIDE OF SCHUBERT ROAD, 2,300 FEET NORTH OF MILE 3 NORTH ROAD.
FLOOD PLAN: THE SUBJECT TRACT LIES IN ZONE "C".
AREA OF MINIMAL FLOODING: IN ACCORDANCE WITH FEMA FIRM MAP NO. 480334 0400 C, MAP REVISED NOVEMBER 06, 1982.

SOIL CONDITIONS: A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY BAYWOODVILLE SANDY LOAM SOIL THAT HAS A POOR LOW SHRINK-SWELL POTENTIAL, AND IS LISTED IN HYDROLOGICAL GROUP D.
EXISTING CONDITIONS: THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TOPGRAPH HAS A GRADE OF APPROXIMATELY 0.1% EXISTING DRAINAGE (13.8' CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE EAST SIDE OF THIS TRACT.

PROPOSED CONDITIONS: THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT CONSIST OF ONE RESIDENTIAL LOT. THE STORM SEWER READY AFTER DEVELOPMENT TO BE A 4" CFS, HAVE CALCULATED THAT 780 GPD OF STORM SEWER FOR A 10-YEAR DESIGN FREQUENCY AND WILL BE DEFERRED WITH THE PROPERTY BY EXISTING NATURAL LOW AND OUTFALLING INTO THE RE-GRADDED ROAD SIDE DITCH. DRAINAGE PLAN TO BE APPROVED BY THE COUNTY OF HIDALGO AT TIME OF COURSE OF BUILDING PERMIT.

CERTIFICATION: I, GUILLERMO A. ARRATA, P.E., CERTIFY THAT THIS SUBDIVISION LIES IN A ZONE "C".
AREA OF MINIMAL FLOODING: IN ACCORDANCE WITH FEMA FIRM MAP NO. 480334 0400 C, MAP REVISED NOVEMBER 06, 1982.
BASED ON GRAPHICAL REPRESENTATION ON DATE 03/17/2014



SHEET	INDEX TO SHEET OF MARELY SUBDIVISION
SHEET 1	INDEX TO SHEET OF MARELY SUBDIVISION
SHEET 2	INDEX TO SHEET OF MARELY SUBDIVISION