



# 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: 12-02-2014

PROPOSED SUNRIDGE VALLEY SUBDIVISION, PRECINCT No. 1.

ENGINEER FIRM: M. GARCIA ENGINEERING, LLC DEVELOPER: ALDO QUINTANILLA

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

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

LOCATION DESCRIPTION: Southeast corner of Mile 15 North and Servando Barrera St.  
SUBDIVISION LIES WITHIN THE:  The rural area of the County.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 03-12-14 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.  
DRAINAGE DESIGN: On site detention ponds with an outfall to Mile 15 roadside ditch.  
DISTANCE TO DRAIN DITCH: ¼ mile East of the Subdivision

ROAD R.O.W. DEDICATION: 30 feet to Mile 15 North Road  
H.C.R.O.W. PRELIMINARY APPROVAL DATE: 06-12-14 By, Roy Gonzalez PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 03-23-14 By, Elizardo Ramos, Environmental Health Division Manager

SEWER SYSTEM:  OSSF & SOIL ANALYSIS WERE CONDUCTED BY: JOSE ANGEL GONZALEZ  
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: \_\_\_\_\_

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 6" LOCATION: North side of Mile 15 Rd.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 06-27-14 : By Martin Ramirez, Environmental Compliance Coordinator

**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:

STAFF RECOMMENDS:  **Preliminary Approval** subject 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.*

**GENERAL PLAT NOTES AND RESTRICTIONS:**

1. FLOOD ZONE STATEMENT:  
 ZONE "C" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN  
 COMMUNITY NO. 480334 0450 C, DATED JUNE 06, 2000, REVISED TO REFLECT LOWAR DATED MAY 30, 2002

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 04500 EFFECTIVE DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN.

2. LOT 1 SHALL BE FOR MULTI-FAMILY USES. THE ENGINEER HAS SUBMITTED PLANNING MATERIALS FOR THIS PURPOSE AND NO ALTERATIONS OR CHANGES TO THE APPROVED DESIGN OF THIS MULTI-FAMILY PROPOSAL SHALL BE MADE UNLESS A RE-SUBDIVISION PLAT IS APPROVED BY THE COUNTY FOR SUCH CHANGES. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING LOT.

3. 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 LOT LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL THE LOT WITHIN A DESIGNATED FLOOD ZONE SHALL BE REQUIRED FOR FOR ALL THE LOT WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

4. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
 - B.M. NO. 1 - A 5/8" X 2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "R.O.W.S. CONTROL" SET 24.85 FEET FROM THE CENTER LINE OF MILE 15.  
 N: 16624334.78, E: 1146682.71, Z: 68.68

5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 2,740.66 CUBIC FEET (0.062922 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE DRAINAGE REPORT ON SHEET 3 FOR STORM IMPROVEMENTS.)

6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

7. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN DESIGNING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

8. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS FOR THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT THE DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

9. AN OFF-STREET PARKING LOT SITE & DRAINAGE PLAN APPROVED BY HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, & MULTI FAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE AND DRAINAGE AND OSSF PLANS ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

10. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:  
 THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TECO AND HIDALGO COUNTY REGULATIONS FOR SEWERAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,760 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY ALSO BE SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINAGE SYSTEM.

E. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

11. ALDO QUINTANILLA, THE OWNER & SUBDIVIDER OF SUNRIDGE VALLEY SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.

12. DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.

13. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THE STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

14. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY COVERT REINFORCED PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

**STATE OF TEXAS  
 COUNTY OF HIDALGO  
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

I, **ALDO QUINTANILLA**, AS OWNER (S) OF A 1.00-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **SUNRIDGE VALLEY SUBDIVISION**, HEREBY DEDICATE TO THE COUNTY OF HIDALGO AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:  
 (A) THAT WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;  
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND  
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

OWNER: **ALDO QUINTANILLA**  
 1024 W. MILE 14 NORTH  
 WESLACO, TEXAS 78398

**STATE OF TEXAS  
 COUNTY OF HIDALGO:**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMED TRUSTEES, KNOWN TO ME BY THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES \_\_\_\_\_

**COUNTY OF HIDALGO:  
 CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE § 232.028(a)**

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SUNRIDGE VALLEY SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 2014.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATED: \_\_\_\_\_

ATTEST: HIDALGO COUNTY CLERK DATE \_\_\_\_\_

**COUNTY CLERK'S RECORDING CERTIFICATE**

I, \_\_\_\_\_, COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ ON \_\_\_\_\_, 2014 AND WAS RECORDED IN BOOK \_\_\_\_\_ SHEET(S) \_\_\_\_\_ THE PLAT RECORDS OF HIDALGO COUNTY AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ ON \_\_\_\_\_, 2014.

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(G). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURE DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

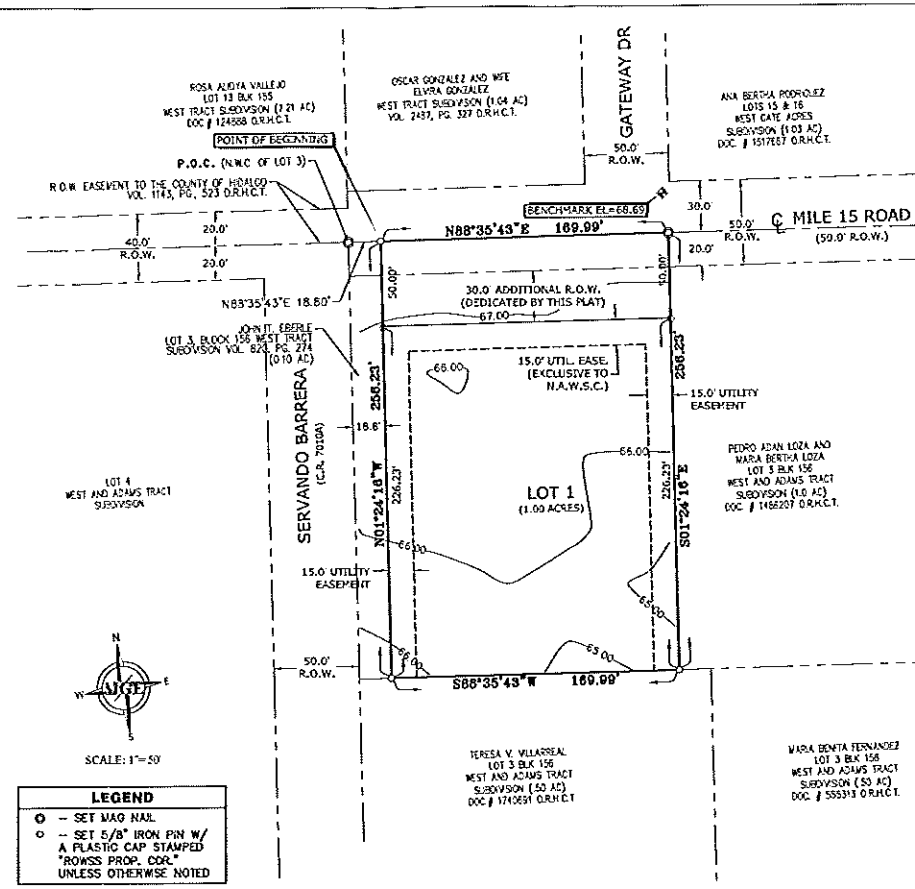
**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**

BY: \_\_\_\_\_ DATED: \_\_\_\_\_

**HEALTH DEPARTMENT CERTIFICATE:**

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SUNRIDGE VALLEY SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, \_\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_



**LEGEND**  
 ○ - SET MAG NAIL  
 ○ - SET 5/8" IRON PIN W/ A PLASTIC CAP STAMPED "ROWSS PROP. COR." UNLESS OTHERWISE NOTED

**WATER DISTRICT CERTIFICATE:**  
 THIS PLAT APPROVED BY HIDALGO & CAMERON COUNTY IRRIGATION DISTRICT NO. 9 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD. 2014.  
 NOTE: THE RATE OF FLOW OF WATER SHALL BE NO GREATER THAN THE RATE OF FLOW OF WATER WHEN THE LAND WAS AGRICULTURAL USE.  
 NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.&C.G.L.D. No. 9 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.&C.G.L.D. No. 9.

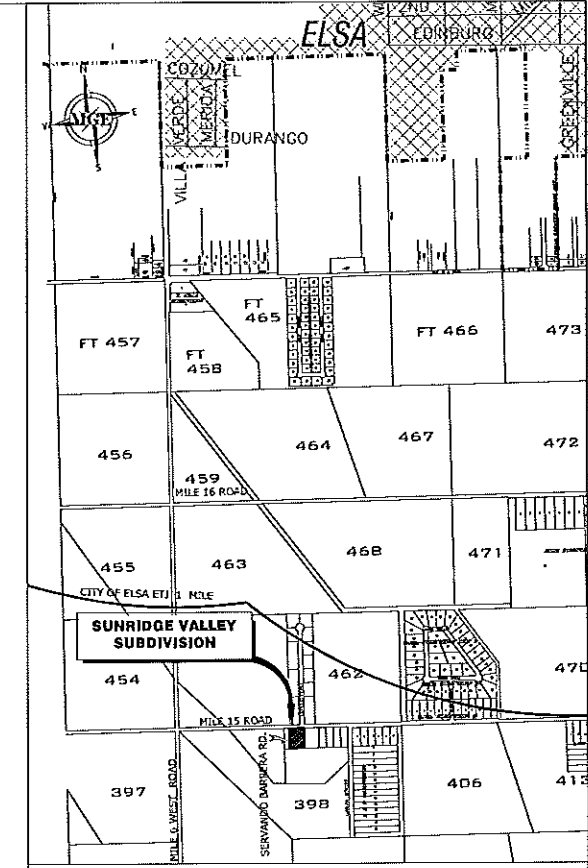
GENERAL MANAGER H.&C.G.L.D. NO. 9 \_\_\_\_\_ DATED: \_\_\_\_\_

**ENGINEER'S STATEMENT:**  
 I, **MARIANO GARCIA**, A REGISTERED AND PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

**MARIANO GARCIA, P.E.**  
 REG. LICENSED ENGINEER No. 90956 \_\_\_\_\_ DATED: \_\_\_\_\_

**SURVEYOR'S STATEMENT:**  
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN.

**RURY SCHWABACHER**  
 REG. PROFESSIONAL LAND SURVEYOR NO. 6333 \_\_\_\_\_ DATED: \_\_\_\_\_



**LOCATION MAP**  
 SCALE: 1"=1,000'  
 PREPARED BY: **M. GARCIA ENGINEERING, LLC**  
 400 NOLANA SUITE N2  
 HOUSTON, TEXAS 78004  
 DATE PREPARED: SEPTEMBER 27, 2013  
 DATE SURVEYED: JUNE 13, 2013  
 PROJECT NO. 13-329  
 SUNRIDGE VALLEY SUBDIVISION  
 A 1.00-ACRE TRACT OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, OUT OF LOT 3 BLOCK 156 OF THE WEST AND ADAMS TRACT SUBDIVISION, AS RECORDED IN VOLUME 2 PAGE 34-37 OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS

**DESCRIPTION:**  
 METES AND BOUNDS  
 STATE OF TEXAS  
 HIDALGO COUNTY, TEXAS  
 BEING A 1.00 ACRE TRACT OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, OUT OF LOT 3 BLOCK 156 OF THE WEST AND ADAMS TRACT SUBDIVISION, AS RECORDED BY VOLUME 2 PAGE 34-37 OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING THAT TRACT OF LAND CONVEYED TO JUAN JOSE MARTINEZ BY CORRECTION DEED DATED MARCH 21, 2002, DESCRIBED IN DOCUMENT NUMBER 1915214, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 1.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL SET IN MILE 15 FOR THE NORTHWEST CORNER OF SAID LOT 3, THE NORTHEAST CORNER OF LOT 4, BLOCK 156, WEST AND ADAMS TRACT SUBDIVISION;  
 THENCE, WITH MILE 15 NORTH ROAD AND THE NORTH LINE OF LOT 3, N88°35'43"E A DISTANCE OF 18.60 TO A 5/8" IRON PIN WITH CAP STAMPED "ROWSS PROP. COR." SET FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THIS HERIN DESCRIBED TRACT OF LAND;  
 THENCE, CONTINUING WITH MILE 15 NORTH ROAD AND THE NORTH LINE OF SAID LOT 3, N88°35'43"E A DISTANCE PF 169.99 (DEED 170.0) FEET TO A MAG NAIL SET FOR THE NORTHWEST CORNER OF A CALLED 1.00 ACRE TRACT OF LAND CONVEYED TO PEDRO AND MARIA LOZA, AS DESCRIBED IN DOCUMENT No. 1488207, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS HERIN DESCRIBED TRACT OF LAND;  
 THENCE, DEPARTING MILE 15 NORTH ROAD AND THE NORTH LINE OF LOT 3, WITH THE WEST LINE OF SAID PEDRO AND MARIA LOZA TRACT, S01°24'16"E, AT A DISTANCE OF 20.00 FEET PASSING THE SOUTH LINE OF MILE NORTH ROAD, CONTINUING A TOTAL DISTANCE OF 256.23 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "ROWSS PROP. COR." SET IN THE NORTH LINE OF A CALLED 0.50 OF AN ACRE TRACT OF LAND CONVEYED TO TERESA GONZALEZ VILLAREAL, AS DESCRIBED IN DOCUMENT NO. 1740691, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS HERIN DESCRIBED TRACT OF LAND;  
 THENCE, PARALLEL TO THE NORTH LINE OF SAID LOT 3 AND WITH THE NORTH LINE OR THE SAID TERESA GONZALEZ VILLAREAL TRACT, S88°35'43"W A DISTANCE OF 169.99 (DEED 170.0) FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "ROWSS PROP. COR." SET FOR THE SOUTHWEST CORNER OF THIS HERIN DESCRIBED TRACT OF LAND;  
 THENCE, PARALLEL TO THE WEST LINE OF LOT 3, N01°24'16"W, AT A DISTANCE OF 236.23 FEET PASSING THE SOUTH LINE OF MILE 15 NORTH ROAD, CONTINUING A TOTAL DISTANCE OF 256.23 FEET TO THE POINT OF BEGINNING AND BEING A 1.00 ACRE TRACT OF LAND.

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SHEET 1	HEADINGS, INDEX, LOCATION MAP AND THE PRINCIPAL CONTACTS PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, USE DESCRIPTION (METES AND BOUNDS), DRAINAGE AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION COUNTY CLERK'S RECORDING CERTIFICATE HEALTH DEPARTMENT CERTIFICATE ENVIRONMENTAL HEALTH DIVISION CERTIFICATE WATER DISTRICT CERTIFICATE GENERAL MANAGER H.&C.G.L.D. NO. 9 CERTIFICATE ENGINEER'S STATEMENT SURVEYOR'S STATEMENT
SHEET 2	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, DRAINAGE AND DRAINAGE'S ACKNOWLEDGMENT
SHEET 3	MAP OF TOPOGRAPHY

**PRINCIPAL CONTACTS**

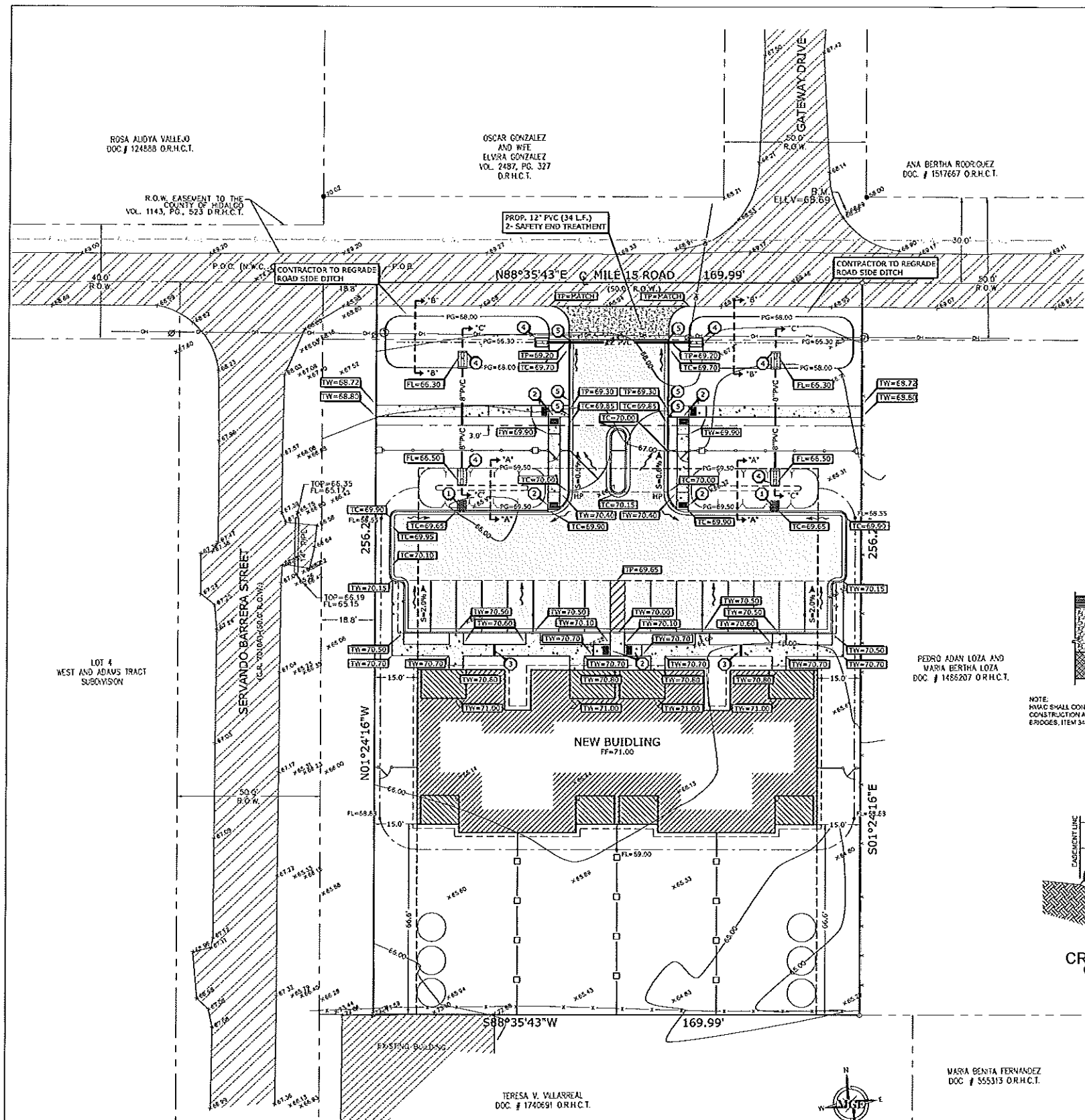
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE	FAX
OWNER: ALDO QUINTANILLA	1024 W. MILE 14 NORTH	WESLACO, TEXAS 78398	(956) 533-0284	(956) 587-3210
ENGINEER: MARIANO GARCIA, P.E.	400 NOLANA SUITE N2	HOUSTON, TEXAS 78004	(956) 287-9421	
SURVEYOR: RURY SCHWABACHER, RPLS	900 S. STEWART, SUITE 13	WISSON, TEXAS 78752	(956) 474-3335	

**SUNRIDGE VALLEY SUBDIVISION**

A 1.00 ACRE TRACT OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, OUT OF LOT 3 BLOCK 156 OF THE WEST AND ADAMS TRACT SUBDIVISION, AS RECORDED IN VOLUME 2 PAGE 34-37 OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS

**MGE** M GARCIA ENGINEERING, LLC  
 400 NOLANA SUITE N2 HOUSTON, TEXAS 78004  
 CIVIL ENGINEERING  
 PHONE: 956-687-9411 FAX: 956-687-3210  
 TRAFFIC ENGINEER: 956-687-9428 WWW.MGECIVILENGINEERING.COM





**DRAINAGE STATEMENT**  
SUNDRIDGE VALLEY SUBDIVISION

**I. PROJECT LOCATION**  
SUNDRIDGE VALLEY SUBDIVISION IS A 1.00 ACRE TRACT OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, OUT OF LOT 3 BLOCK 156 OF THE WEST AND ADAMS TRACT SUBDIVISION, AS RECORDED IN VOLUME 2 PAGE 34-37 OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.

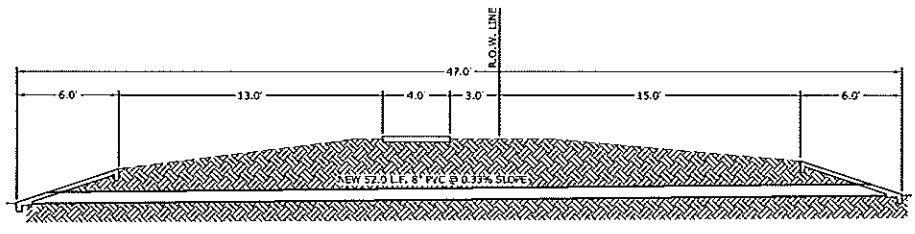
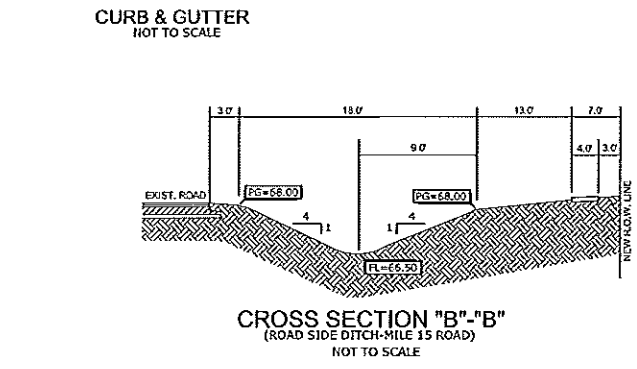
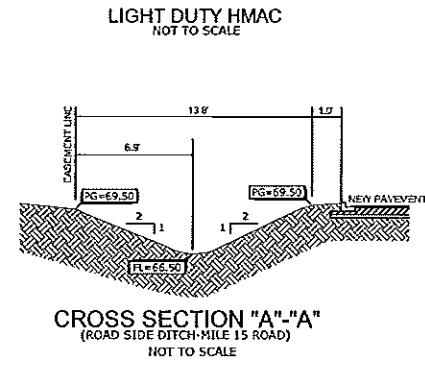
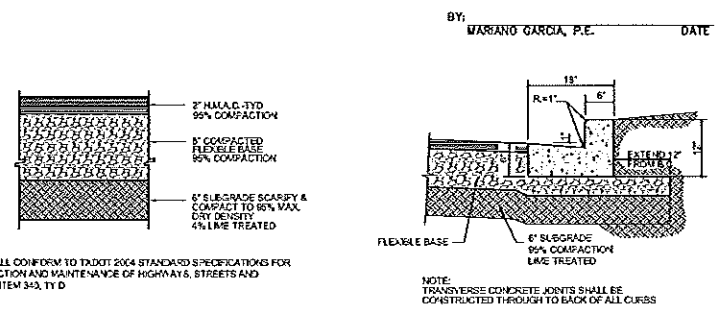
**II. FLOOD PLAN**  
THE PROPERTY IS LOCATED WITHIN ONE FLOOD ZONE AREA, ZONE "X", WHICH IS DESCRIBED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD." F.U.R.M. COMMUNITY PANEL NO. 480334 0450 C DATED: JUNE 6, 2000.

**III. SOIL CONDITIONS**  
THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT PROPERTY LAYS IN ONE SOIL UNIT.  
WILLAGY FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES. TYPICALLY, THE SURFACE IS DARK GRAYISH BROWN FINE SANDY LOAM ABOUT 14 INCHES THICK. THE NEXT LAYER, FROM 14 TO 19 INCHES IS DARK GRAYISH BROWN SANDY CLAY LOAM. THE NEXT LAYER, FROM 19 TO 59 INCHES, IS BROWN CLAY LOAM. THE LAYER EXTENDING FROM 59 TO 69 INCHES IS PALE BROWN SANDY CLAY LOAM. THE LAYER EXTENDING FROM 69 TO 80 INCHES IS VERY PALE BROWN SANDY CLAY LOAM. THE SOIL IS NONCALCAREOUS TO 42 INCHES. THE SOIL IS WELL DRAINED. SURFACE RUNOFF IS MEDIUM AND PERMEABILITY IS MODERATE. A FEW AREAS OF THIS SOIL HAVE BEEN ALTERED BY LAND LEVELING FOR IRRIGATION. POTENTIAL IS HIGH FOR URBAN AND RECREATION USES. THIS WILLAGY SOIL IS IN CAPABILITY SUBCLASS ULE, NONIRRIGATED AND IRRIGATED; IT IS IN THE SANDY LOAM RANGE SITE.

**IV. EXISTING CONDITION**  
THE SUBJECT PROPERTY IS CURRENTLY UNDEVELOPED AND VACANT. EXISTING RUNOFF IS BY SURFACE FLOW. THE SITE TOPOGRAPHY ELEVATIONS RANGE FROM 0 TO 1 FOOT IN SOME AREAS. IN ACCORDANCE WITH THE DRAINAGE POLICES OF THE COUNTY OF HIDALGO, THE RATIONALE METHOD, 10-YEAR FREQUENCY STORM EVENT WAS UTILIZED TO DETERMINE THE EXISTING STORM WATER RUNOFF FOR THIS SITE. THE TOTAL CONTRIBUTING 10-YEAR EXISTING STORM WATER RUNOFF FROM THIS SITE IS APPROXIMATELY 1.748 CFS, AS PER THE ATTACHED CALCULATIONS.

**IV. PROPOSED CONDITION**  
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT WILL CONSIST OF A 1 LOT SUBDIVISION. DEVELOPMENT IN THE FORM OF IMPERVIOUS PAVEMENT AND COMMERCIAL BUILDINGS WILL INCREASE THE ULTIMATE STORM WATER RUNOFF. A STORM DRAINAGE CONVEYANCE SYSTEM COMPRISED OF STORM DRAINAGE PIPE, ROADSIDE DITCHES AND DETENTION PONDS WILL CAPTURE AND CONVEY THE STORM WATER RUNOFF OFFSITE TO THE EXISTING HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT #9 CANAL LOCATED IN THE SOUTH OF THIS PROPERTY. IN ACCORDANCE WITH THE COUNTY OF HIDALGO, THE RATIONALE METHOD, 10-YEAR FREQUENCY STORM EVENT WAS UTILIZED TO DETERMINE THE PROPOSED STORM WATER RUNOFF FROM THIS SITE. THE TOTAL CONTRIBUTING 10-YEAR DEVELOPED STORM WATER RUNOFF FROM THIS SITE IS APPROXIMATELY 2.234 CFS.

THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 10-YEAR FREQUENCY STORM EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 2740.86 CUBIC FEET (0.062922 AC.-FT.) OF POST-DEVELOPMENT RUN-OFF WILL NEED TO BE DETAINED WITHIN LANDSCAPE AREAS AND DETENTION POND. A DRAINAGE PLAN SHALL BE APPROVED BY THE COUNTY OF HIDALGO AT THE TIME OF ISSUANCE OF BUILDING PERMIT.



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**KEYED NOTES**

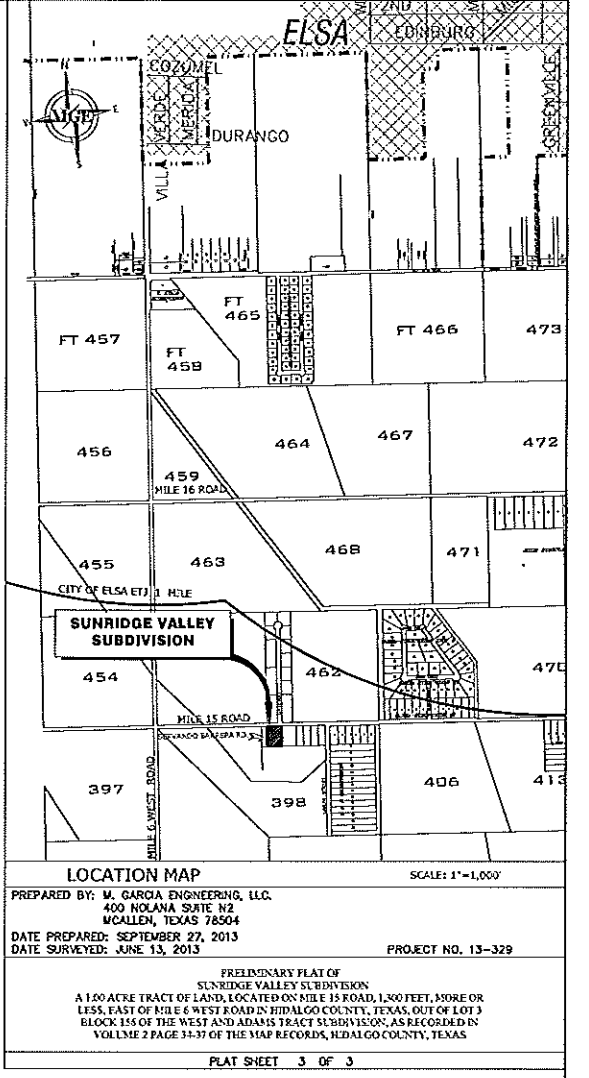
- NEW 24" SPILLWAY
- NEW ADA RAMPS
- NEW SIDEWALK OPENING
- NEW SAFETY END TREATMENT
- NEW SLOPED CURB

**LEGEND**

- - SET MAG NAIL
- - SET 6/8" BRON PN W/ A PLASTIC CAP STAMPED "ROSS PROP. COR." UNLESS OTHERWISE NOTED

**PRINCIPAL CONTACTS**

NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE	FAX
OWNER(S): ALDO CHANTARILLA	1024 W. MILE 14 NORTH	WESLACO, TEXAS 75556	(956) 333-0281	(956) 333-3211
ENGINEER: MARIANO GARCIA, P.E.	400 NOLANA SUITE N2	DALLAS, TEXAS 75204	(956) 337-7111	(956) 337-7111
SURVEYOR: KURT SCHWABER, R.P.L.S.	800 S. STEWART, SUITE 13	WESLACO, TEXAS 75782	(956) 424-3333	



**LOCATION MAP**  
SCALE: 1"=1,000'

PREPARED BY: M. GARCIA ENGINEERING, LLC  
400 NOLANA SUITE N2  
DALLAS, TEXAS 75204

DATE PREPARED: SEPTEMBER 27, 2013  
DATE SURVEYED: JUNE 13, 2013

PROJECT NO. 13-329

FREELIMINARY PLAT OF  
SUNDRIDGE VALLEY SUBDIVISION  
A 1.00 ACRE TRACT OF LAND, LOCATED ON MILE 15 ROAD, 150 FEET, MORE OR LESS, EAST OF MILE 6 WEST ROAD IN HIDALGO COUNTY, TEXAS, OUT OF LOT 3 BLOCK 156 OF THE WEST AND ADAMS TRACT SUBDIVISION, AS RECORDED IN VOLUME 2 PAGE 34-37 OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS

PLAT SHEET 3 OF 3

**SUNDRIDGE VALLEY SUBDIVISION**  
DRAINAGE PLAN AND MAP OF TOPOGRAPHY LAYOUT

**MGE** M GARCIA ENGINEERING, LLC  
400 NOLANA SUITE N2 DALLAS, TEXAS 75204

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