



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

T.J. Arredondo
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 03-31-2015

PROPOSED TRIPLE G RANCH SUBDIVISION, PRECINCT No. 4.

ENGINEER FIRM: MAS ENGINEERING, LLC DEVELOPER: JOSE PABLO GARZA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: ¼ mile North of Mile 8 North, East side of Shary Rd.
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 02-06-15 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.
Drainage will be accomplished within the low areas of the lot with runoff into the

DRAINAGE DESIGN: re-grade road side ditch.

DISTANCE TO DRAIN DITCH: 1 ½ mile West of the development

ROAD R.O.W. DEDICATION: 35 ft. of additional right of way to Shary Rd

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 02-26-15 By, Joe Ochoa PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 01-29-15 By, Elizardo Ramos, Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Isaac Mata
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____

WATER SERVICE PROVIDER: SWSC LINE SIZE: 6" LOCATION: West side of Shary Rd.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 02-25-15 ; 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:

VARIANCE REQUEST: **VARIANCE REQUEST FROM THE HIDALGO COUNTY SUBDIVISION RULES, TITLE B, CHAPTER 2.8 SECTION B. "BLOCKS AND LOTS"**

STAFF RECOMMENDS: Staff Recommending No Action

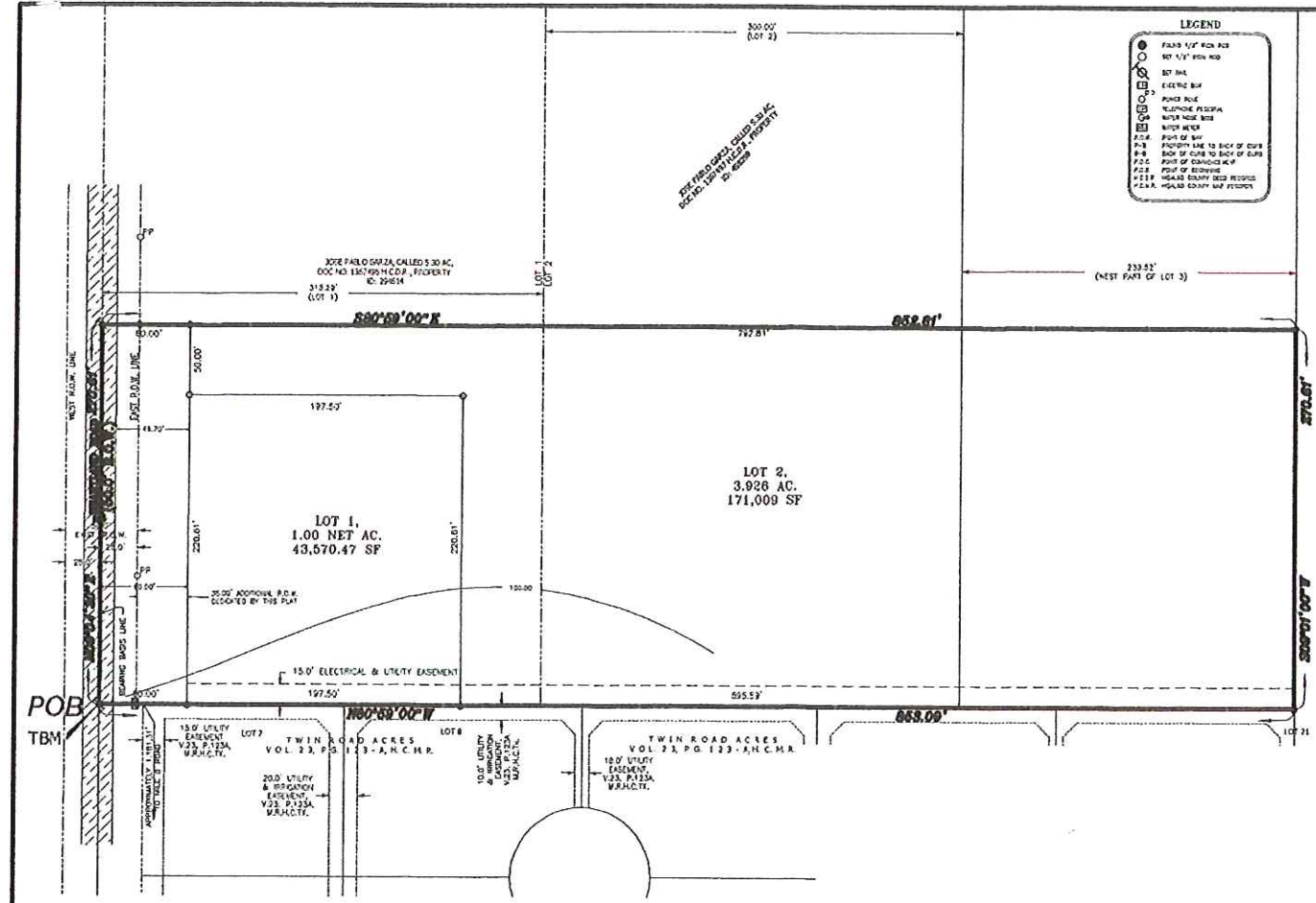
Preliminary Approval subject comments and future recommendations by planning and other Departments, the approval from the City of McAllen, and the approval of the variance request.

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.

*



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

I, JOSE PABLO GARZA, SUBDIVIDER, AS OWNER OF THE 5.299 ACRES OF LAND ENCOMPASSED WITHIN THE PROPOSED TRIPLE G RANCH SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

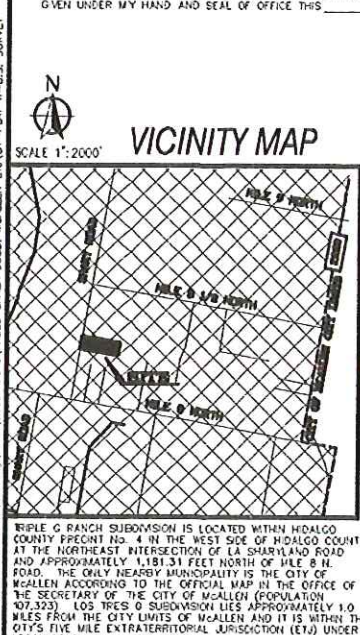
- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, 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.

JOSE PABLO GARZA, DATE: _____
 12842 N. SHARY RD.,
 McALLEN, TEXAS, 78504

STATE OF TEXAS: COUNTY OF HIDALGO: BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOSE PABLO GARZA, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING DULY SWORN BY ME, DECLARED THAT HIS STATEMENT THEREIN IS TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC BY COMMISSION EXPIRES _____



FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM INSTRUMENT NUMBER _____ OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028 (c) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TRIPLE G RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE _____

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

MARIO A. SALINAS, LICENSED PROFESSIONAL ENGINEER # 96611, 4037 W. EXP. 83, SUITE 150, McALLEN, TEXAS 78501

STATE OF TEXAS: COUNTY OF HIDALGO: I, THE UNDERSIGNED, MARIO A. SALINAS, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MARIO A. SALINAS, LICENSED PROFESSIONAL ENGINEER # 96611, 4037 W. EXP. 83, SUITE 150, McALLEN, TEXAS 78501

STATE OF TEXAS: COUNTY OF HIDALGO: I, THE UNDERSIGNED, DAVID O. SALINAS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

SALINAS ENGINEERING & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782 2221 DAFFOOL AVE. McALLEN, TEXAS 78501

DATE _____

SECRETARY _____ PRESIDENT _____ DAY OF _____ 2015.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: JOSE PABLO GARZA	12842 N. SHARY RD.	McAllen, Tx, 78504	(958) 457-5224
ENGINEER: MARIO A. SALINAS	4037 W. EXP. 83, Suite 150	McAllen, Tx, 78501	(956) 537-1311
SURVEYOR: DAVID O. SALINAS	2221 Daffool Ave.	McAllen, Tx, 78501	(958) 682-8081

UNITED IRRIGATION DISTRICT

- All easement are exclusive to United Irrigation District, and no other utilities or use is allowed without express approval by the District.
- No utility company or other person is allowed to cross above or below ground any District easement or right of way lines, poles, open ditches or other use without first obtaining a crossing permit from the District.
- No permanent structure, (example: fences of any construction) will be allowed to be constructed or exist on any District easement or right of way without written approval by the District. Any unauthorized structure in the easement area is subject to removal.

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT OF HIDALGO COUNTY, SUBJECT TO THE CONDITION THAT THE SUBDIVIDER WILL PROVIDE DOMESTIC WATER SYSTEM TO DISTRIBUTE POTABLE WATER. THIS DISTRICT WILL PROVIDE ONLY IRRIGATION WATER WHERE DISTRIBUTING FACILITIES MUST BE CONSTRUCTED AND MAINTAINED AT THE EXPENSE OF THE OWNER AND CONSISTING OF PIPELINES, VALVES, CHECK GATES TO BE CONNECTED TO THE NEAREST DISTRICT FACILITY.

MAP OF TRIPLE G RANCH SUBDIVISION HIDALGO COUNTY, TEXAS

GENERAL PLAT NOTES & RESTRICTIONS

A 5.299 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THAT CERTAIN 5.11 ACRE TRACT OF LAND OUT OF LOTS 1 AND 2, AND, THE WEST 8.0 ACRES OUT OF LOT 3, SECTION 229, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 19, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, AS DESCRIBED IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN CONVEYANCE FROM WALTER A. PETERS, JR. UNTO JOSE PABLO GARZA, RECORDED IN DOCUMENT NO. 1367467, RECORDS OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

BEING A 5.299 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THAT CERTAIN 5.11 ACRE TRACT OF LAND OUT OF LOTS 1 AND 2, AND, THE WEST 8.0 ACRES OUT OF LOT 3, SECTION 229, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 19, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, AS DESCRIBED IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN CONVEYANCE FROM WALTER A. PETERS, JR. UNTO JOSE PABLO GARZA, RECORDED IN DOCUMENT NO. 1367467, RECORDS OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. SAID 5.299 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHWEST CORNER OF SAID 5.11 ACRE TRACT LOCATED ON THE WEST LINE OF SAID LOT 1 FOR THE SOUTHWEST CORNER AND EDDIE LEE BEGINNING OF THIS HEREIN DESCRIBED TRACT; FURTHER SAID NAIL IS LOCATED ON THE NORTHWEST CORNER OF TWIN ROAD ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 123-A, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND FURTHER, BEING LOCATED NORTH 09 DEGREES 04 MINUTES 30 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 916.70 FEET FROM A COTTON PICKER SPINDLE FOUND ON THE SOUTHWEST CORNER OF SAID LOT 1 LOCATED WITHIN THE RIGHT-OF-WAY OF MILE 8 NORTH ROAD.

- THENCE, NORTH 09 DEGREES 04 MINUTES 30 SECONDS EAST, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID 5.11 ACRE TRACT SAME BEING THE WEST LINE OF SAID LOT 1 WITHIN SAID SHARYLAND ROAD, A DISTANCE OF 270.61 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 80 DEGREES 59 MINUTES 02 SECONDS EAST, A DISTANCE OF 25.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID SHARYLAND ROAD, AT A DISTANCE OF 852.81 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 09 DEGREES 01 MINUTES 00 SECONDS WEST, A DISTANCE OF 270.61 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE SOUTH LINE OF SAID 5.11 ACRE TRACT SAME BEING THE NORTH LINE OF SAID TWIN ROAD ACRES SUBDIVISION FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 80 DEGREES 59 MINUTES 02 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID 5.11 ACRE TRACT AND THE NORTH LINE OF SAID TWIN ROAD ACRES SUBDIVISION, A DISTANCE OF 404.78 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID SHARYLAND ROAD, AT A DISTANCE OF 853.09 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 5.299 GROSS ACRES, MORE OR LESS, OF WHICH THE WEST 25.0 FEET (OR 0.18 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID SHARYLAND ROAD, LEAVING 5.139 NET ACRES OF LAND, MORE OR LESS.

BEARING BASIS: WEST LINE OF SAID LOT 1.
 N.Y.M.B. 2014(2:57:120314

STATE OF TEXAS: COUNTY OF HIDALGO: I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TRIPLE G RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS: COUNTY OF HIDALGO: I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHERE BY MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN _____ DATE _____

STATE OF TEXAS: COUNTY OF HIDALGO: I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN BY MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ DATE _____

STATE OF TEXAS: COUNTY OF HIDALGO: I, THE UNDERSIGNED, MARIO A. SALINAS, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MARIO A. SALINAS, LICENSED PROFESSIONAL ENGINEER # 96611, 4037 W. EXP. 83, SUITE 150, McALLEN, TEXAS 78501

INDEX

SHEETS	DESCRIPTION
1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECTS SITUATED; H.C.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATION OR APPROVAL; RIGHT OF WAY CERTIFICATION; H.C.D. CERTIFICATION; REVISION NOTES.
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUB-DIVIDER CERTIFICATION AND STATEMENT.
3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES.

REVISION NOTES

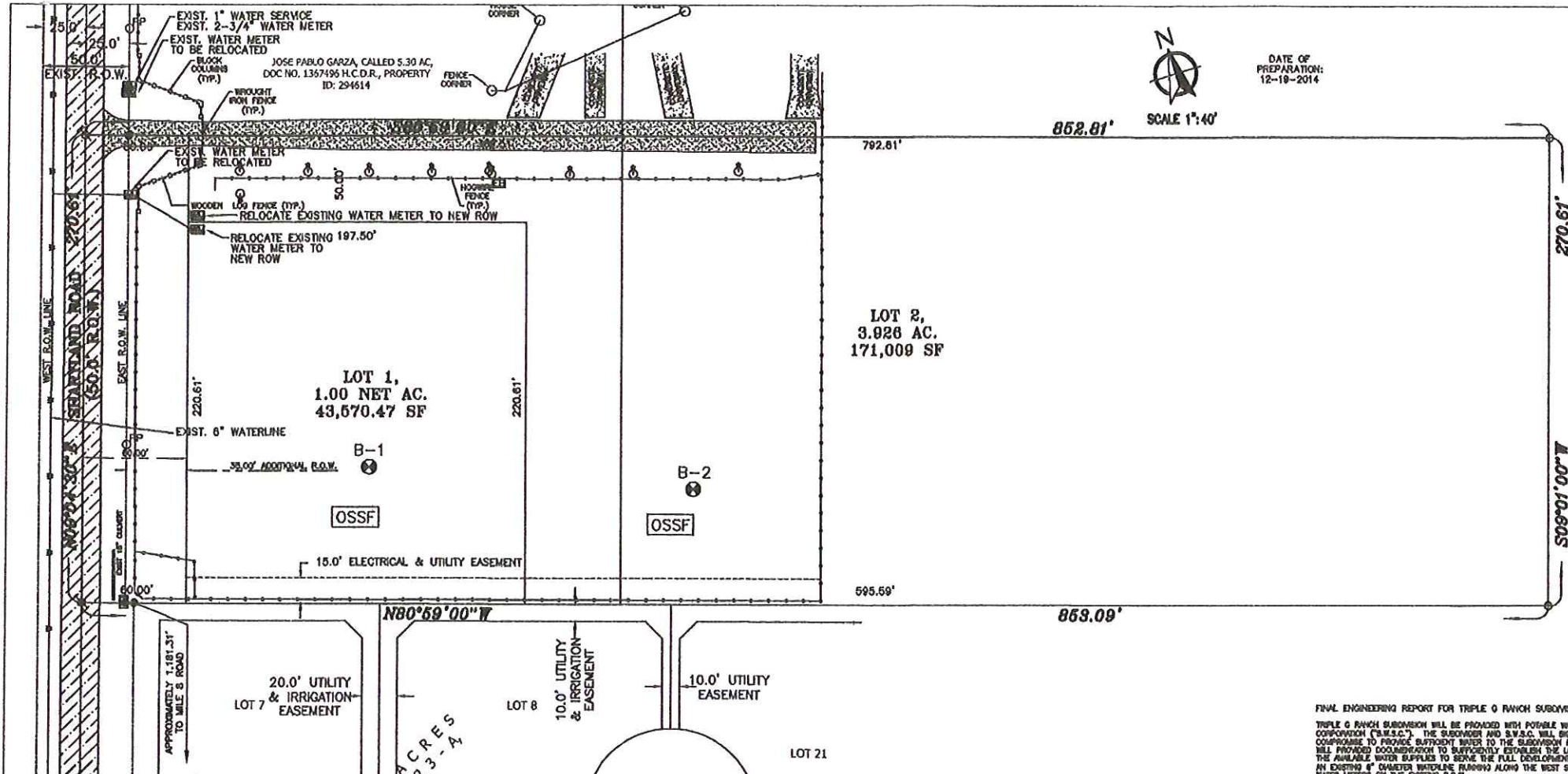
No.	SHEET	REVISIONS	DATE	APPROVED

SHEET 1 OF 3

MAS ENGINEERING LLC.
 CONSULTING ENGINEERING
 FIRM NO. F-15499

4037 W. EXP. 83, SUITE 150
 McALLEN, TEXAS, 78501

PH. (956) 537-1311
 E-MAIL: MSALINAS6973@ATT.NET



LEGEND

- FOLD 1/2" FROM ROD
- SET 1/2" FROM ROD
- SET PAV.
- ELECTRIC BOX
- POWER POLE
- TELEPHONE pedestal
- WATER METER
- RIGHT OF WAY
- P-B PROPERTY LINE TO BACK OF CURB
- B-B BACK OF CURB TO BACK OF CURB
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.N.R. HIDALGO COUNTY MAP RECORDS

MAP OF TRIPLE G RANCH SUBDIVISION
HIDALGO COUNTY, TEXAS

A 8,289 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THAT CERTAIN 8.11 ACRE TRACT OF LAND OUT OF LOTS 1 AND 2, AND THE WEST 8.0 ACRES OUT OF LOT 3, SECTION 228, TEXAS-MIDCOAST RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 10, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, AS DESCRIBED IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN CONVEYANCE FROM WALTER A. PETERS, JR. UNTO JOSE PABLO GARZA, RECORDED IN DOCUMENT NO. 1367497, RECORDS OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

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 LOTS MEET OR WILL MEET SUCH STANDARDS, AND (b) SEWER CONNECTIONS TO THE LOTS ON SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE INSTALLED BY THE SELLER AS REQUIRED BY SECTION 7.4.1.4 (b) F OF THE COUNTY REGULATIONS

SUBDIVIDER STATEMENT:

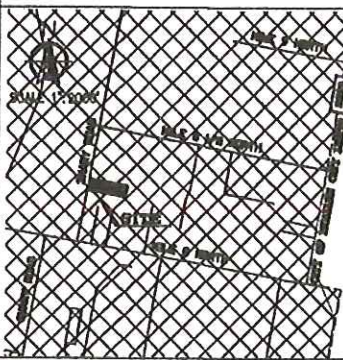
I, JOSE PABLO GARZA SUBDIVIDER OF TRIPLE G RANCH SUBDIVISION, HEREBY CERTIFY THAT SEPTIC TANK OR SEWER PERMIT ARE ALREADY PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY, AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF STATE AS REQUIRED BY SECTION 7.4.1.4 (b) F OF THE COUNTY REGULATIONS.

JOSE PABLO GARZA DATE
12842 N. SHARY RD.
McALLEN TEXAS, 78504

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE PABLO GARZA, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(SHE)(THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2015.

VICINITY MAP



INDEX

SHEETS	LOCATION MAP AND ET&I PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (NETS AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ET&I OF A MUNICIPALITY AND DESIGNATE THE PRECINCT OF THE PROJECTS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATION OR APPROVAL; RIGHT OF WAY CERTIFICATION; HOAD CERTIFICATION; REVISION NOTES.
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SHEETS	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

UN: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

MARIO A. SALINAS
LICENSED PROFESSIONAL ENGINEER # 69611
4037 W. EXP. 83, SUITE 150
MCALLEN, TEXAS 78501

MARIO A. SALINAS
LICENSED PROFESSIONAL ENGINEER # 69611
4037 W. EXP. 83, SUITE 150
MCALLEN, TEXAS 78501

REVISION NOTES

No.	SHEET	REVISIONS	DATE	APPROVED

SHEET
2 of 3

MAP
OF
TRIPLE G RANCH SUBDIVISION
HIDALGO COUNTY, TEXAS

SCALE 1"=40'
DATE OF PREPARATION: 12-19-2014

- LEGEND**
- FOUND 1/2" IRON ROD
 - SET 1/2" IRON ROD
 - SET NAIL
 - ELECTRIC BOX
 - POWER POLE
 - TELEPHONE PEDESTAL
 - WATER HOSE BIB
 - WATER METER
 - R.O.W. RIGHT OF WAY
 - P-B PROPERTY LINE TO BACK OF CURB
 - B-B BACK OF CURB TO BACK OF CURB
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A 5.299 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THAT CERTAIN 5.11 ACRE TRACT OF LAND OUT OF LOTS 1 AND 2, AND, THE WEST 8.0 ACRES OUT OF LOT 3, SECTION 229, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 19, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, AS DESCRIBED IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN CONVEYANCE FROM WALTER A. PETERS, JR. UNTO JOSE PABLO GARZA, RECORDED IN DOCUMENT NO. 1367497, RECORDS OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

**DRAINAGE REPORT
FOR
TRIPLE G RANCH SUBDIVISION
MCALLEN, TEXAS**

A 5.299 GROSS ACRE (4.926 ACRE NET AREA) TRACT OF LAND, MORE OR LESS, CARVED OUT OF THAT CERTAIN 5.11 ACRE TRACT OF LAND OUT OF LOTS 1 AND 2, AND, THE WEST 8.0 ACRES OUT OF LOT 3, SECTION 229, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 19, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, AS DESCRIBED IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN CONVEYANCE FROM WALTER A. PETERS, JR. UNTO JOSE PABLO GARZA, RECORDED IN DOCUMENT NO. 1367497, RECORDS OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. THIS PROPERTY IS LOCATED ON SHARY ROAD AND APPROXIMATELY 905.00 FEET NORTH OF MILE B N. ROAD, INSIDE THE CITY'S ETJ LIMITS OF MCALLEN, TEXAS. THE PROPOSED SUBDIVISION CONSISTS OF TWO RESIDENTIAL LOTS.

THE TRACT LIES IN "ZONE X"; IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN. IN ACCORDANCE WITH F.E.M.A.-F.L.R.M. MAP NO. 480334 0295 D, MAP REVISED JUNE 6, 2000.

THE SOIL ACCORDING TO THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THIS PROPERTY LIES IN "AREA 3 & 4" (3 BRENNAN FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES AND 4 BRENNAN FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES), OF THE SOIL SURVEY OF HIDALGO COUNTY.

PRESENTLY, THE SITE RUNOFF FLOWS OVERLAND IN A SOUTH DIRECTION, AND WILL ULTIMATE OUTFALL INTO THE HIDALGO COUNTY WEST MAIN DRAIN CONTROL. EXISTING RUNOFF IS 0=3.34 CUBIC FEET PER SECOND BASED ON A 10-YEAR FREQUENCY STORM.

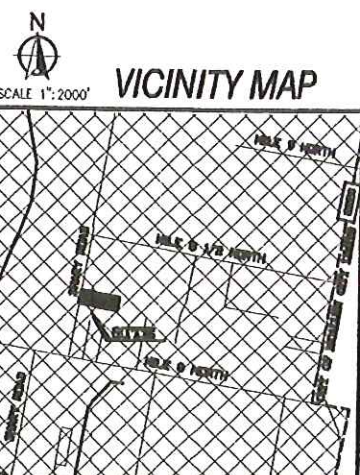
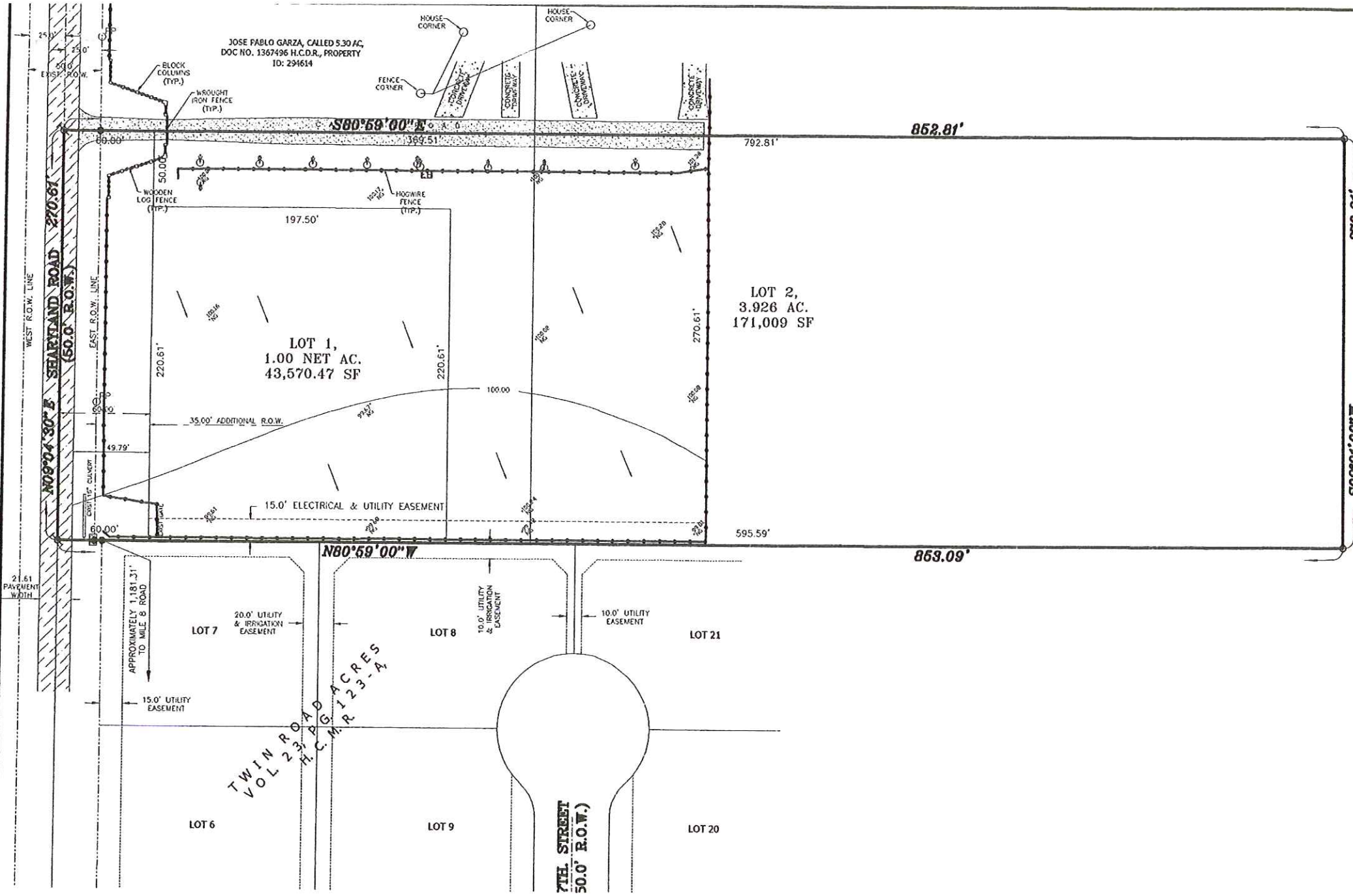
AFTER DEVELOPMENT THE RUNOFF WILL BE 0=7.4 CUBIC FEET PER SECOND. IN ACCORDANCE WITH OUR CALCULATIONS AND FOLLOWING THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 DRAINAGE REQUIREMENTS, THIS PROPERTY IS REQUIRED TO DETAIN A TOTAL OF 11,835 CUBIC-Feet OR 0.27 AC.-FT. (2,367 C.F. OR 0.05 AC.-FT. FOR LOT 1; AND 9,468 C.F. OR 0.22 AC.-FT. FOR LOT 2). IN ORDER TO PREVENT AN INCREASE IN RUNOFF, THE MOST DEVELOPED STORM RUNOFF CAN BE OBTAINED TO DEPRESS GREEN AREAS. FINISHED FLOOR ELEVATION WILL BE SET ABOVE THE 100 YEAR FLOOD LEVEL.

ENGINEERING FLOOD CERTIFICATION

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "X" AS SHOWN IN F.E.M.A. COMMUNITY PANEL NUMBER 480334 0295 D, MAP REVISED JUNE 6, 2000.

MARIO A. SALINAS
LICENSED PROFESSIONAL ENGINEER # 95611
4037 W. EXP.83, SUITE 150
MCALLEN, TEXAS 78501

DATE:

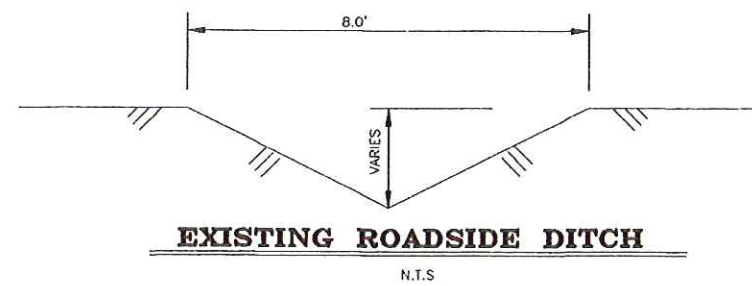


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1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECTS SITUATED; H.C.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATION CD APPROVAL; RIGHT OF WAY CERTIFICATION; HCHD CERTIFICATION; REVISION NOTES.
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION, SUB-DIVIDER CERTIFICATION AND STATEMENT.
3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: JOSE PABLO GARZA	12812 N. SHARY RD.	McAllen, Tx. 78504	(956) 457-5224
ENGINEER: MARIO A. SALINAS	4037 W. Expwy.83, Suite 150	McAllen, Tx. 78501	(956) 537-1311
SURVEYOR: DAVID O. SALINAS	2221 Daffodil Ave.	McAllen, Tx. 78501	(956) 682-9081



REVISION NOTES

No.	SHEET	REVISIONS	DATE	APPROVED

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

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