



# 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: 1-24-2017

PROPOSED LOMA PRIETA SUBDIVISION, PRECINCT No. 4.

ENGINEER: PENA ENGINEERING DEVELOPER: ANDRES L. KALIFA

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

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

LOCATION DESCRIPTION: NORTH OF MILE 6 ½ NORTH ROAD APPROXIMATELY 2000 FEET WEST OF N. 29<sup>th</sup> STREET.

SUBDIVISION LIES WITHIN THE:  ETJ of McALLEN and was approved administratively by said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-19-2016 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE IMPROVEMENTS WILL BE PROVIDED BY REGRADING MILE 6 ½ NORTH ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 40.00 FEET ON TO MILE 6 ½ NORTH ROAD AND 35.00 FEET ON TO BRAZOS AVENUE.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 01-01-2016 By, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: N/A By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM:  SANITARY SEWER BY: CITY OF McALLEN LINE SIZE: 4" LOCATION: BRAZOS AVENUE

WATER SERVICE PROVIDER: CITY OF McALLEN LINE SIZE: 4" LOCATION: MILE 6 ½ NORTH ROAD.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 12-21-2016 : 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.*

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

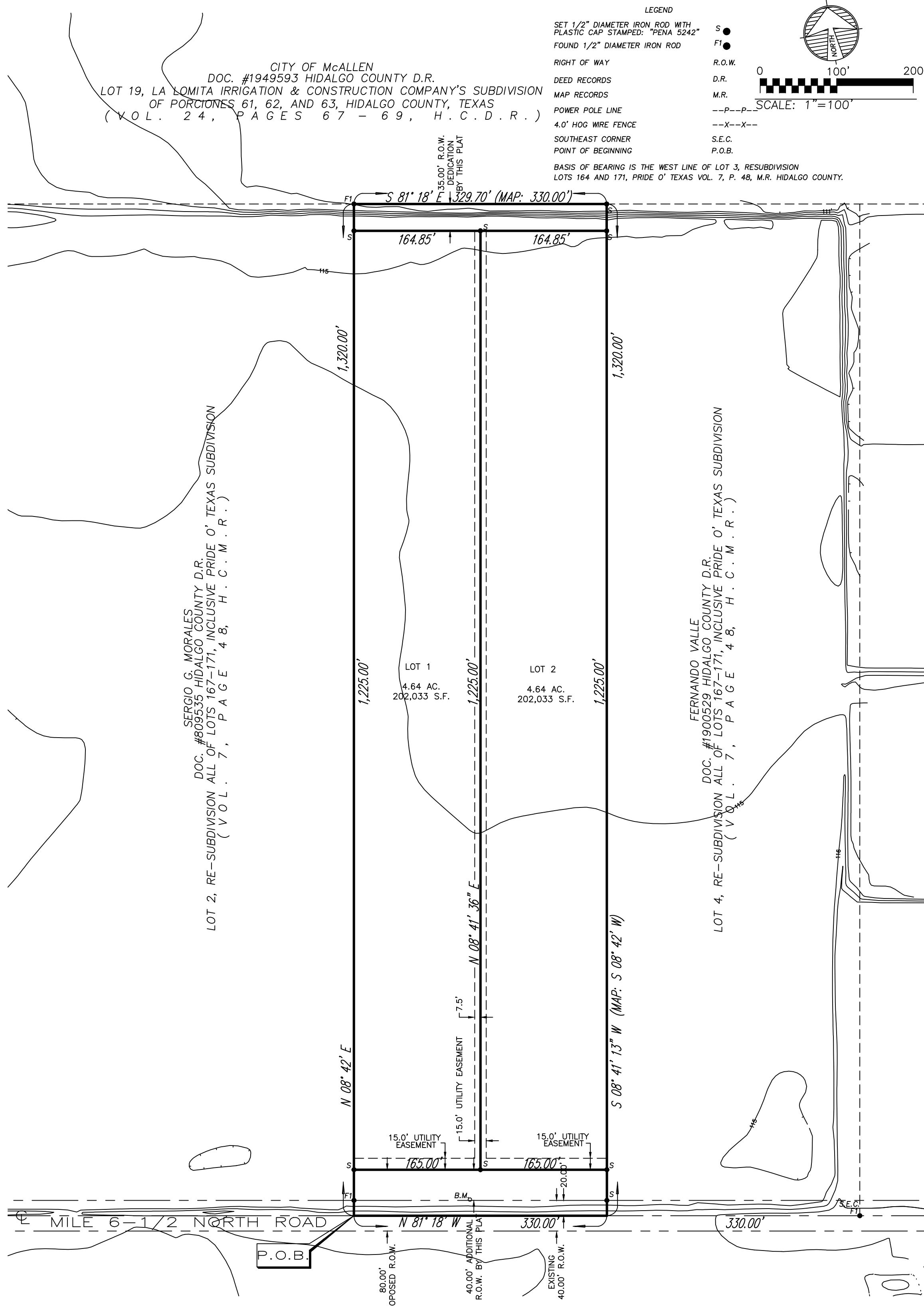
STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of McALLEN.

**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.*



- 1. FLOOD ZONE STATEMENT:**  
FLOOD ZONE DESIGNATION: ZONE "X", UNSHADED - AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0295 D MAP REVISED: JUNE 6, 2000.
- 2. SETBACKS:**  
FRONT:.....45.00 FEET, OR IN LINE WITH THE AVERAGE SETBACKS EXISTING STRUCTURES; WHICHEVER IS GREATER REAR:.....45.00 FEET ON BRAZOS AVENUE, OR IN LINE WITH THE AVERAGE SETBACKS OF EXISTING STRUCTURES, WHICHEVER IS GREATER - (DOUBLE FRONTING LOTS)  
SIDES:.....6.00 FEET ON WEST SIDE OF LOT 1 AND EAST SIDE OF LOT 2 OR GREATER FOR EASEMENTS. 7.50 FEET ON EAST SIDE OF LOT 1 AND WEST SIDE OF LOT 2 OR GREATER FOR EASEMENTS.  
GARAGE:.....18.00 FEET, EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.  
ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.
- 3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:**  
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND ALL CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- 4. MINIMUM FINISH FLOOR NOTE:**  
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET, OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR ALL LOTS 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 LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME OF DEVELOPMENT PERMIT APPLICATION.
- 5. BENCHMARK NOTE:** 60D NAIL SET IN POWER POLE LOCATED 151 FEET EAST AND 21 FEET NORTH OF THE SOUTHWEST CORNER OF THIS SUBDIVISION. **ELEVATION 119.33** (N.G.V.D. 1929)
- 6. DRAINAGE:**  
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 10,721 CUBIC FEET, 0.2461 ACRE-FEET (LOT 1: 5,360 C.F. AND LOT 2: 5,361 C.F.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS; BY DEPRESSED YARD AREAS IN SWALES PARALLEL TO THE PROPERTY LINES IN ACCORDANCE WITH HIDALGO COUNTY CRITERIA.
- 7. CLEARANCE FOR WATER METERS:**  
AS PER TEXAS LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER.
- 8. LOT GRADING:**  
ALL LOTS SHALL HAVE POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND GUTTER AND / OR ROADSIDE DITCH AT 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.
- 9. PURCHASE CONTRACT:**  
EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICAL AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- 10. NO PERMANENT STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.**  
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES NATURE HEIGHT, GRASS, GROUND COVER OR FLOWERS) AND OTHERS OBSTRUCTIONS AFFECTING THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 11. PUBLIC EASEMENTS:**  
ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 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 AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- 12. DRIVEWAY ACCESS:**  
ONE INDIVIDUAL DRIVEWAY ACCESS ALLOWED FROM (MILE 6 1/2 ) ONTO EACH LOT.

**COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **LOMA PRIETA SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 2016.

\_\_\_\_\_  
HIDALGO COUNTY ENVIRONMENTAL HEALTH  
DIVISION MANAGER DATE

**CITY OF McALLEN  
CERTIFICATE OF APPROVAL**

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **LOMA PRIETA SUBDIVISION** WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE **CITY OF McALLEN**.

\_\_\_\_\_  
MAYOR OF CITY OF McALLEN DATE

ATTEST: CITY SECRETARY DATE

THIS PLAT OF **LOMA PRIETA SUBDIVISION** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
CHAIRMAN

**STATE OF TEXAS  
COUNTY OF HIDALGO**

**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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

\_\_\_\_\_  
RAUL E. SESIN, P.E., C.F.M.  
HIDALGO COUNTY DRAINAGE DISTRICT No.1 DATE

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NUMBER ONE (1) ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

HIDALGO COUNTY IRRIGATION DISTRICT NUMBER ONE (1) WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THE SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND / OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NUMBER ONE (1) RIGHTS-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HIDALGO COUNTY IRRIGATION DISTRICT NUMBER ONE (1).

\_\_\_\_\_  
PRESIDENT SECRETARY

**STATE OF TEXAS  
HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §232.028(a)**  
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **LOMA PRIETA SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS THE \_\_\_\_\_ DAY \_\_\_\_\_, 2016.

\_\_\_\_\_  
HIDALGO COUNTY JUDGE DATE

ATTEST: **HIDALGO COUNTY CLERK** DATE

**COUNTY CLERK'S RECORDING CERTIFICATE**



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

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

DOCUMENT NUMBER: \_\_\_\_\_

OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

**LEGAL DESCRIPTION**

A 10.00 ACRE TRACT OF LAND BEING ALL OF LOT 3 RESUBDIVISION OF LOTS 164-171 INCLUSIVE OF PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP THEREOF RECORDED IN VOLUME 7, PAGE 48 OF THE MAP RECORDS OF SAID COUNTY; SAID 10.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, FOR THE SOUTHWEST CORNER HEREOF:

THENCE WITH THE WEST LINE OF SAID LOT, NORTH 08° 42' EAST, AT 20.00 FEET FOUND A ONE-HALF (1/2) INCH DIAMETER IRON ROD AT THE NORTH RIGHT OF WAY OF MILE 6-1/2 NORTH ROAD, AT 60.00 FEET SET A ONE-HALF (1/2) INCH DIAMETER IRON ROD, AT 1285.00 FEET SET A ONE-HALF (1/2) INCH DIAMETER IRON ROD, AT 1320.00 FEET IN ALL TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 3, FOR THE NORTHWEST CORNER HEREOF:

THENCE WITH THE NORTH LINE OF SAID LOT, SOUTH 81° 18' EAST, 329.70 FEET (MAP: 330.00 FEET) TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET AT THE NORTHEAST CORNER OF SAID LOT 3, FOR THE NORTHEAST CORNER HEREOF:

THENCE WITH THE EAST LINE OF SAID LOT, SOUTH 08° 41' 13" WEST (MAP: SOUTH 08° 42' WEST), AT 35.00 FEET SET A ONE-HALF (1/2) INCH DIAMETER IRON ROD, AT 1260.00 FEET SET A ONE-HALF (1/2) INCH DIAMETER IRON ROD AT THE PROPOSED NORTH RIGHT OF WAY OF MILE 6-1/2 NORTH ROAD, AT 1300.00 FEET SET A ONE-HALF (1/2) INCH DIAMETER IRON ROD AT THE EXISTING NORTH RIGHT OF WAY OF SAID ROAD, AT 1320.00 FEET IN ALL TO THE SOUTHEAST CORNER OF SAID LOT 3, FOR THE SOUTHEAST CORNER HEREOF:

THENCE WITH THE SOUTH LINE OF SAID LOT, THE CENTERLINE OF MILE 6-1/2 NORTH ROAD, NORTH 81° 18' WEST 330.00 FEET TO THE PLACE OF BEGINNING, CONTAINING TEN (10.00) ACRES, MORE OR LESS.

**STATE OF TEXAS  
COUNTY OF HIDALGO**

**OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

WE, **ANDRES L. KALIFA, SR. AND ANDRES L. KALIFA, JR.** AS OWNERS OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **LOMA PRIETA SUBDIVISION**, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE 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.

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

\_\_\_\_\_  
**ANDRES L. KALIFA, SR.**  
2720 GRAMBLING AVENUE  
McALLEN, TEXAS 78504

\_\_\_\_\_  
**ANDRES L. KALIFA, JR.**  
2720 GRAMBLING AVENUE  
McALLEN, TEXAS 78502

**STATE OF TEXAS  
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, **ANDRES L. KALIFA, SR. & ANDRES L. KALIFA, JR.** PERSONALLY APPEARED AND PROVIDED, THROUGH HER DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, THEY DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF TEXAS

\_\_\_\_\_  
MY COMMISSION EXPIRES ON: \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF HIDALGO**

I, **ARTURO GARCIA, JR.**, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

\_\_\_\_\_  
**Arturo Garcia Jr.**  
ARTURO GARCIA, JR., P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 69356  
TEXAS BOARD OF PROFESSIONAL ENGINEERING FIRM F-4950  
DATE:  
PENA ENGINEERING, LLC  
1001 W. WHITEWING AVENUE  
McALLEN, TEXAS 78501  
PHONE (956) 682-8812



**FOR REVIEW ONLY**  
NOVEMBER 28, 2016

**STATE OF TEXAS  
COUNTY OF HIDALGO**

I, **PABLO PENA, III**, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

\_\_\_\_\_  
**PABLO PENA, III, R.P.L.S.**  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5242  
DATE:  
PENA ENGINEERING, LLC  
1001 W. WHITEWING AVENUE  
McALLEN, TEXAS 78501  
PHONE (956) 682-8812

**LOMA PRIETA SUBDIVISION  
McALLEN, TEXAS**

ALL OF LOT 3, RESUBDIVISION OF LOTS 164-171 INCLUSIVE OF PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 7, PAGE 48, MAP RECORDS, OF HIDALGO COUNTY, TEXAS.  
**SHEET 1 OF 2**

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MAIN CONTACT INFORMATION					
OWNER'S	NAME	ADDRESS	CITY, STATE, & ZIP	PHONE	FAX
OWNER'S	ANDRES L. KALIFA	2720 GRAMBLING AVE.	McALLEN, TEXAS 78504	(956) 681-1519	
ENGINEER	ARTURO GARCIA, JR.	1001 WEST WHITEWING	McALLEN, TEXAS 78501	(956) 682-2912	(956) 631-7362
SURVEYOR	PABLO PENA III	1001 WEST WHITEWING	McALLEN, TEXAS 78501	(956) 682-2912	(956) 631-7362

**PENA ENGINEERING**

1001 W. WHITEWING P.O. BOX 4320  
McALLEN, TEXAS 78501  
TEL: 956-682-8812 TBPE: F-4950  
FAX: 956-631-7362 TBPS: F-10087200

