



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH 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: 7-05-2016

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. FINAL APPROVAL DATE: 6-07-2016 By, VICTOR GALLARDO, PCT. 3. R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 5-10-2016 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager
SEWER SYSTEM: OSSF WILL INSTALL AT BUILDING PERMIT STAGE.

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

H.C.O.E.C. FINAL APPROVAL DATE: 5-19-2016 : 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: 4/26/2016

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

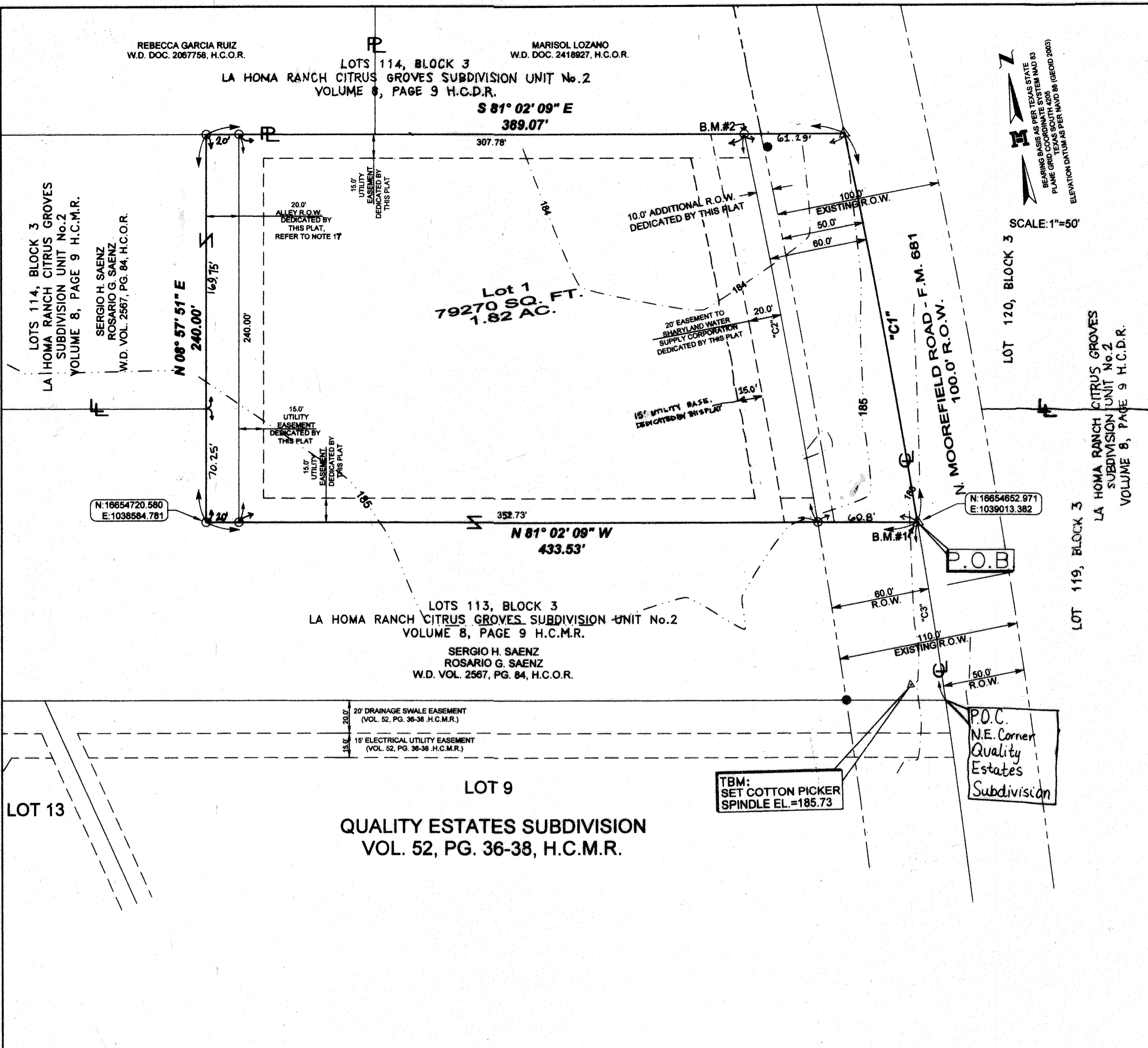
BEING A SUBDIVISION OF
2.272 ACRES OUT OF
LOTS 113 & 114, BLOCK 3,
LA HOMA RANCH CITRUS GROVES UNIT No.2
VOLUME 8, PAGE 9 H.C.M.R.
HIDALGO COUNTY, TEXAS

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

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS RSBR FM 681 SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHEREAS THIS SUBDIVISION IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWING ON THIS PLAT, IF REQUIRED OTHERS, TO BE INSTALLED OR LOCATED; UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MAPS OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

Sergio H. Saenz 4/20/16 DATE
SERGIO H. SAENZ 2018 PENA ST. MISSION, TX 78752

Rosario G. Saenz 4/20/16 DATE
ROSARIO G. SAENZ 2018 PENA ST. MISSION, TX 78752



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 PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RSBR FM 681 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY JUDGE

ATTEST: HIDALGO COUNTY CLERK

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RSBR FM 681 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON _____ DAY OF _____ 20____

ENVIRONMENTAL HEALTH DIVISION MANAGER

CITY OF McALLEN
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0116(B)

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 MY APPROVAL IS REQUIRED.

ON _____ DAY OF _____ 20____

MAYOR OF THE CITY - McALLEN

ATTEST: SECRETARY OF THE CITY OF McALLEN

CITY OF McALLEN
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0116(B)

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 MY APPROVAL IS REQUIRED.

ON _____ DAY OF _____ 20____

P&Z CHAIRMAN OF THE CITY OF McALLEN

METES & BOUNDS DESCRIPTION:
A TRACT OF LAND CONTAINING 2.272 ACRES (98,968.602 SQUARE FEET) 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 UNIT NO. 2, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 8, PAGE 9, HIDALGO COUNTY MAP RECORDS, WHICH SAID 2.272-ACRE TRACT IS A PART OR PORTION OF A CERTAIN TRACT THAT WAS CONVEYED TO SERGIO H. SAENZ AND ROSARIO G. SAENZ, BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 2567, PAGE 84, HIDALGO COUNTY OFFICIAL RECORDS, SAID 2.272 ACRES (98,968.602 SQUARE FEET) ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF QUALITY ESTATES SUBDIVISION, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 52, PAGES 36-38, HIDALGO COUNTY MAP RECORDS;

1. THENCE, IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT, AND ALONG THE EAST LINE OF SAID LOT 113, WITH A CENTRAL ANGLE OF 0°01'00"11", A RADIUS OF 5729.86 FEET, AN ARC LENGTH OF 110.46 FEET, A TANGENT OF 55.23 FEET, AND A CHORD THAT BEARS N 07°09'26" E A DISTANCE OF 110.46 FEET TO A COTTON PICKER SPINDLE SET (NORTHING: 16654892.971, EASTING: 1039013.382) FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING, OF THIS HEREIN DESCRIBED TRACT;
2. THENCE, N 08° 57' 51" E AT A DISTANCE OF 61.94 FEET PASS THE NORTH LINE OF SAID LOT 113, AND THE SOUTH LINE OF SAID LOT 114, CONTINUING A TOTAL DISTANCE OF 240.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
3. THENCE, S 81° 02' 09" E AT A DISTANCE OF 327.76 FEET PASS THE FUTURE WEST RIGHT-OF-WAY LINE OF MOORFIELD ROAD - F.M. 681 AS PER THE HIDALGO COUNTY THROUGHFARE PLAN, AT A DISTANCE OF 337.98 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF MOORFIELD ROAD - F.M. 681, CONTINUING A TOTAL DISTANCE OF 389.07 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF THIS TRACT;
4. THENCE, IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT, AND ALONG THE EAST LINES OF SAID LOTS 114 AND 113, WITH A CENTRAL ANGLE OF 0°22'38"11", A RADIUS OF 5729.86 FEET, AN ARC LENGTH OF 244.17 FEET, A TANGENT OF 122.10 FEET, AND A CHORD THAT BEARS S 01° 30' 51" E A DISTANCE OF 244.15 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.272 ACRES (98,968.602 SQUARE FEET), OF WHICH 0.280 OF ONE ACRE (12,240.336 SQUARE FEET) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MOORFIELD ROAD - F.M. 681, LEAVING AN EXISTING NET OF 1.992 ACRES (88,728.266 SQUARE FEET) OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ROSARIO G. 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 20 DAY OF April, 2016

Celestine Stewart
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 8-26-2017

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ROSARIO G. 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 SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF April, 2016

Celestine Stewart
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 8-26-2017

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 4/20/16
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 5-3-16
FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 12-16-15
1-1004, PAGE 62
SURVEY JOB NO. 15176.08

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT, NO. 8 ON THIS THE 20 DAY OF April, 2016

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 8 RIGHT OF WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

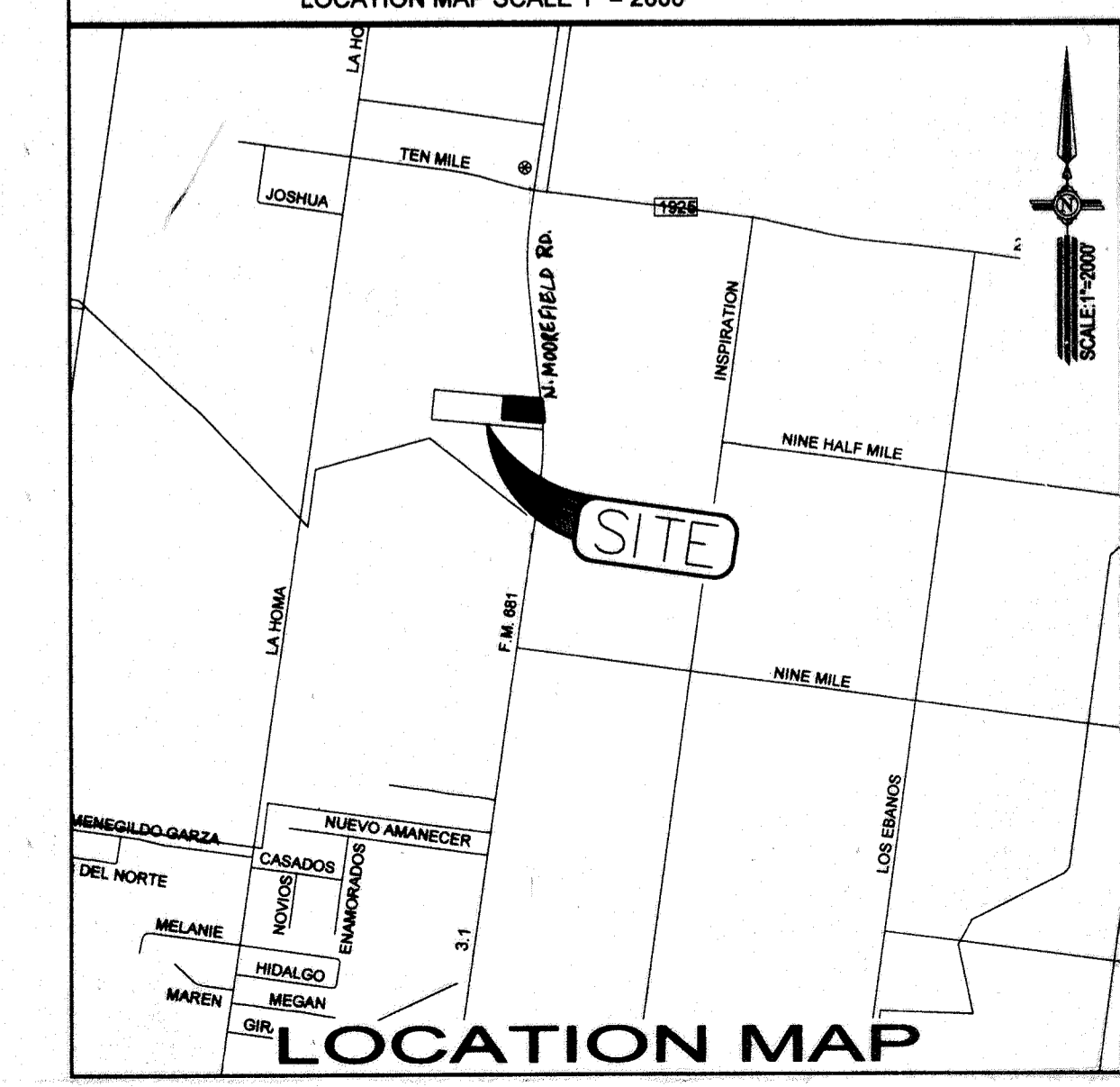
Fred L. Kurth
Board of Director

Fred L. Kurth
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

- 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
 - S.Q.F.T. — SQUARE FEET
 - W.D. — WARRANTY DEED
 - LOT LINE
 - PROPERTY LINE
 - SAME OWNER
 - TEMPORARY BENCH MARK
 - CENTER LINE



INDEX TO SHEET OF RSBR F.M. 681 SUBDIVISION

SHEET 1: HEADINGS, INDEX, LOCATION MAP AND E.T.I. PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS), SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, ENGINEERING CERTIFICATION CITY, APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, IRRIGATION DISTRICT, H.C.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 120,877). RSBR FM 681 SUBDIVISION LIES APPROXIMATELY 3 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 3 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 3.

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

M 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) 487-8236
RIO GRANDE CITY, TX 78582 FAX: (956) 488-8591
E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
SERGIO H. SAENZ	2016 PENA ST.	MISSION, TX 78752	(956) 330-2671	
ROSARIO G. SAENZ	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
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

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 IRRIGATION PURPOSES ONLY

DRAWN BY: _____ DATE: 4-8-2016
SURVEYED, CHECKED BY: F.L.G. DATE: 5-3-16
FINAL CHECK: _____ DATE: 5-3-16

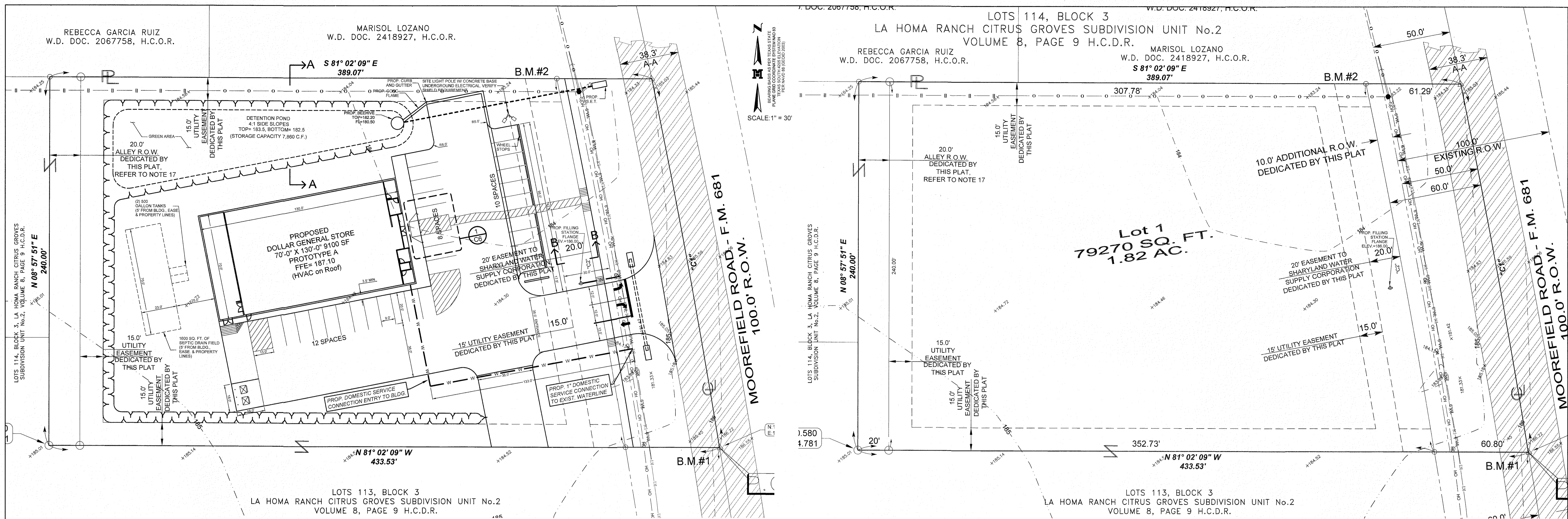
REBECCA GARCIA RUIZ
W.D. DOC. 2067758, H.C.O.R.

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

LA HOMA RANCH CITRUS GROVES SUBDIVISION UNIT No.2
VOLUME 8, PAGE 9 H.C.D.R.

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

MARISOL LOZANO
W.D. DOC. 2418927, H.C.O.R.
S 81° 02' 09" E
389.07'



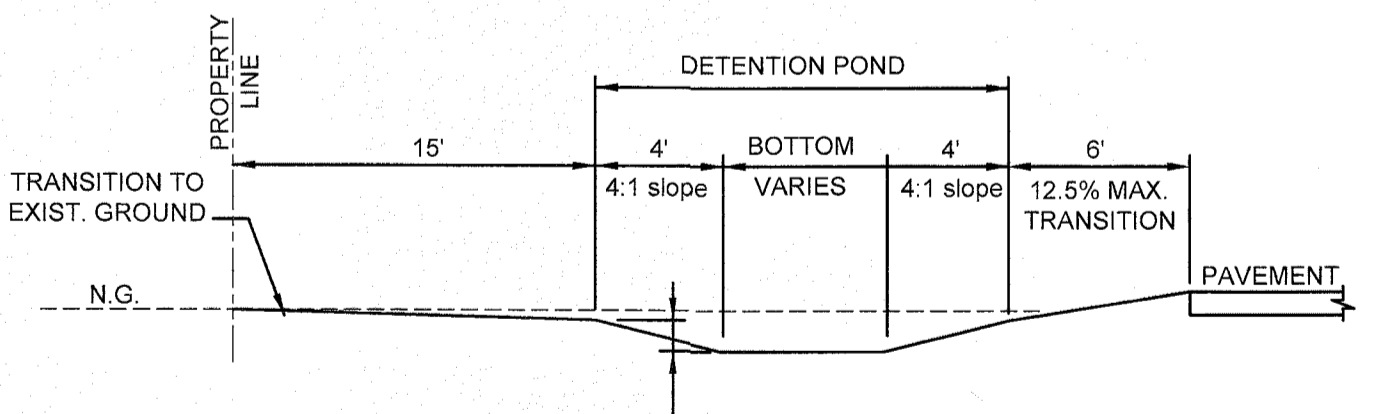
DETENTION REQUIRED	6,175 C.F.
DETENTION AVAILABLE	7,860 C.F.

COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 00.00
DRAINAGE IMPROVEMENTS:	\$ 00.00
WATER DISTRIBUTION:	\$ 5,000.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 1,500.00

ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 00.00
DREAJE PLUVIAL:	\$ 00.00
SERVICIO DE AGUA POTABLE:	\$ 5,000.00
SERVICIO DE DRENAJE SANITARIO	\$ 1,500.00



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 03000, 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").

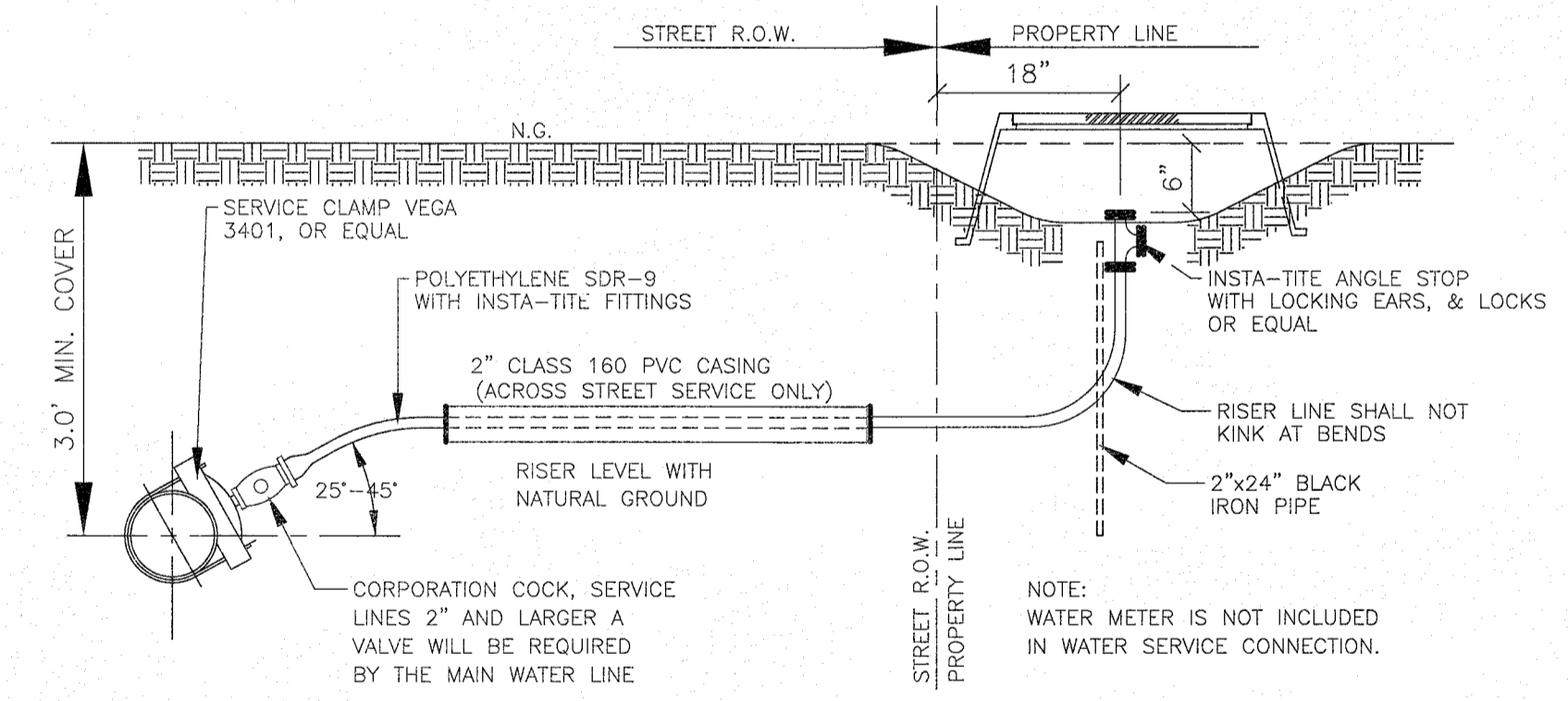
EXISTING RUNOFF IS IN A NORTHEASTERLY DIRECTION, WITH A RUNOFF OF 4.04 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

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 "B" 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 6,175 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 03000 D, REVISED JUNE 6, 2000 IS CONTAINED WITHIN THE DRAINAGE AREAS ALONG THE NORTH AND SOUTH SIDES OF THIS SUBDIVISION.

Kelley A. Heller-Vela
KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER # 97421 DATE: 6/3/16



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
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 - TBM - TEMPORARY BENCH MARK
 - W PROPOSED WATER SERVICE

