



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: 09-30-2014

PROPOSED D. FLORES SUBDIVISION, PRECINCT No. 1.

ENGINEER: NAIN ENGINEERING, LLC DEVELOPER: DESIDERIO FLORES

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 3 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: Northwest corner of FM 491(Baseline Rd) and Mile 14 ½ North Rd.
SUBDIVISION LIES WITHIN THE: *The Rural area of the County.*

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-04-14 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.
Drainage will be accomplished within the low areas of the lot and out falling into the re-graded road side ditch.

ROAD R.O.W. DEDICATION: 20 feet to Mile 14 ½ North Rd and 20 feet to FM 491(Baseline Rd)

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-31-14 : By, Roy Gonzalez PCT 1 R.O.W. AGENT

H.C.H.D APPROVAL DATE: 09-08-14 by: Elizardo "Chardo" Ramos, Environmental Health Division Manager
SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Isaac Mata

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION: South side Mile 14 1/2 North Rd

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 09-09-14 .: By Martin Ramirez, Director of Office of Environmental Compliance

SMALL CONSTRUCTION

The applicant has submitted the required small construction site notice 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.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:
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

VARIANCE REQUEST: Variance on Hidalgo County Subdivision Rules Title B, Chapter 2 – General Subdivision Design, Section 2.4, Item E intersections. Variance not to require 50' x 50' corner clip at the Northwest corner of Mile 14 ½ North Rd and Base Line Rd and go with 25' x 25' corner clip, due to the existing house at this location.

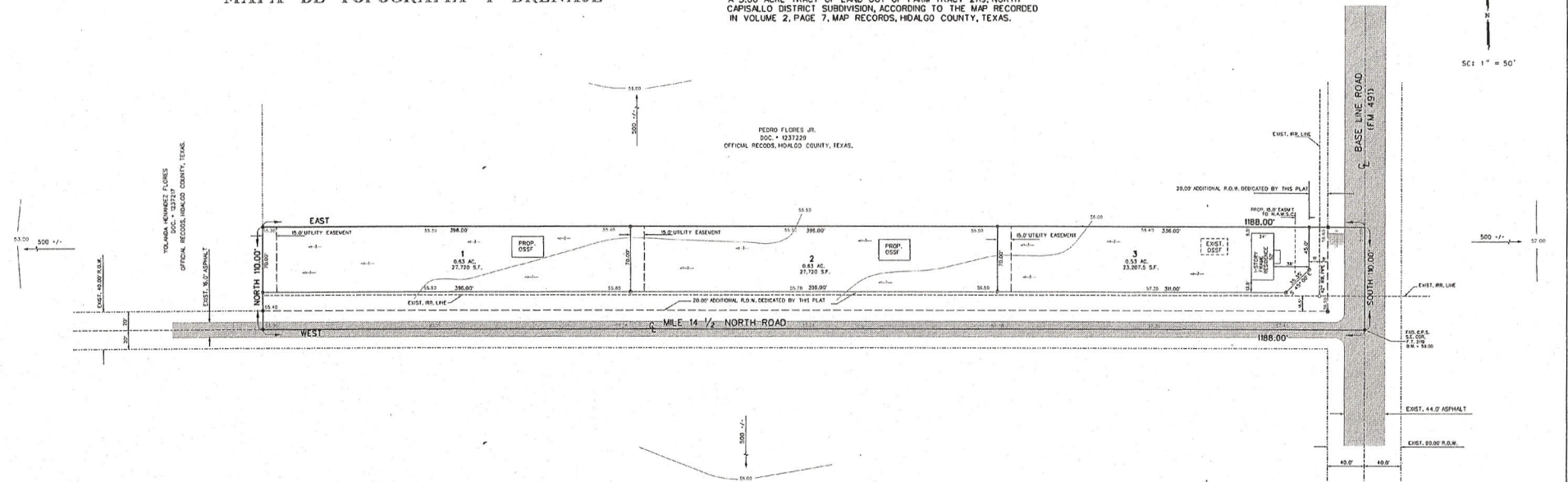
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning and other departments.
 Final Approval subject to recommendations other departments
 Final Approval with financial guarantee.

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.

MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAFIA Y DRENAJE

D. FLORES SUBDIVISION

A 3.00 ACRE TRACT OF LAND OUT OF FARM TRACT 219, NORTH CAPISALLO DISTRICT SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS.



DRAINAGE REPORT:

OCTOBER, 2011
DRAINAGE REPORT:
BY: OUILTERMO A. MARRATIA, P.E.
D. FLORES SUBDIVISION
HIDALGO COUNTY, TEXAS

PROJECT LOCATION:
THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF BASE LINE ROAD (FM 491) AND MILE 14 1/2 NORTH ROAD

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. 480334 0450 C.
MAP REVISED MAY 30, 2002

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

EXISTING CONDITIONS:
THE SUBJECT TRACT IS CURRENTLY DEVELOPED LOT 3 HAS AN EXISTING HOUSE. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY 0.1% EXISTING RUNOFF (LESS CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE WEST SIDE OF THIS TRACT.

PROPOSED CONDITIONS:
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT CONSIST OF THREE RESIDENTIAL LOTS. THE STORM SEWER RUNOFF AFTER DEVELOPMENT TO BE 2.6 CFS (LIVE CALCULATED THAT 0.790 CFS OF STORM SEWER FOR A 10-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 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. 480334 0450 C.
MAP REVISED MAY 30, 2002
BASED ON GRAPHICAL REPRESENTATION ON DATE SOIL.

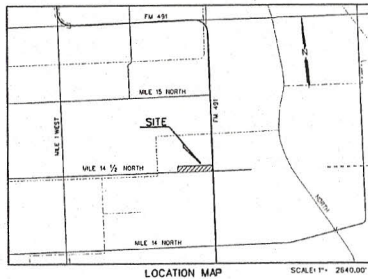
Ouiltermo A. Marratia
OUILTERMO A. MARRATIA
LICENSED PROFESSIONAL ENGINEER NO. 94001 9/13/14
528 N. 5TH ST.
DALLAS, TEXAS 75237



DATE OF PREPARATION OCTOBER, 2011

COST ESTIMATE:

STREET PAVING	\$ 800.00
WATER SUPPLY SYSTEM	\$ 1,100.00
SEPTIC TANK SYSTEM	\$ 2,200.00
DRAINAGE	\$ 200.00



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
D. FLORES SUBDIVISION IS WITHIN HIDALGO COUNTY PRECINCT No. 1 AND IS LOCATED EASTERLY HIDALGO COUNTY AT THE NORTHWEST CORNER OF FM 491 AND MILE 14 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF LA VILLA POPULATION OF 1,453 - 2010 CENSUS. D. FLORES SUBDIVISION IS LOCATED 9,400 FEET FROM THE CITY LIMITS OF LA VILLA.

REVISION NOTES

NO.	SHEET	REASON	DATE APPROVED

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: DESIDERIO FLORES	1816 N. FM 491	MERCEDOS, TEXAS 78570	361-248-8079
ENGINEER: OUILTERMO A. MARRATIA, P.E.	528 N. 5TH ST.	DALLAS, TEXAS 75237	354-747-0088
SURVEYOR: ROBERTO J. GONZALEZ	2800 SAN ANTONIO	MESQUITE, TEXAS 75052	296-1333-8139

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER

528 N. 5TH STREET
DALLAS, TEXAS 75237

FAX NO. P-0000
PH (955) 784-0318
E-MAIL: NAINENGINEERING@YAHOO.COM

SHEET 3 OF 3

INDEX TO SHEET OF D. FLORES SUBDIVISION

SHEET	DESCRIPTION
SHEET 1	INDEX, LOCATION MAP AND CITY PRINCIPAL CONTRACTS
SHEET 2	PLAT WITH LOTS, STREETS, AND EASEMENTS, PRELIMINARY LEGAL DESCRIPTION, LIMITS, RESTRICTIONS, OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION COUNTY APPROVAL
SHEET 3	CERTIFICATE COUNTY APPROVAL AND DESIGNING CERTIFICATE HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED IN
SHEET 4	"D.C.D.C." CERTIFICATION W.C. HIRSHLAGE DISTRICT CO.'S CERTIFICATE OF APPROVAL REVISION NOTES, H.C.R.S. AND P.C.C.S.
SHEET 5	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY ENGINEERING REPORT (TERRAIN AND SPANISH MAPS), INCLUDING DESCRIPTION OF WATER AND WASTE
SHEET 6	WATER AND ENGINEER'S PERMITS FOR LOTS, LOTS, AND SEWER, PERMITS AND ATTESTATION
SHEET 7	INDEX, REVISION NOTES, INCLUDING DESCRIPTION OF SITE AND HOW IT WILL SERVE THE DEVELOPMENT MAP IN TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATE REVISION NOTES CONSTRUCTION DETAILS