



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: 7-26-2016

PROPOSED MAIZ ACRES NO. 6 SUBDIVISION, PRECINCT No. 1.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: EVON HARBISON

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 29 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: WEST OF VAL VERDE ROAD (F.M. 1423) APPROXIMATELY ¼ MILE NORTH OF MILE 12 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ of DONNA and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-04-2015 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: STORM DRAINAGE PIPE SYSTEM AND DETENTION BY WIDENING A PORTION OF THE EXISTING DRAIN DITCH SOUTH OF THE PROPOSED SUBDIVISION.

ROAD R.O.W. DEDICATION: 20 FEET ON TO F.M. 493

H.C.R.O.W. FINAL APPROVAL DATE: 6-09-2016 By, ROY GONZALEZ, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 3-31-2016 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 12" LOCATION: VAL VERDE ROAD

H.C.O.E.C. FINAL APPROVAL DATE: 5-05-2016: By MARTIN RAMIREZ Environmental Compliance Coordinator

LARGE CONSTRUCTION

The applicant has submitted the required NOI 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: JUNE 23, 2015

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

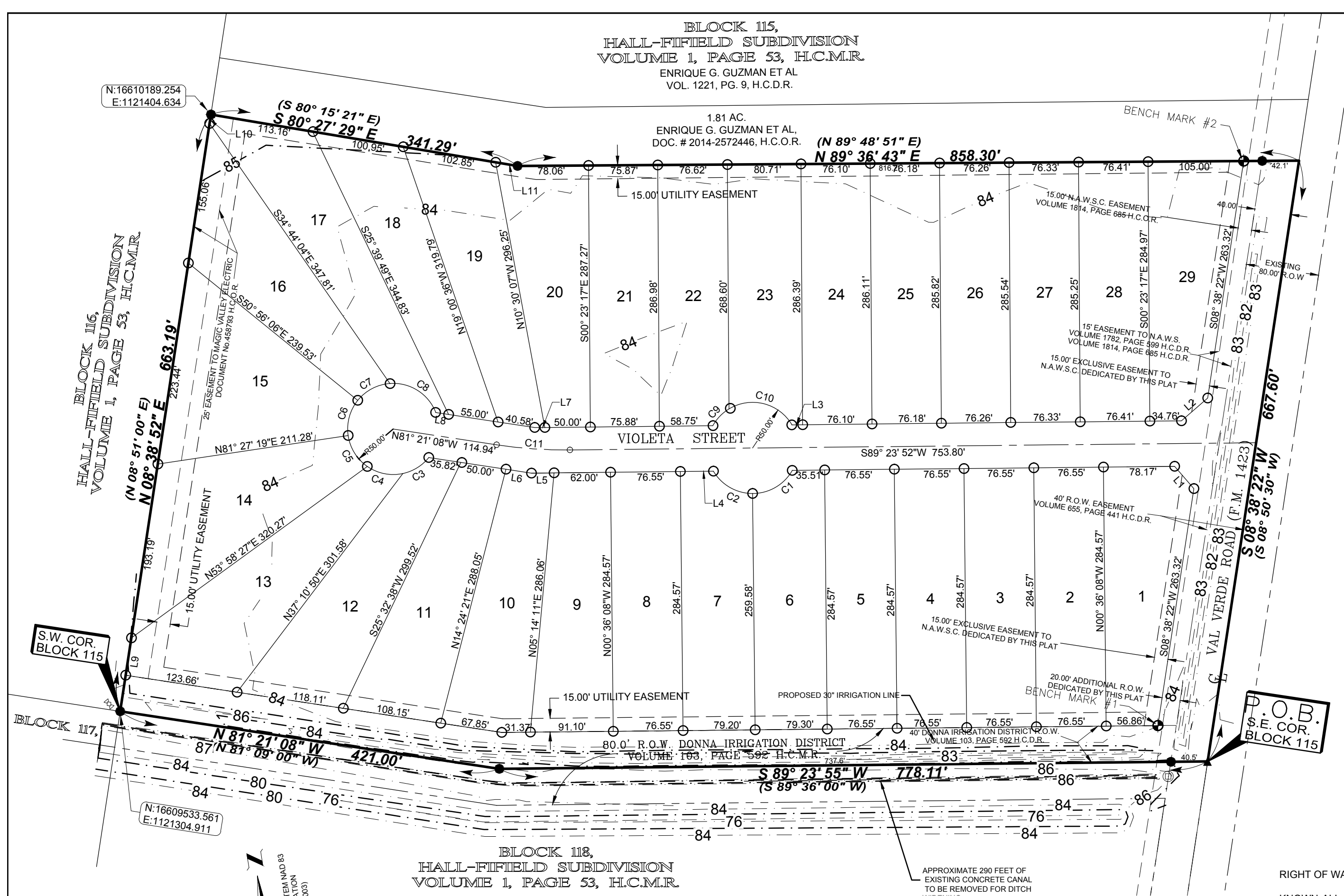
Final Approval subject to recommendations other departments

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.

BLOCK 115, HALL-FIELD SUBDIVISION VOLUME 1, PAGE 53, H.C.M.R. ENRIQUE G. GUZMAN ET AL. VOL. 1221, PG. 9, H.C.D.R.

MAIZ ACRES #6

A RESUBDIVISION OF 18.186 ACRES OUT OF BLOCK 115, HALL-FIELD SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 1, PAGE 53, H.C.M.R. HIDALGO COUNTY, TEXAS



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 18.186 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OF BLOCK 115, HALL-FIELD TRACT SUBDIVISION...

BEGINNING AT A COTTON PICKER SPINDLE FOUND ON THE SOUTHEAST CORNER OF BLOCK 115, HALL-FIELD SUBDIVISION FOR THE SOUTHEAST CORNER OF THIS TRACT:

- 1. THENCE, S 89° 23' 55" W (S 89° 36' 00" W DEED CALL), ALONG THE SOUTH LINE OF SAID BLOCK 115, AT A DISTANCE OF 40.5 FEET PASS A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF VAL VERDE ROAD(FM 1423), CONTINUING A TOTAL DISTANCE OF 778.11 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT...

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR"...)...

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT...

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN...

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO...

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE ___ DAY OF ___, 20__.

(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS & COUNTY OF HIDALGO &

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED EVON HARBISON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF ___, 20__.

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES:

CITY OF DONNA CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.011(4)(B)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MAIZ ACRES #6 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA ON ___ DAY OF ___, 20__.

MAYOR OF THE CITY DONNA ATTEST: SECRETARY OF THE CITY OF DONNA

CITY OF DONNA CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.011(4)(B)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MAIZ ACRES #6 WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF DONNA ON ___ DAY OF ___, 20__.

P&Z CHAIRMAN OF THE CITY OF DONNA

GENERAL PLAT NOTES & RESTRICTIONS:

- 1. FLOOD ZONE STATEMENT: ZONE "CC", WHICH IS DEFINED AS: AREAS OF MINIMAL FLOODING COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982. ZONE "C" COMMUNITY-PANEL NO. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN...

15. NO ACCESS/ENTRANCE SHALL BE ALLOWED ONTO VAL VERDE ROAD (F.M. 1423) FROM LOTS 1 AND 29.

16. SIDEWALK WILL BE REQUIRED AT BUILDING PERMIT STAGE.

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, EVON HARBISON, PRESIDENT OF RHRW MANAGEMENT, LLC, GENERAL PARTNER OF RHRW PROPERTIES, LTD., AS OWNER OF THE 18.186 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MAIZ ACRES #6, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREETS(S), PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- (A) THE 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 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.

EVON HARBISON, PRESIDENT RHRW MANAGEMENT, LLC GENERAL PARTNER OF RHRW PROPERTIES, LTD. 28012 DAL-CIN DRIVE SAN ANTONIO, TX 78260

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED EVON HARBISON, KNOWN TO ME 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.

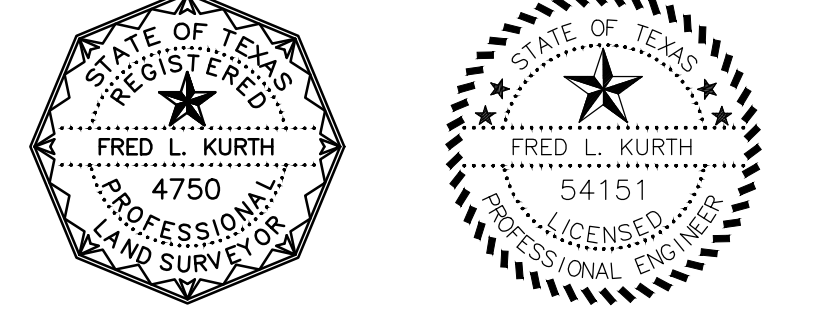
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF ___, 20__.

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES:

STATE OF TEXAS COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR AND LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF MAIZ ACRES #6 WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 3-3-15 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

FRED L. KURTH, PE # 54151 RPLS # 4750 DATE SURVEYED: 3-6-15 JOB NO. 14127.00 DATE PREPARED: 4-1-15 SURVEY JOB NO. 14127.00 1-987 PG. 36-37



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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MAIZ ACRES #6 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS ___ DAY OF ___, 20__.

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

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 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 ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 BY: DATE

ON THIS THE ___ DAY OF ___, 20__

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

ATTEST: SECRETARY

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL DONNA IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY DONNA IRRIGATION DISTRICT, DATED THIS THE ___ DAY OF ___, 2015.

PRESIDENT DATE

ATTEST: SECRETARY DATE

ON: ___ AT ___ AM/PM INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS BY: ___ DEPUTY

LEGEND

- FOUND NO. 4 REBAR
● FOUND COTTON PICKER SPINDLE
□ SET SQUARE CUT
□ SET BENCH MARK
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
S.W. COR. - SOUTHWEST CORNER
S.E. COR. - SOUTHEAST CORNER
N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
P.O.B. - POINT OF BEGINNING
W.D. - WARRANTY DEED
(-) - DEED CALLS

DESCRIPTION OF MAIZ ACRES #6

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

MAIZ ACRES #6 IS LOCATED IN THE SOUTH EASTERN PART OF HIDALGO COUNTY, TEXAS, ON THE WEST SIDE OF VAL VERDE ROAD, APPROXIMATELY 0.25 MILES NORTH OF MINNESOTA ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA. MAIZ ACRES #6 FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 1. DONNA POPULATION: 15,798.

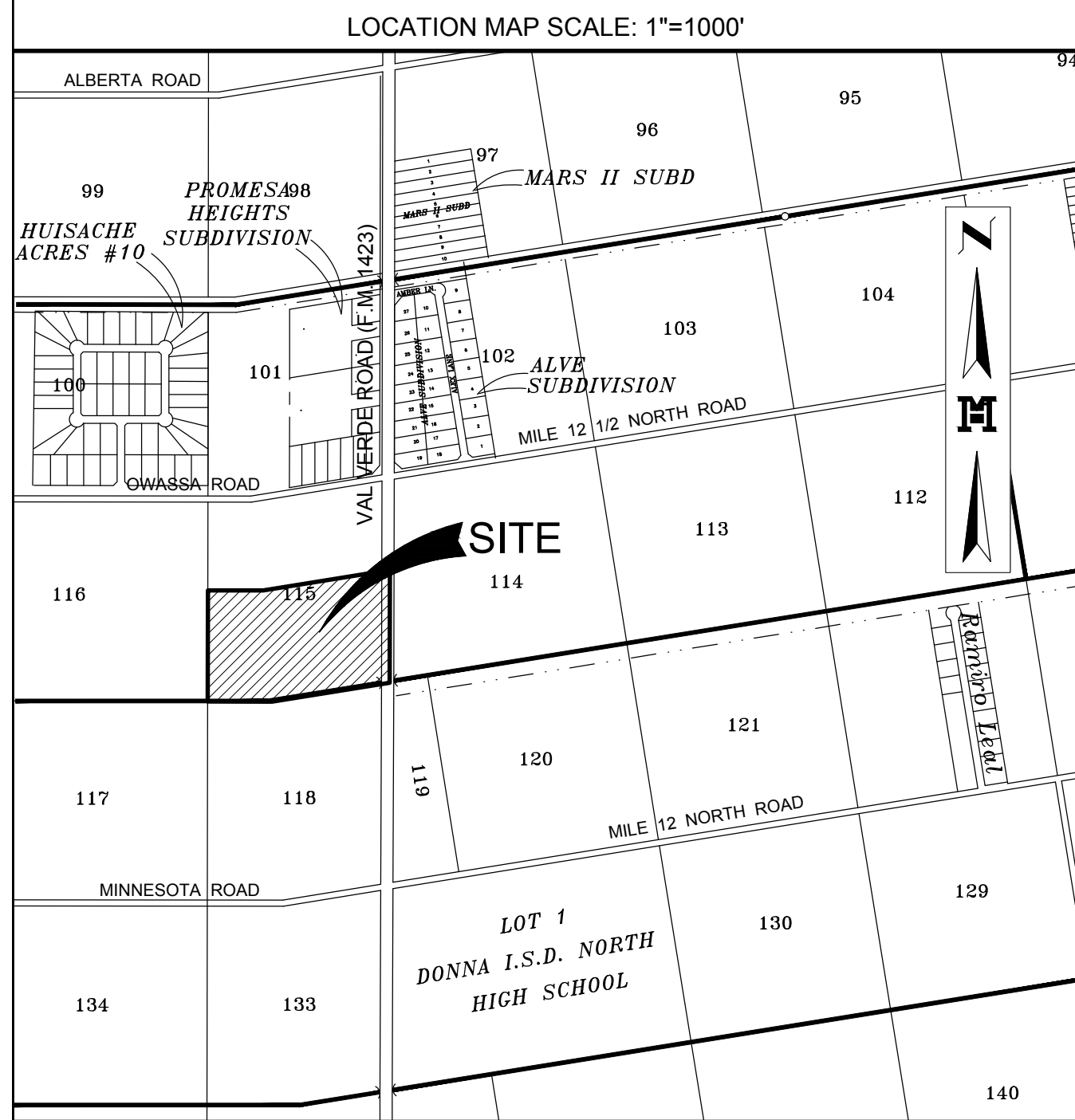


Table with 5 columns: Curve #, Delta, Radius, Length, Tangent, Chord Direction, Chord Length. Lists curve data for the subdivision.

Table with 3 columns: Line #, Length, Direction. Lists lot line data for the subdivision.

Table with 3 columns: Lot Area Ta. le, Lot #, SQ. FT., Area. Lists lot area and acreage data.

INDEX TO SHEET OF MAIZ ACRES #6

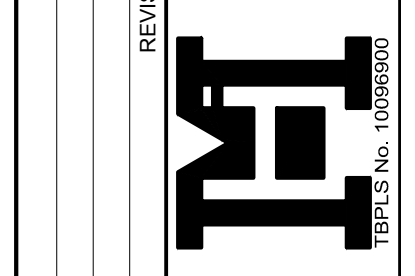
- SHEET 1: HEADING-INDEX, LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, IRRIGATION DISTRICT, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; N.A.W.S.C. CERTIFICATION.
SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION)
SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; REGIONAL DETENTION POND, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND POND, ENGINEERING CERTIFICATION CONSTRUCTION DETAILS.

MELDEN & HUNT, INC. CONSULTANTS • ENGINEERS • SURVEYORS. 115 W. McINTYRE, EDINBURG, TX 78541. OFF: (956) 381-0981, (956) 381-1839. FAX: (956) 487-8256, (956) 488-8591. E-MAIL: www.meldenandhunt.com, ESTABLISHED 1947.

Table with 5 columns: OWNER, ENGINEER, SURVEYOR, NAME, ADDRESS, CITY & ZIP, PHONE, FAX. Lists contact information for Evon Harbison, Fred L. Kurth, and Melden & Hunt, Inc.

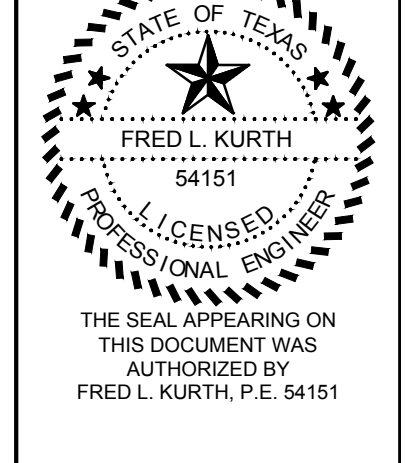
1.81 AC.
ENRIQUE G. GUZMAN ET AL.
DOC. # 2014-2572446, H.C.O.R. (N 89° 48' 51" E)

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78641
REG. NO. 0000000000
FAX: (959) 361-1839
ESTABLISHED 1947



REVISION
DATE
BY

ENG. TECH. CRD.
PROJECT ENG.
T-BLOCK 987, PG. 36-37



ALTERATION OF A SEALED DOCUMENT
WITHOUT PROPER NOTIFICATION
TO THE RESPONSIBLE ENGINEER
IS AN OFFENSE UNDER THE
TEXAS ENGINEERING PRACTICE LAW

MAIZ ACRES #6
HIDALGO COUNTY, TEXAS

PROPOSED DRAINAGE & PAVING IMPROVEMENTS



SCALE: 1" = 50'

BLOCK 16,
HALL-FIFIELD SUBDIVISION
VOLUME 1, PAGE 53, H.C.M.R.
(N 08° 51' 00" E)

S.W. COR.
BLOCK 115

BLOCK 17,
L-FIFIELD SUBDIVISION
VOLUME 1, PAGE 53, H.C.M.R.

P.O.B.
S.E. COR.
BLOCK 115

