



# 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: 08-12-2014

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. FINAL APPROVAL DATE: 06-11-14; By, Victor Gallardo PCT 3 R.O.W. AGENT

H.C.H.D FINAL 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. FINAL APPROVAL 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 COMMISSIONERS COURT ON: MAY 27, 2014

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.*



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

**SUBDIVIDER CERTIFICATION:**

1. - 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 TO THE LOT MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOT OR SEPTIC TANK MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**

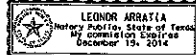
1. - I HECTOR GARCIA JR SUBDIVIDER OF H AND R SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

*Hector Garcia Jr.*  
HECTOR GARCIA JR  
ADDRESS: 3504 LANDFORD  
MISSION, TEXAS, 78574

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED HECTOR GARCIA JR 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 2nd DAY OF June, 2014



*Leonor Arratia*  
LEONOR ARRATIA  
Notary Public, State of Texas  
My Commission Expires  
December 15, 2014  
NOTARY PUBLIC FOR THE STATE OF TEXAS

**FINAL WATER AND SEWER ENGINEERING REPORT**

**WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:**

H AND R SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE SHARYLAND WATER SUPPLY (S.W.S.C.). THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY 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 2" DIAMETER WATERLINE RUNNING ALONG THE EAST RIGHT-OF-WAY OF MAYBERRY ROAD

WATER DISTRIBUTION FOR H AND R SUBDIVISION CONSIST OF A PROPOSED 1-1/2" DIAMETER SINGLE WATER SERVICE FOR LOT 1, SAID SERVICE TERMINATE AT THE WATER METER BOX, AND THE METER BOX HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$ 850.00, 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 MEMBERSHIP 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 ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:**

SEWAGE FROM H AND R SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THIS LOT. THE SITE EVALUATOR JOSE A GONZALEZ REG. # 12258, 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

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

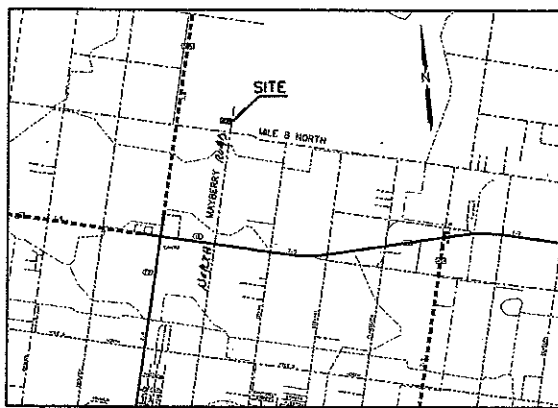
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOTS IS \$1,400.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE, ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT AT TOTAL COST OF \$1500.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON MARCH 15, 2012

**ENGINEER CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE, I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 850.00

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$1,500.00



LOCATION MAP

SCALE: 1" = 5000'

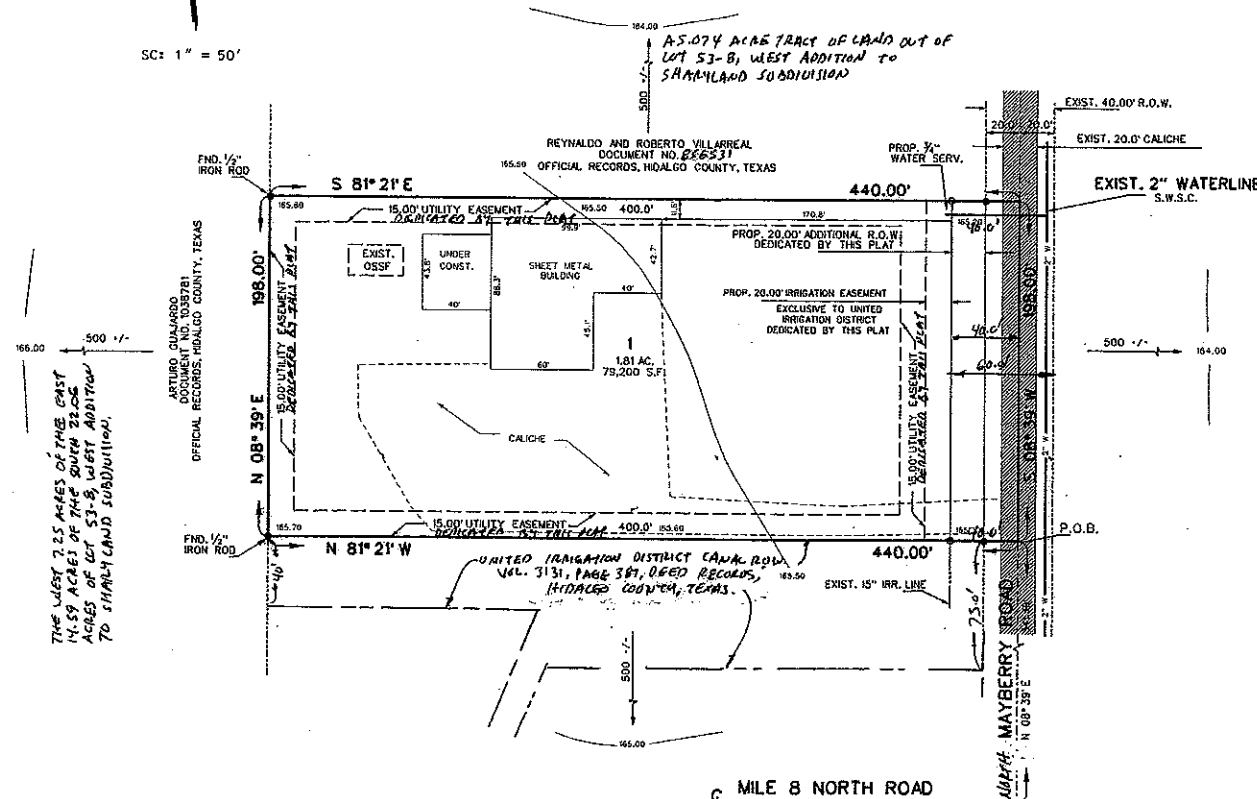
**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**

H AND R SUBDIVISION IS WITHIN HIDALGO COUNTY PRECINCT No. 3 AND IS LOCATED WESTERLY HIDALGO COUNTY, ON THE WEST SIDE OF MAYBERRY ROAD, 341.39 FEET NORTH OF MILE 8 NORTH. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF McALLEN (POPULATION OF 228,273 2010 CENSUS). H AND R SUBDIVISION LIES WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION OF CITY OF McALLEN UNDER LOCAL GOVERNMENT CODE § 212.001.

No.	SHEET	REVISION NOTES	DATE	APPROVED

**H AND R SUBDIVISION**

A 2.00 ACRE TRACT OUT OF A CERTAIN 5.1 ACRE TRACT OUT OF LOT 53-B 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.



THE WEST 7.25 ACRES OF THE EAST 14.59 ACRES OF THE SURVY 22-06 ACRES OF LOT 53-B, WEST ADDITION TO SHARYLAND SUBDIVISION.

**FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH**

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

LA SUBDIVISION H AND R SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE SHARYLAND WATER SUPPLY. EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA AGUA S.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. 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 H AND R SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA EXISTENTE DE 2 PULGADAS DE DIAMETRO QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA MAYBERRY ROAD

DEL CONDUCTO DE AGUA DE 2 PULGADAS SE INSTALARA UN CONDUCTO DE 3/4 DE PULGADA DE DIAMETRO PARA EL LOTE 1 Y EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE \$ 850.00 QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA ESTE 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 COMPANIA DE S.W.S.C. LO INSTALARA SIN COSTO ALGUNO AL DUEÑO DE LA SUBDIVISION. 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.**

SE INSTALARA UNA FOSA SEPTICA EN CADA LOTE. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. JOSE A GONZALEZ REG. #12258 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.

CADA LOTE EN LA SUBDIVISION MADE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LOS LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME) EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) 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 PLUVE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1,400.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE \$1,400.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE MARZO 15, 2012

**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 GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EL LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUDDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 850.00

DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN \$ 1,500.00 PARA PARA LA SUBDIVISION

*Leonor Arratia*  
LEONOR A. ARRATIA  
LICENSED PROFESSIONAL ENGINEER - 94001 6/2/14  
526 N. 5TH ST.  
DONNA, TEXAS, 78537



OWNER: HECTOR GARCIA JR 3504 LANDFORD MISSION, TEXAS, 78574 (956) 223-3535  
ENGINEER: GUILLERMO A. ARRATIA, P.E. 526 N. 5TH ST. DONNA, TX 78537 (956) 784-0298  
SURVEYOR: HOMERO L. GUTIERREZ 2600 SAN DIEGO MISSION, TEXAS 78572 (956) 583-3478

**NAIN ENGINEERING, L.L.C.**

CONSULTING ENGINEER  
526 N. 5TH STREET DONNA, TEXAS, 78537 FIRM NO. F-9050 PH. (956) 784-0218 E-MAIL: NAINENGINEERING@YAHOO.COM

**COST ESTIMATE:**

STREET PAVING	\$ 000.00
WATER SUPPLY SYSTEM	\$ 850.00
SEPTIC TANK SYSTEM	\$ 1,500.00
DRAINAGE	\$ 000.00

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

**DRAINAGE REPORT:**

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

PROJECT LOCATION:  
THE PROPERTY IS LOCATED ON THE WEST SIDE OF NORTH MAYBERRY ROAD, 341.39 FEET NORTH OF MILE 8 NORTH ROAD

FLOOD PLANN:  
THE SUBJECT TRACT LIES IN ZONE "X"  
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLANN  
IN ACCORDANCE WITH FEMA FIRM MAP NO. 480334 0295 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 BRENHAM SANDY CLAY LOAM SOIL THAT HAS A POOR LOW SHRINK-SWALE POTENTIAL, AND IS LISTED IN HYDROLOGICAL GROUP B.

EXISTING CONDITIONS:  
THE SUBJECT TRACT IS CURRENTLY UNDEVELOP. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY 0.1% EXISTING RUNOFF (4.37 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 1 RESIDENTIAL/COMMERCIAL LOTS. THE STORM SEWER RUNOFF AFTER DEVELOPMENT TO BE 4.92 CFS, I HAVE CALCULATED THAT 827 CF OF STORM SEWER FOR A 50-YEAR DESIGN FREQUENCY AND WILL BE DETAINED WITHIN THE PROPERTY BY A DRAINAGE EXISTING NATURAL LOW AREAS, AND OUTFALLING INTO THE RE-GRADED ROAD SIDE DITCH DRAINAGE PLAN TO BE APPROVED BY THE COUNTY OF HIDALGO AT THE TIME OF ISSUANCE OF BUILDING PERMIT.

**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 PLANN  
IN ACCORDANCE WITH FEMA FIRM MAP NO. 480334 0295 D,  
MAP REVISED JUNE 6, 2000.  
BASED ON GRAPHICAL REPRESENTATION ON DATE SIGN.

*Guillermo A. Arratia*  
GUILLERMO A. ARRATIA  
LICENSED PROFESSIONAL ENGINEER NO. 94001 6/2/14  
526 N. 5TH ST.  
DONNA, TEXAS, 78537



SHEET 2 OF 2

**INDEX TO SHEET OF H AND R SUBDIVISION**

NO.	SHEET	DESCRIPTION