



# HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo, CFM  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 4-26-2016

PROPOSED RSBR FM 681 SUBDIVISION, PRECINCT No. 3.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: SERGIO AND ROSARIO SAENZ

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

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

LOCATION DESCRIPTION: WEST OF MOOREFIELD ROAD APPROXIMATELY 1/2 MILE NORTH OF MILE 9 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 1-26-2016 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION POND WITH AN OVERFLOW STRUCTURE TO MOOREFIELD ROAD (FM 681) ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 10 FEET ON TO MOOREFIELD ROAD (FM 681).

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-11-2016 By, VICTOR GALLARDO, PCT. 3. R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 4-08-2016 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM:  OSSF WILL INSTALL AT BUILDING PERMIT STAGE.

WATER SERVICE PROVIDER: WSWC LINE SIZE: 6" LOCATION: MOOREFIELD ROAD (FM 681).

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 4-08-2016 : 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.*

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

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_

STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of MCALLEN.

**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.*

# SUBDIVISION PLAT OF RSBR FM 681 SUBDIVISION

BEING A RESUBDIVISION OF  
2.272 ACRES OUT OF  
LOTS 113 & 114, BLOCK 3,  
LA HOMA RANCH CITRUS GROVES UNIT No.2  
VOLUME 8, PAGE 9 H.C.M.R.  
HIDALGO COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, SERGIO H. SAENZ, ROSARIO G. SAENZ  
AS OWNERS OF THE 2.272-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED  
RSBR FM 681 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS  
DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE PARK, AND  
EASEMENTS SHOWN HEREIN.

SERGIO H. SAENZ DATE ROSARIO G. SAENZ DATE  
2016 PENA ST. 2016 PENA ST.  
MISSION, TX 78572 MISSION, TX 78572

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED  
SERGIO H. SAENZ, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY  
DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT,  
WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE 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 \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

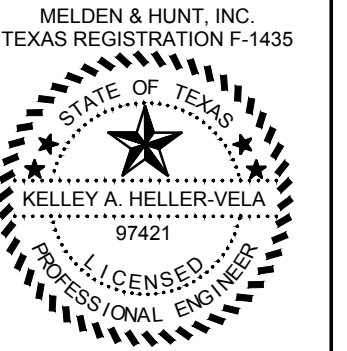
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED  
ROSARIO G. SAENZ, PROVED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY  
DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT,  
WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND  
CORRECT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION  
THEREBY EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, KELLEY A. HELLER-VELA, A LICENSED PROFESSIONAL ENGINEER IN THE  
STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS  
BEEN GIVEN TO THIS PLAT.

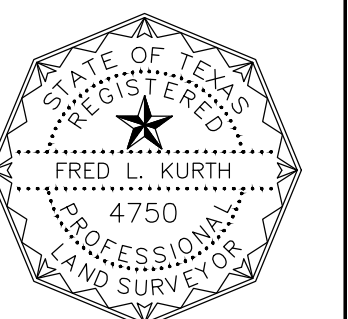
KELLEY A. HELLER-VELA, P.E. # 97421  
DATE PREPARED: 01-19-2016  
ENGINEERING JOB No. 15176.00



STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE  
STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION  
OF RSBR FM 681 SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE  
ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 12-16-15, AND THAT IT IS A TRUE  
AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750  
DATE SURVEYED: 12-16-15  
T= 1004, PAGE 82  
SURVEY JOB No. 15176.08



THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT, NO. 6  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND  
BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 RIGHT OF  
WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE  
DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST:  
Board of Director

Board of Director



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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

GENERAL PLAT NOTES & RESTRICTIONS:  
HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:

FLOOD ZONE DESIGNATION: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.  
COMMUNITY-PANEL NUMBER: 480334 0300 D MAP REVISED: JUNE 6, 2000

ZONE "X" (UNSHADED) COMMUNITY-PANEL NUMBER: 480334 0300 D MAP REVISED: 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 PLAIN.

2. SETBACKS:

60.00 FEET MOOREFIELD ROAD [FM 681]  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. GENERAL NOTE FOR COMMERCIAL LOTS:

THIS SUBDIVISION SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE  
OTHER THAN COMMERCIAL. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR  
DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING  
RESIDENTIAL LOTS AND ALONG TO DENY ACCESS ONTO LOT. APPLICATIONS FOR CONSTRUCTION  
APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT OFFICE OF ENVIRONMENTAL  
AND COMPLIANCE AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18"  
ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED  
FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR  
CONSTRUCTION TO VERIFY FIRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN  
ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE  
AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE  
ATTACHED ENGINEERING PLANS.

-->B.M. NO. 1--ELEV. 85.00 N.C.V.D. 29 DESCRIPTIONS: A MHI MONUMENT SET IN A 2'X2'  
CONCRETE SLAB SET AT THE SOUTHEAST CORNER OF LOT 1, N. 16654652.971 E. 1038913.382  
-->B.M. NO. 2--ELEV. 83.50 N.C.V.D. 29 DESCRIPTIONS: MHI MONUMENT SET IN CONCRETE AT  
THE NORTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION, N. 16654897.997 E. 1038946.374

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY  
REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3,338 CUBIC-FOOT  
0.090 ACRE-FOOT OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE  
LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM  
SEWER IMPROVEMENTS.) THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE  
MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINES AT THE DEVELOPMENT  
PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER  
CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

7. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO  
THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS  
IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.

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

9. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF THIS SUBDIVISION  
SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEPTIC, ELECTRICITY, AND  
GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

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

11. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO  
COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE  
REQUIRED FOR COMMERCIAL 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 PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND  
PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE  
STANDARDS.

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

A. OSSF SYSTEM IS BEING DESIGNED FOR COMMERCIAL SEWERAGE ONLY.

B. THIS PLAT COMPLIES WITH THE MINIMUM 21,780 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 BE ALSO 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 DRAIN FIELD  
SYSTEM.

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

13. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS  
SUBDIVISION

14. SERGIO H. SAENZ AND ROSARIO G. SAENZ, THE OWNER & SUBDIVIDERS OF RSBR FM 681  
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.

15. TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 1 PRIOR TO THE CONSTRUCTION OF A  
DRIVEWAY/ENTRANCE ON TO FM 681 (MOOREFIELD ROAD). TxDOT ACCESS PERMIT IS REQUIRED  
PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

16. 5' SIDEWALK SHALL BE CONSTRUCTED ALONG MOOREFIELD ROAD (F.M. 681) AT BUILDING PERMIT  
STAGE.

17. IN THE EVENT THE REMAINDER OF LOT 113, BLOCK 3, LA HOMA RANCH CITRUS GROVES  
SUBDIVISION UNIT No.2 DEVELOPS IN THE FUTURE AS COMMERCIAL, THEN IT SHALL BE A  
CONDITION OF SUCH DEVELOPMENT TO CONSTRUCT THE ALLEY IN THE DEDICATED R.O.W. AT THAT  
TIME.

18. A 6' OPAQUE BUFFER WILL BE REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL  
AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.

19. AN 8' MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND  
COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

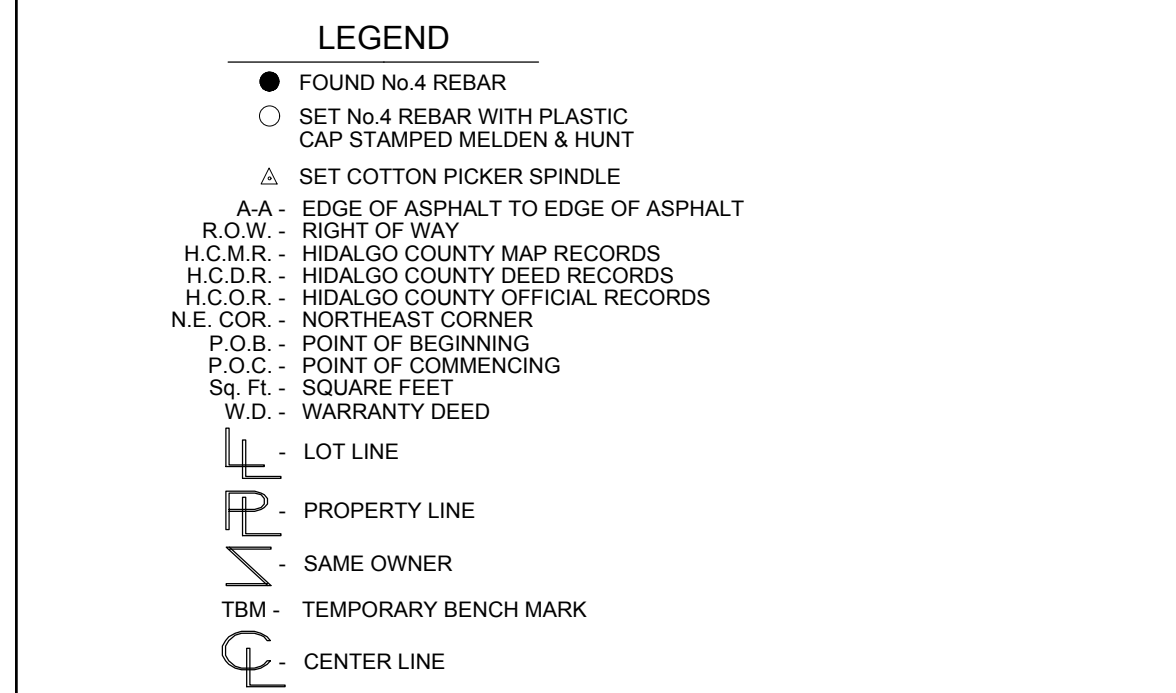
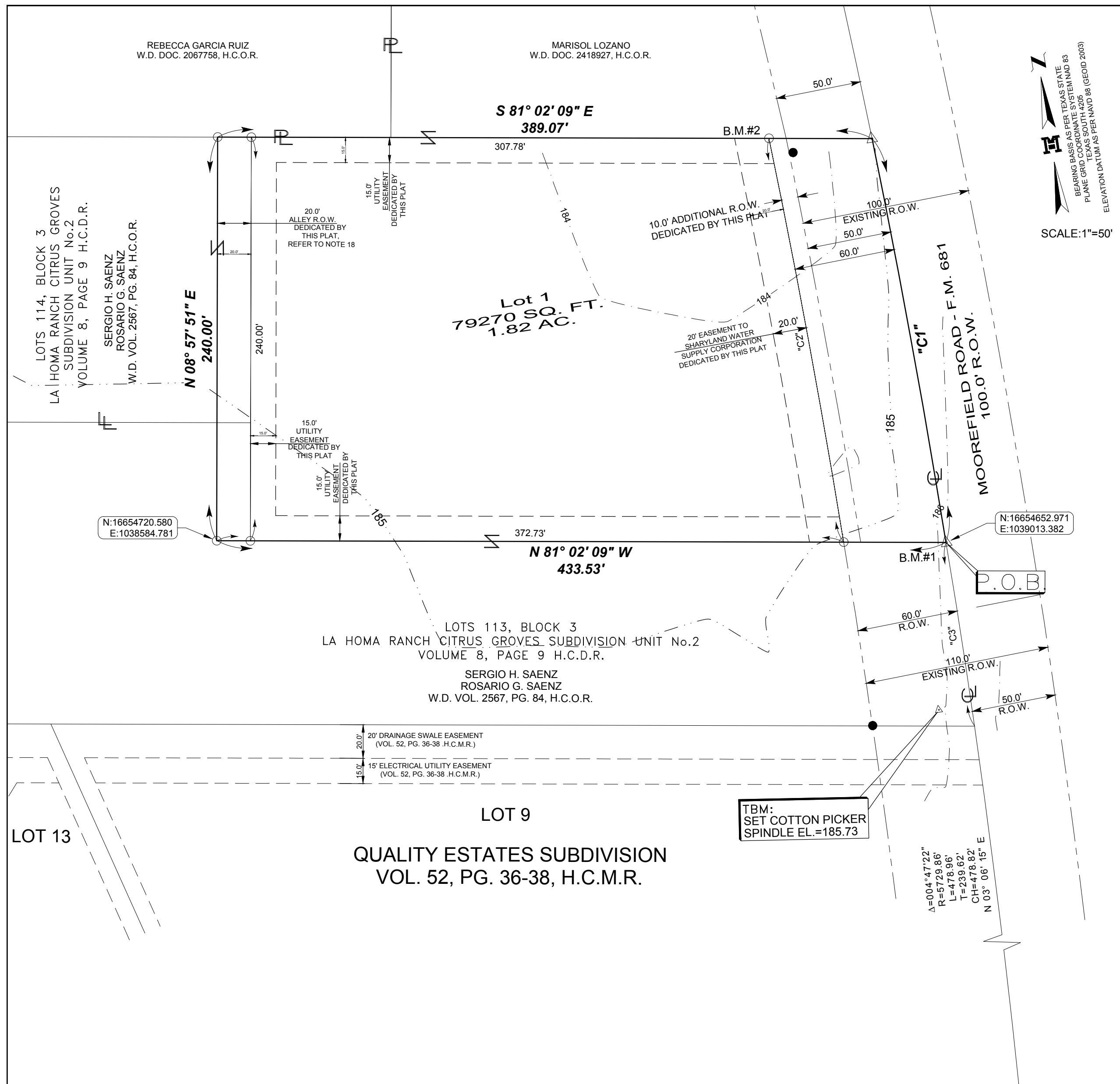
## HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 (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 AND  
HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN P. E. - C. F. M. DATE:  
GENERAL MANAGER

FOR INFORMATION PURPOSES ONLY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DRAWN BY: A.S. \_\_\_\_\_ DATE: 4-8-2016  
SURVEYED, CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
FINAL CHECK: \_\_\_\_\_ DATE: \_\_\_\_\_



Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	2° 26' 27"	5729.86'	244.10'	122.07'	244.08'	N 01° 31' 49" W
"C2"	2° 28' 03"	5669.86'	244.19'	122.11'	244.17'	N 01° 38' 34" W
"C3"	1° 48' 32"	3550.59'	110.52'	55.27'	110.52'	N 00° 01' 57" W

### INDEX TO SHEET OF RSBR F.M. 681 SUBDIVISION

SHEET 1: HEADING, INDEX, LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

SHEET 2: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE SWALES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
RSBR FM 681 SUBDIVISION IS LOCATED IN THE NORTH PART OF HIDALGO COUNTY ON THE WEST SIDE OF FM 681 APPROX. HALF A MILE NORTH OF MILE 9 ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF McALLEN, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN (POPULATION 136,839). RSBR FM 681 SUBDIVISION LIES APPROXIMATELY 3 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 3.

MELDEN & HUNT, INC.  
TEXAS REGIST. F-1435

**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. MCINTYRE OFF: (956) 381-0981  
EDINBURG, TX 78541 FAX: (956) 381-1839  
227 N. F.M. 3167 OFF: (956) 487-8256  
RIO GRANDE CITY, TX 78582 FAX: (956) 488-8591  
E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	SERGIO H. SAENZ	2016 PENA ST.	MISSION, TX 78572	(956) 330-2671	
ENGINEER:	KELLEY A. HELLER-VELA	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

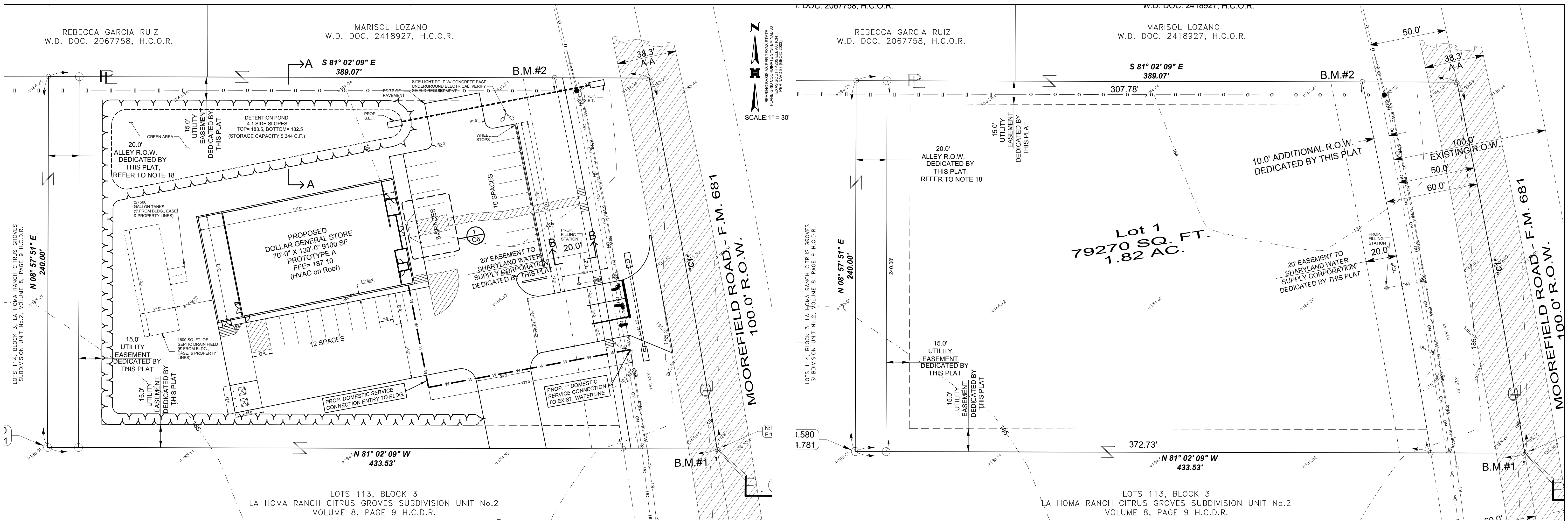
## LOCATION MAP

REBECCA GARCIA RUIZ  
W.D. DOC. 2067758, H.C.O.R.

MARISOL LOZANO  
W.D. DOC. 2418927, H.C.O.R.

REBECCA GARCIA RUIZ  
W.D. DOC. 2067758, H.C.O.R.

MARISOL LOZANO  
W.D. DOC. 2418927, H.C.O.R.



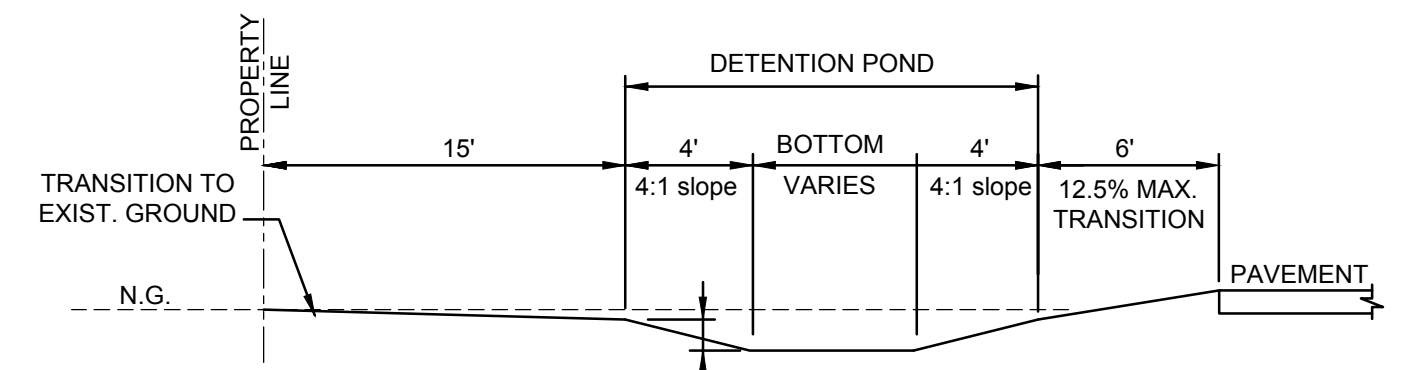
DETENTION REQUIRED	3,938 C.F.
DETENTION AVAILABLE	5,344 C.F.

COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 000,000.00
DRAINAGE IMPROVEMENTS:	\$ 1,500.00
WATER DISTRIBUTION:	\$ 4,000.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 2,000.00

ESTIMACION DE COSTOS:

PAYMENTACION DE CALLES:	\$ 000,000.00
DREAJE PLUVIAL:	\$ 1,500.00
SERVICIO DE AGUA POTABLE:	\$ 4,000.00
SERVICIO DE DRENAJE SANITARIO:	\$ 2,000.00



**DETENTION AREA NORTH SIDE  
CROSS-SECTION A-A**  
SCALE: NOT TO SCALE

**DRAINAGE STATEMENT**

RSBR FM 681 SUBDIVISION IS A TRACT OF LAND CONTAINING 2.271 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOTS 113 AND 114, BLOCK 3, LA HOMA RANCH CITRUS GROVES SUBDIVISION UNIT NO. 2, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 8, PAGE 9, HIDALGO COUNTY DEED RECORDS. THIS PROPERTY IS LOCATED ENTIRELY IN FLOOD ZONE "X" (UNSHADED) DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; COMMUNITY-PANEL NUMBER: 480334 0300D, MAP REVISED: JUNE 6, 2000. THE PROPERTY IS LOCATED ON THE WEST SIDE OF FM 681 APPROXIMATELY ONE-HALF MILE NORTH OF 9 MILE ROAD AND WITHIN THE ETJ OF THE CITY OF MCALLEN. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED COMMERCIAL USE (1 LOT).

THE SOILS IN THIS AREA ARE FINE SANDY LOAM, WHICH IS IN HYDROLOGIC GROUP "B". THESE SOILS ARE MODERATELY PERVIOUS AND HAVE A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

EXISTING RUNOFF IS IN A NORTHEASTERLY DIRECTION, WITH A RUNOFF OF 4.04 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

THE PROPOSED DRAINAGE FOR THIS SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE PROPOSED PARKING LOT INTO PROPOSED DETENTION PONDS WHICH WILL BLEED INTO THE EXISTING ROAD DITCH ALONG THE WEST SIDE OF FM 681 VIA AN 8" BLEEDER. SAID ROAD DITCH FLOWS NORTH ULTIMATELY DISCHARGING INTO THE NORTH MAIN DRAIN III (H.C.D.D. #1).

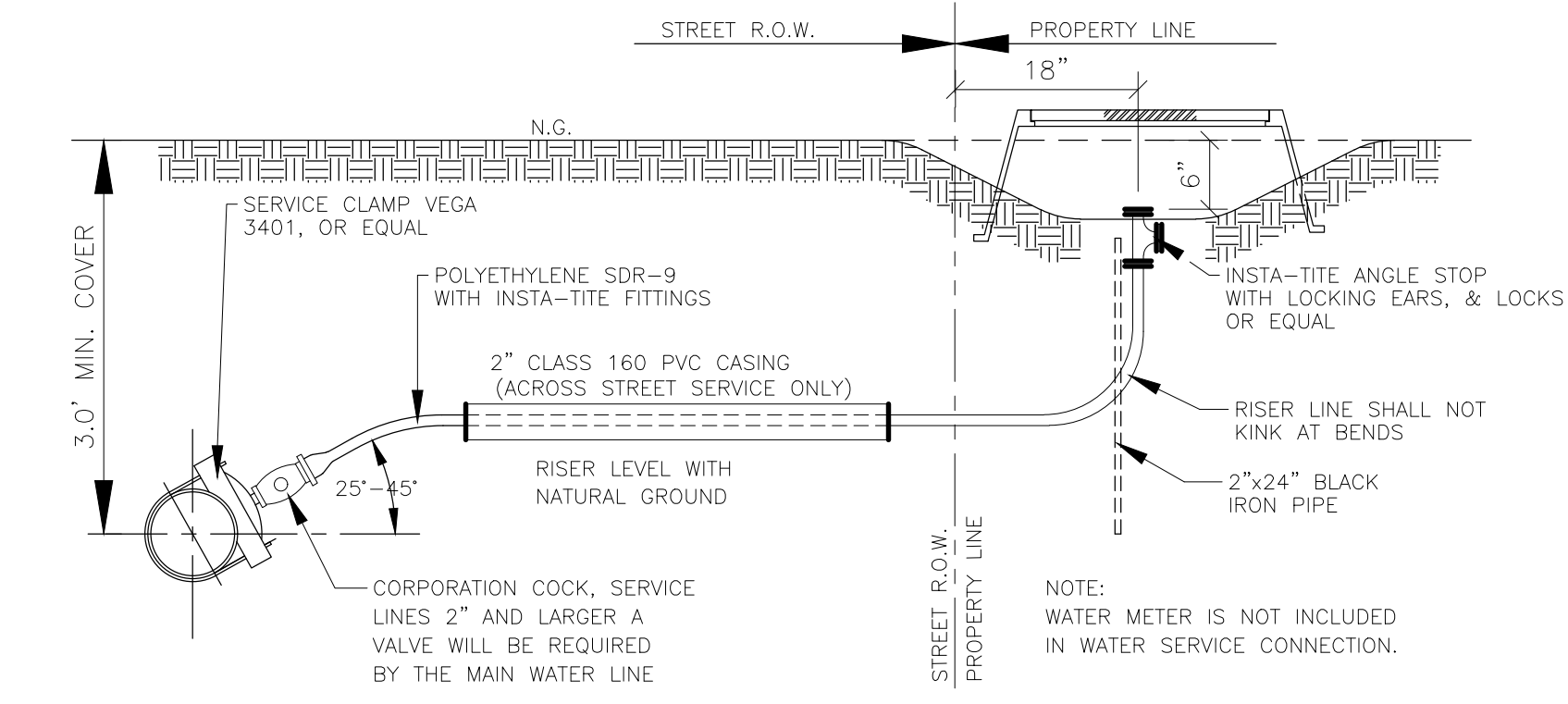
IN ACCORDANCE WITH THE CITY OF MCALLEN DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE BUILDING OF THIS SUBDIVISION, THEREFORE AS PER THE ATTACHED CALCULATIONS THE REQUIRED 3,938 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN SAID PROPOSED DETENTION PONDS AS APPROVED BY THE CITY OF MCALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.

**CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 500 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0300 D, REVISED JUNE 6, 2000 IS CONTAINED WITHIN THE DRAINAGE AREAS ALONG THE NORTH AND SOUTH SIDES OF THIS SUBDIVISION.



KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER # 97421 DATE:



**TYPICAL WATER SERVICE CONNECTION ELEVATION**  
N.T.S.

- LEGEND**
- FOUND No. 4 REBAR
  - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
  - △ SET COTTON PICKER SPINDLE
  - A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
  - R.O.W. - RIGHT OF WAY
  - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
  - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
  - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
  - N.E. COR. - NORTHEAST CORNER
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING
  - Sq. Ft. - SQUARE FEET
  - W.D. - WARRANTY DEED
  - LOT LINE
  - PROPERTY LINE
  - SAME OWNER
  - TBM - TEMPORARY BENCH MARK
  - W - PROPOSED WATER SERVICE