



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: 3-07-2017

PROPOSED VAL REE SUBDIVISION, PRECINCT No. 4.

ENGINEER: R. GUTIERREZ ENGINEERING DEVELOPER: EDGAR VELA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

LOCATION DESCRIPTION: NORTH EL RUCIO ROAD, APPROXIMATELY 2,000 FEET EAST FROM U.S. HWY 281.

SUBDIVISION LIES WITHIN THE: *The rural area of the County.*

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-01-2017 PROPERTY LIES WITHIN FLOOD ZONE: "A & C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE IMPROVEMENTS WILL BE PROVIDED BY REGRADING EL RUCIO ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: NO ADDITIONAL R.O.W. IS REQUIRED.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-03-2017 By, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-27-2016 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: ISAAC MATA

WATER SERVICE PROVIDER: EDINBURG LINE SIZE: 2" LOCATION: NORTH R.O.W. OF EL RUCIO ROAD.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 1-28-2016 : 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: _____, _____

VARIANCE REQUEST: HIDALGO COUNTY SUBDIVISION RULES APPENDIX 5 COUNTY CONSTRUCTION SPECIFICATIONS, DRAINAGE SECTION 3.4.

STAFF RECOMMENDS: **Preliminary Approval** *subject comments and future recommendations by planning and other Departments,*
 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.

GENERAL NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "A" AND "C"
 - ZONE "A" AREAS OF 100-YEAR FLOOD: BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
 - ZONE "C" AREAS OF MINIMAL FLOODING
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTION 4001 THROUGH 4127).
- COMMUNITY-PANEL No. 480334 0125 B EFFECTIVE DATE: JANUARY 2, 1981 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.
- SET BACKS:
 - FRONT- LOT 1: 30 FT. OR EASEMENT WHICHEVER IS GREATER IN ALL CASES
 - LOT 2: 189 FT. OR EASEMENT WHICHEVER IS GREATER IN ALL CASES
 - REAR- 15 FT. OR EASEMENT WHICHEVER IS GREATER IN ALL CASES
 - SIDE- 6 FT. OR EASEMENT WHICHEVER IS GREATER IN ALL CASES
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATION FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON THIS SUBDIVISION.
- MINIMUM FINISHED FLOOR ELEVATION FOR STRUCTURES IN A LOT WITHIN FLOOD ZONE "C" SHALL BE 18 INCHES ABOVE THE CENTER LINE OF EL RUCIO ROAD OR 18 INCHES ABOVE NATURAL GROUND WHICHEVER IS GREATER. MINIMUM FINISHED FLOOR ELEVATION FOR STRUCTURES IN A LOT WITHIN FLOOD ZONE "A" SHALL BE AT BASE FLOOD ELEVATION (BFE=70.50 NAVD88) OR 18 INCHES ABOVE THE CENTER LINE OF EL RUCIO ROAD WHICHEVER IS GREATER. ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR BUILDING PERMIT APPLICATION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. LOCATION AND DESCRIPTION: No. 4 REBAR LOCATED AT THE SOUTHWEST CORNER OF PROPERTY (AND SOUTHWEST CORNER OF LOT 2) (NAD 83, NAVD 88, TEXAS SOUTH 4205) NORTHING: 16736436.82 EASTING: 110563.19 ELEVATION: 73.17
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL DETAIN A TOTAL OF 12,291 CUBIC FEET, 0.282 ACRE FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENT WILL BE ACCOMPLISHED AS FOLLOWS: SEE (SHEET No. 2 FOR STORM SEWER IMPROVEMENTS).
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, 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.
- ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15 FEET AS PER 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 EASEMENT.
- 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, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- 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 AND OSSF ON ALL LOTS.
 - A: OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
 - B: EACH LOT ON THIS PLAT MUST COMPLY 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 OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- EDGAR VELA, THE OWNER & SUBDIVIDER OF VEL REE SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON EACH LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.



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

ON: _____ AT _____
AM/PM INSTRUMENT
No. _____ OF _____
THE MAP RECORDS OF HIDALGO
COUNTY, TEXAS
BY: _____
DEPUTY

VEL REE SUBDIVISION

A 6.00 ACRE TRACT OF LAND
OUT OF TRACT 73, SAN SALVADOR DEL TULE GRANT,
HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN
VOLUME 10, PAGE 58, M.R.H.C.

METES AND BOUNDS DESCRIPTION:

A 6.00 ACRE TRACT OF LAND OUT OF TRACT 73, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 10, PAGE 58, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 6.00 ACRE TRACT OF LAND IS VESTED TO EDGAR VELA FROM VETERANS LAND BOARD OF THE STATE OF TEXAS BY VIRTUE OF A WARRANTY DEED DATED AUGUST 17, 2003, RECORDED IN DOCUMENT NO. 1796053, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 6.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND AT THE SOUTH WEST CORNER OF TRACT 73, ALSO BEING THE NORTH RIGHT OF WAY LINE OF EL RUCIO ROAD, THENCE SOUTH 81 DEGREES 10 MINUTES 58 SECONDS EAST, WITH THE SOUTH LINE OF SAID TRACT 73, ALSO BEING THE NORTH RIGHT OF WAY LINE OF EL RUCIO ROAD, A DISTANCE OF 371.45 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTH LINE OF SAID TRACT 73, ALSO BEING THE NORTH RIGHT OF WAY LINE OF SAID EL RUCIO ROAD, CONTINUING FOR A TOTAL DISTANCE OF 518.67 FEET TO A NO. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT OF LAND AND POINT OF BEGINNING;

THENCE NORTH 10 DEGREES 21 MINUTES 02 SECONDS EAST, A DISTANCE OF 163.95 FEET TO A NO. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) FOR AN INSIDE CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81 DEGREES 10 MINUTES 58 SECONDS WEST, WITH A LINE PARALLEL TO THE SOUTH LINE OF SAID TRACT 73, ALSO BEING THE NORTH RIGHT OF WAY LINE OF SAID EL RUCIO ROAD, A DISTANCE OF 147.22 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 10 DEGREES 21 MINUTES 02 SECONDS EAST, WITH THE EAST LINE OF LA TIERRA DE ROSA SUBDIVISION AS RECORDED IN DOCUMENT NO. 2110868, MAP RECORDS A DISTANCE OF 722.19 FEET TO A NO. 4 REBAR FOUND AT AN INNER CORNER OF LA TIERRA DE ROSA SUBDIVISION FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81 DEGREES 10 MINUTES 58 SECONDS EAST, WITH THE SOUTH LINE OF SAID LA TIERRA DE ROSA SUBDIVISION, A DISTANCE OF 322.24 FEET TO A NO. 4 REBAR FOUND AT THE MOST NORTHERLY SOUTHEAST CORNER OF SAID LA TIERRA DE ROSA SUBDIVISION FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

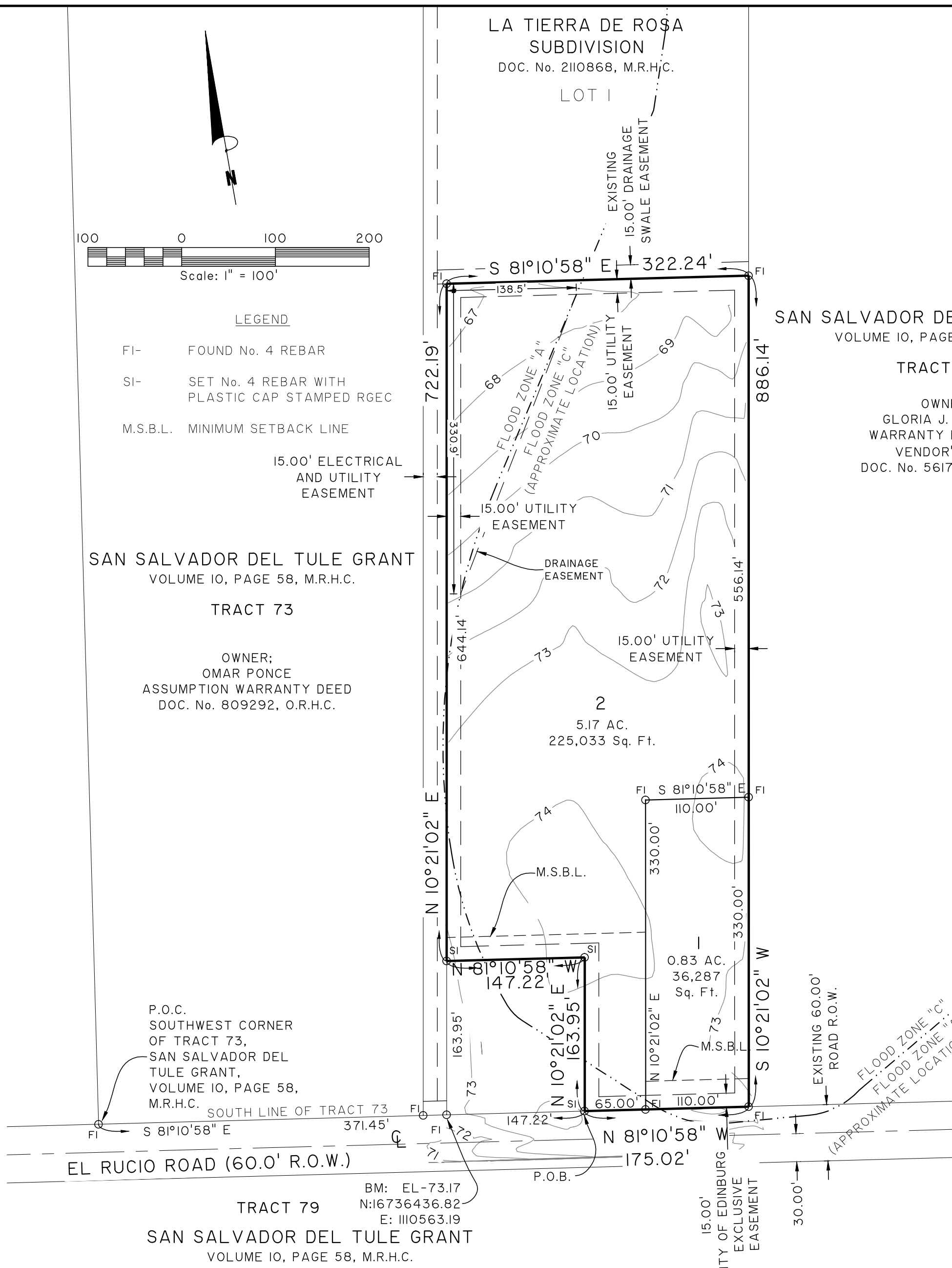
THENCE SOUTH 10 DEGREES 21 MINUTES 02 SECONDS WEST, 886.14 FEET TO A NO. 4 REBAR FOUND AT THE SOUTH LINE OF SAID TRACT 73, ALSO BEING THE NORTH RIGHT OF WAY LINE OF EL RUCIO ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81 DEGREES 10 MINUTES 58 SECONDS WEST, WITH THE SOUTH LINE OF SAID TRACT 73, ALSO BEING THE NORTH RIGHT OF WAY LINE OF SAID EL RUCIO ROAD, A DISTANCE OF 175.02 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.00 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS §
COUNTY OF HIDALGO §

CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(i) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VEL REE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE THE ____ DAY OF _____, 2017 AD.

HIDALGO COUNTY JUDGE _____ ATTEST: _____
DATE: _____ HIDALGO COUNTY CLERK _____
DATE: _____



TRACT 79
SAN SALVADOR DEL TULE GRANT
VOLUME 10, PAGE 58, M.R.H.C.

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEX. WATER CODE SECTION 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

RAUL E. SESIN, P.E., C.F.M. _____ DATE _____
GENERAL MANAGER

STATE OF TEXAS §
COUNTY OF HIDALGO §

CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VEL REE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2017

ENVIROMENTAL HEALTH DIVISION MANAGER

DATE: _____

SAN SALVADOR DEL TULE GRANT
VOLUME 10, PAGE 58, M.R.H.C.

TRACT 73

OWNER:
GLORIA J. ALFARO
WARRANTY DEED WITH
VENDOR'S LIEN
DOC. No. 561705, O.R.H.C.

I, EDGAR VELA, AS OWNER(S) OF THE 6.55 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VEL REE SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, 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 THE 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.

BY: _____ DATE: _____
OWNER: EDGAR VELA

ADDRESS: P.O. BOX 323
LINN, TEXAS 78563

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED, EDGAR VELA, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FORGING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS MY COMMISSION EXPIRES _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, HERNAN A. LUGO, P.E. A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



PRELIMINARY-SUBJECT TO REVISION
HERNAN A. LUGO, P.E.
LICENSED PROFESSIONAL ENGINEER No. 108728
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577
DATE: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, PABLO SOTO, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY STATE 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 STATUES GOVERNING SURVEYS.

PRELIMINARY-SUBJECT TO REVISION
PABLO SOTO, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577
DATE: _____

File Path: \\A:\2015\ENR\003-EL RUCIO SUBDIVISION\MASTER\ENR15_004_HL.DWG

SHEET No.	INDEX DESCRIPTION	PRINCIPAL CONTACTS
1	DATE-NORTH ARROW-MAIN SCALE-HEADING-LEGAL DESCRIPTION-LOCATION MAP-PRINCIPAL CONTACTS-INDEX-SUBDIVISION LAYOUT-METES & BOUNDS-CERTIFICATIONS & ATTESTATION-NOTARY PUBLIC-SURVEY CERTIFICATION-ENGINEER CERTIFICATION-DRAINAGE DEDICATION-CITY OF EDINBURG PBZ CERTIFICATION-HEALTH DEPT. CERTIFICATION-COUNTY CERTIFICATION-CITY CLERKS RECORDING CERTIFICATION-GENERAL NOTES AND RESTRICTIONS	OWNER: EDGAR VELA ENGINEER: HERNAN A. LUGO, PE SURVEYOR: PABLO SOTO, JR., RPLS
2	FINAL ENGINEERING REPORT DESCRIPTION FOR WATER AND SANITARY SEWER (ENGLISH AND SPANISH VERSION)-LEGEND-DRAINAGE REPORT-MAP OF TOPOGRAPHY AND DRAINAGE LAYOUT-WATER AND OSSF DESIGN LAYOUT-ENGINEERING FLOOD CERTIFICATION-SOIL EVALUATION-SUBDIVIDER CERTIFICATION-SUBDIVISION STATEMENT-INDEX-LEGAL DESCRIPTION-DRAINAGE REPORT-COST ESTIMATE-WATER DETAIL	

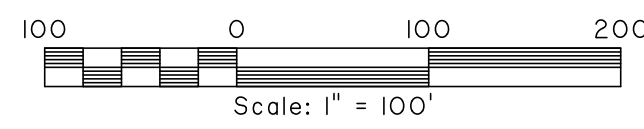
R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

LA TIERRA DE ROSA
SUBDIVISION
DOC. No. 210868, M.R.H.C.

LOT 1

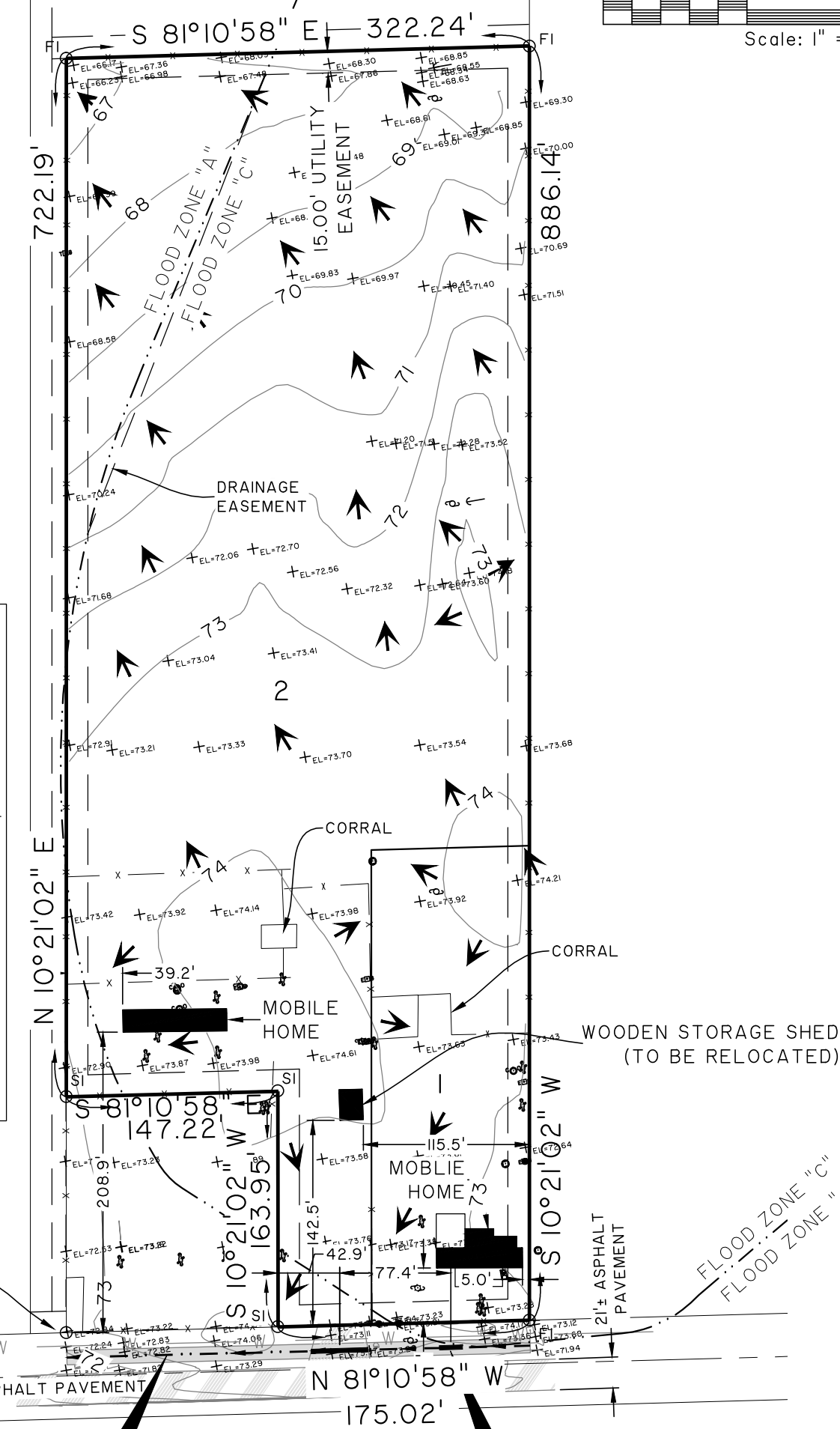
LA TIERRA DE ROSA
SUBDIVISION
DOC. No. 210868, M.R.H.C.

LOT 1



LEGEND

- Telephone Box
- Power Pole
- Down Guy
- Septic Tank
- Water Bibb
- Elec_Meter
- Power Pole W/Light
- Electrical Box
- Guard Rail/Post
- Clean Out
- Mail Box
- Water Meter
- Mesquite Tree
- Hog Wire Fence
- Water Line



EXISTING ROADSIDE DITCH TO BE REGRADED TO MAINTAIN EXISTING FLOW PATTERN

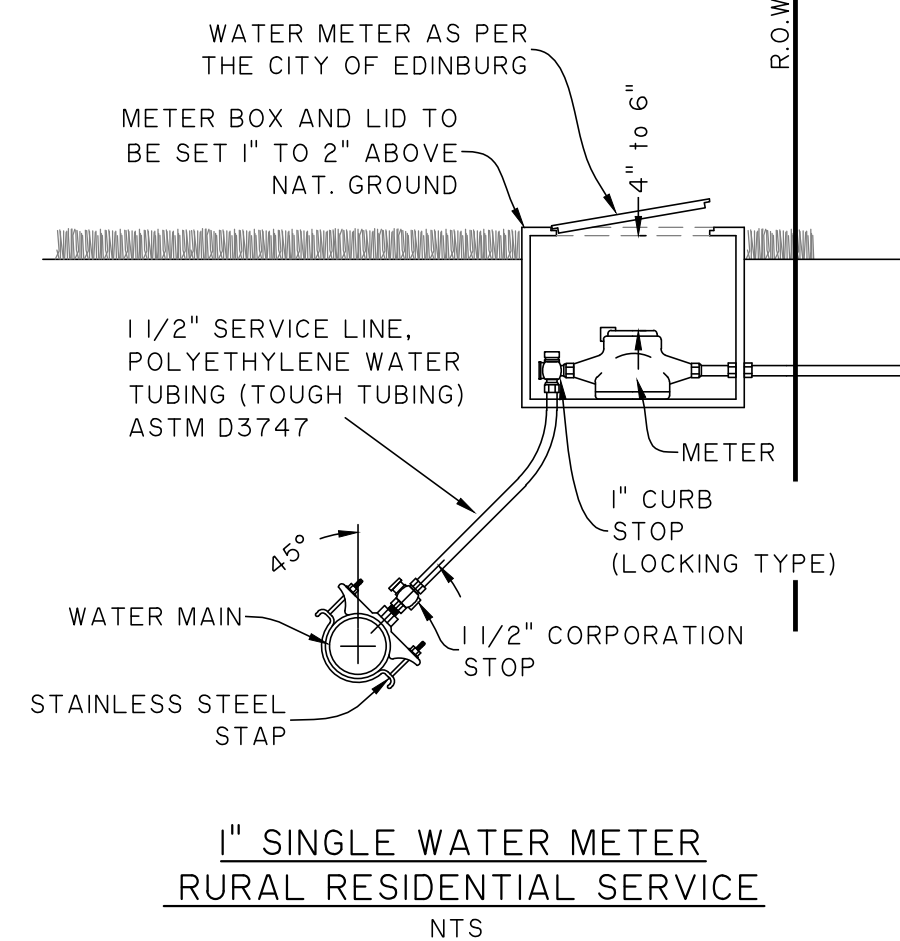
INSTALL 16 LF OF 18" RCP WITH SAFETY END TREATMENT AT DRIVEWAY ENTRANCES

INSTALL 42 LF OF 18" RCP WITH SAFETY END TREATMENT AT DRIVEWAY ENTRANCES

TOPOGRAPHY AND DRAINAGE LAYOUT

SUBDIVISION PLAT
OF
VEL REE SUBDIVISION
A 6.55 ACRE TRACT OF LAND
OUT OF TRACT 73, SAN SALVADOR DEL TULE GRANT,
HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN
VOLUME 10, PAGE 58, M.R.H.C.

**WATER AND SANITARY
SEWER LAYOUT**



**1" SINGLE WATER METER
RURAL RESIDENTIAL SERVICE**
NTS

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
VEL REE SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF EDINBURG. THE SUBDIVIDER AND THE CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF EDINBURG HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE CITY OF EDINBURG HAS AN EXISTING 2" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF EL RUCIO ROAD. THE WATER SYSTEM FOR VEL REE SUBDIVISION CONSISTS OF ONE (1) PROPOSED ONE (1) INCH DIAMETER SINGLE WATER SERVICE CONNECTION WHICH TERMINATES AT THE PROPOSED WATER METER BOX OF LOT 2, AND ONE (1) EXISTING ONE (1) DIAMETER SINGLE SERVICE LINE, SAID EXISTING SERVICE TERMINATES AT THE WATER METER BOX OF LOT ONE (1) THE 1" SINGLE SERVICE, AND THE METER BOX HAVE ALREADY BEEN INSTALLED. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF EDINBURG THE SUM OF \$_____ WHICH COVERS THE AMOUNT STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING EACH INDIVIDUAL LOT IN THE SUBDIVISION TO THE CITY OF EDINBURG UPON REQUEST BY THE LOT OWNER. THE CITY OF EDINBURG WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATE:
SEWAGE FOR VEL REE SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD. ISAAC MATA, SITE EVALUATOR REGISTER NUMBER 05001121 HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A PLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST HALF (1/2) ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA (ADDITIONAL BORINGS WERE UNDERTAKEN BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM CLASS II EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24' OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

AN EXISTING SEPTIC SYSTEMS WERE FOUND ON THIS PROPERTY. THE OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS APPROVED THE EXISTING OSSF ON _____ 2017

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES, ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THE FACILITIES ARE FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS. WILL COST A GRAND TOTAL OF \$_____

SEWAGE FACILITIES - SEPTIC SYSTEM IS FULLY CONSTRUCTED, WITH A GRAND TOTAL OF \$_____ FOR THE ENTIRE SUBDIVISION.

PRELIMINARY-SUBJECT TO REVISION

HERNAN A. LUGO, P.E.
R.GUTIERREZ ENGINEERING CORP.
130 E. PARK - PHARR, TEXAS 78577
DATE: _____



DRAINAGE REPORT:

I. PROJECT LOCATION
VEL REE SUBDIVISION IS A 6.0-ACRE TRACT OF LAND OUT OF TRACT 73, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 10, PAGE 58, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED IN THE HIDALGO COUNTY, ALONG THE NORTH RIGHT-OF-WAY OF EL RUCIO ROAD AND APPROXIMATELY 2,760-FT EAST OF US HIGHWAY 281. SAID SUBDIVISION WILL CONSIST ON TWO (2) RESIDENTIAL LOTS SUBDIVISION (REFER TO EXHIBIT A).

II. FLOOD PLAIN
IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. MAP NO. 480334 0125 B, EFFECTIVE DATE JANUARY 2, 1981, THE NORTHWEST CORNER OF THE SUBJECT TRACT LAYS IN "ZONE A", AREAS OF 100-YEAR FLOOD WHERE BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS ARE NOT DETERMINED, WHILE THE REST OF THE SUBJECT TRACT LAYS IN "ZONE C", AREAS OF MINIMUM FLOODING (NO SHADING) (REFER TO EXHIBIT B).

III. SOIL CONDITIONS
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY (REFER TO EXHIBIT C) INDICATES THE SUBJECT TRACT LIES PREDOMINANTLY IN AN AREA OF BRENNAN FINE SANDY LOAM SOIL WITH A MAP UNIT SYMBOL "3 & 4". THIS SOIL IS WELL DRAINED; THE SURFACE LAYER IS FINE SANDY LOAM ABOUT 12 INCHES THICK. THE PLASTICITY INDEX FOR THIS SOIL IS IN THE RANGE OF 2-13 PERCENT AND IS LISTED IN HYDROLOGICAL GROUP 'B'.

IV. EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED WITH THE PRESENCE OF AN EXISTING HOME WITH THE REMAINDER OF THE LAND BEING NATIVE BRUSH LAND, AND THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY 115%. THE EXISTING RUNOFF FROM THE SITE IS BY FORM OF SHEET FLOW AND RUNS MAINLY IN THE NORTHERLY DIRECTION. THIS FLOW IS NATURALLY RETAINED ON THE LOW AREAS OF THE PROPERTY'S OPEN LAND. THE TOTAL CONTRIBUTING 10-YEAR EXISTING STORM WATER RUNOFF FROM THIS SITE IS APPROXIMATELY 6.41-CFS. (REFER TO EXHIBIT D)

V. PROPOSED CONDITIONS
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT WILL CONSIST OF A THREE (3) RESIDENTIAL LOTS SUBDIVISION. DEVELOPMENT IN THE FORM OF DRIVEWAYS AND HOMES WILL INCREASE THE ULTIMATE STORM WATER RUNOFF. THE ADDITIONAL RUNOFF WILL BE NATURALLY DETAINED ON THE LOW AREAS AND LANDSCAPE OF THE PROPOSED DEVELOPMENT. THE TOTAL DEVELOPED 10-YEAR RUNOFF WILL BE APPROXIMATELY 8.54-CFS. HOWEVER, A NET DISCHARGE RELEASE FROM THE TRACT SHALL BE MAINTAINED AT EXISTING CONDITIONS OF 6.41-CFS. ALL THE EXCESS RUNOFF VOLUME OF APPROXIMATELY 12.291 CF WILL BE DETAINED ON-SITE (REFER TO EXHIBIT D).

PRELIMINARY-SUBJECT TO REVISION

HERNAN A. LUGO, P.E.
R.GUTIERREZ ENGINEERING CORP.
130 E. PARK - PHARR, TEXAS 78577
DATE: _____



REPORTE FINAL DE INGENIERIA

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO
LA SUBDIVISION VEL REE RECIBIRA SU PROVISION DE AGUA DE LA CIUDAD DE EDINBURG. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE EDINBURG HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. CIUDAD DE EDINBURG HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

CIUDAD DE EDINBURG TIENE UN CONDUCTO DE 2" ADYACENTE AL DERECHO DE VIA DEL LADO NORTE DE LA CARRETERA EL RUCIO. EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION VEL REE CONSISTE EN DOS CONDUCTOS INDIVIDUALES DE AGUA DE 1" DE DIAMETRO PARA LOS LOTES 2 Y 3 Y UN SERVICIO DE AGUA EXISTENTE DE 1" DE DIAMETRO PARA EL LOTE 1 EL CUAL TERMINA EN UN MEDIDOR MECANICO DE 1" PULGADA. YA SE HAN INSTALADO DICHS CONDUCTOS DE 1" PARA EL SERVICIO DE AGUA. EL DUEÑO DE LA SUBDIVISION LE HA PAGADO A LA CIUDAD DE EDINBURG \$_____ QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO SOLICITE EL MEDIDOR DE AGUA, LA CIUDAD DE EDINBURG LO INSTALARA SIN ALGUN COSTO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SETICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. UN EVALUADOR REGISTRADO HA INSPECCIONADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA REPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

REPORTE DE EVALUACION DE SUELO:
CADA LOTE EN LA SUBDIVISION MIDE AL MENOS MEDIO ACRE. SE HICIERON DOS ES EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (SUELO FRANCO CLASE II) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

SE ENCONTRO UNA FOSA SEPTICA EXISTENTE EN EL SOLAR 1. EN ESTOS MOMENTOS UNA FOSA SEPTICAS HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) HA APROVADO LA FOSA SEPTICA EXISTENTE EL _____

CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA HA SIDO INSTALADO Y COMPLETAMENTE CONSTRUIDO INCLUYENDO EL MEDIDOR MECANICO DE AGUA CON UN COSTO DE \$_____

DRENAJE: LA FOSA SEPTICA EXISTENTE ESTA TOTALMENTE CONSTRUIDA POR UN COSTO \$_____ PARA TODA LA SUBDIVISION.

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SUBDIVIDER CERTIFICATION:

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THIS PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOT MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOT OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE TO STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
I, EDGAR VELA, THE SUBDIVIDERS OF VEL REE SUBDIVISION HEREBY CERTIFY SEWER PERMIT HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

BY: _____ DATE: _____
OWNER: EDGAR VELA

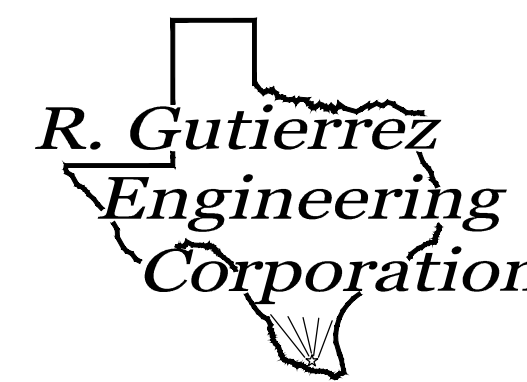
STATE OF TEXAS §
COUNTY OF HIDALGO §
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____ 2017 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

SHEET No.	DESCRIPTION
1	DATE-NORTH ARROW-MAIN SCALE-HEADING-LEGAL DESCRIPTION-LOCATION MAP-PRINCIPAL CONTACTS-INDEX-SUBDIVISION LAYOUT-METES & BOUNDS-CERTIFICATIONS & ATTESTATION-NOTARY PUBLIC-SURVEY CERTIFICATION-ENGINEER CERTIFICATION-DRAINAGE DEDICATION-CITY OF EDINBURG PBZ CERTIFICATION-RIGHT OF WAY DEPT. CERTIFICATION-HEALTH DEPT. CERTIFICATION-COUNTY CERTIFICATION-COUNTY CLERKS RECORDING CERTIFICATION-GENERAL NOTES AND RESTRICTIONS
2	FINAL ENGINEERING REPORT DESCRIPTION FOR WATER AND SANITARY SEWER (ENGLISH AND SPANISH VERSION)-LEGEND-DRAINAGE REPORT-MAP OF TOPOGRAPHY AND DRAINAGE LAYOUT-WATER AND OSSF DESIGN LAYOUT-ENGINEERING FLOOD CERTIFICATION-SOIL EVALUATION-SUBDIVIDER CERTIFICATION-SUBDIVISION STATEMENT-INDEX-LEGAL DESCRIPTION-DRAINAGE REPORT-COST ESTIMATE-WATER DETAIL-DETENTION SWALE DETAIL

PRINCIPAL CONTACTS				
	NAME	ADDRESS	PHONE NO.	EMAIL
OWNER	EDGAR VELA	P.O. BOX 325, LINN, TEXAS 78563	(956) 655-1120	--
ENGINEER	HERNAN A. LUGO, PE	130 E. PARK AVE., PHARR, TEXAS 78577	(956) 782-2557 (Office)	hugo@rgec.net
SURVEYOR	PABLO SOTO, JR., RPLS	130 E. PARK AVE., PHARR, TEXAS 78577	(956) 782-2557 (Office)	office@rgec.net



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