



# 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: 5-02-2017

PROPOSED VEL 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 OF 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 WILL DETAIN WITHIN THE EXISTING LOW AREAS AND LANDSCAPE OF THE PROPOSED DEVELOPMENT.

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

H.C.R.O.W. FINAL APPROVAL DATE: 3-08-2017 By, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 4-05-2017 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF

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

H.C.O.E.C. FINAL APPROVAL DATE: 3-28-2017 : 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: MARCH 07, 2017

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

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.*

**GENERAL NOTES AND RESTRICTIONS:**

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

2. 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

3. 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.

4. 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.

5. 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

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL DETAIN A TOTAL OF 11,259 CUBIC FEET, 0.259 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.

7. 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.

8. 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.

9. 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.

10. 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.

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

12. I, EDGAR VELA AND EFRAIN VELA, THE OWNER(S) & SUBDIVIDER(S) 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

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 P&Z CERTIFICATION-HEALTH DEPT. CERTIFICATION-COUNTY CERTIFICATION-COUNTY CLERKS RECORDING CERTIFICATION-GENERAL NOTES AND RESTRICTIONS	OWNER EDGAR VELA AND EFRAIN VELA P.O. BOX 323, LINN, TEXAS 78563 (956) 656-1120 ENGINEER HERNAN A. LUGO, P.E. 130 E. PARK AVE., PHARR, TEXAS 78577 (956) 782-2557 (Office) hlugo@rec.net SURVEYOR PABLO SOTO, JR., RPLS 130 E. PARK AVE., PHARR, TEXAS 78577 (956) 782-2557 (Office) office@rec.net
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	

**SUBDIVISION PLAT  
 OF  
 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. 1796063, 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 RGE) 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 RGE) 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. 210868, 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;

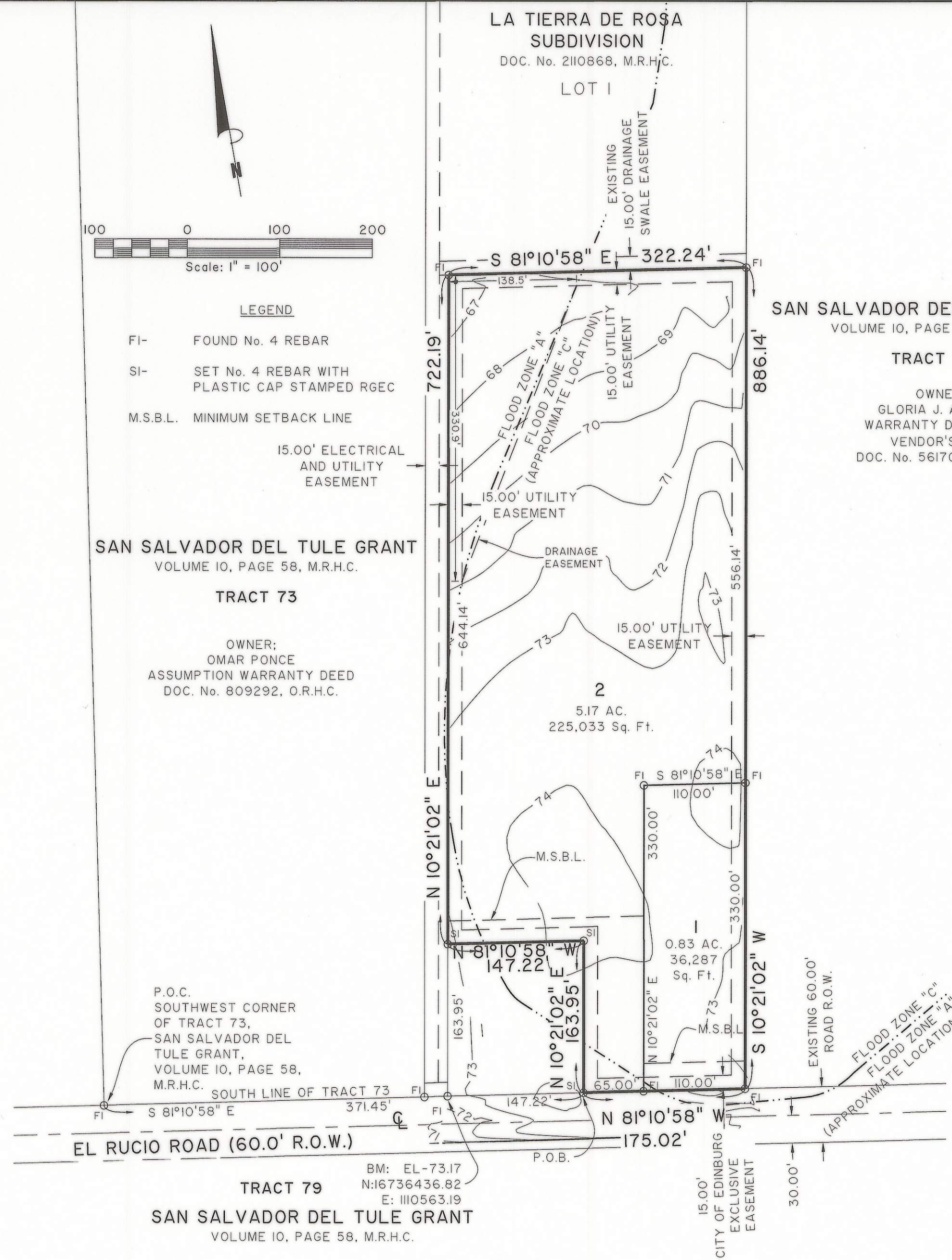
**THENCE** SOUTH 10 DEGREES 21 MINUTES 02 SECONDS WEST, 886.14 FEET TO A NO. 4 REBAR FOUND AT THE SOUTH LINE OF SAID TRACT 73, ALSO BEING THE NORTH RIGHT OF WAY LINE OF EL RUCIO ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

**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(a) 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: \_\_\_\_\_  
 HIDALGO COUNTY CLERK  
 DATE: \_\_\_\_\_ DATE: \_\_\_\_\_



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 49.21(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.  
 GENERAL MANAGER  
 DATE \_\_\_\_\_

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: \_\_\_\_\_



**Professional Engineers & Land Surveyors**

130 E. PARK AVENUE • PHARR, TEXAS 78577

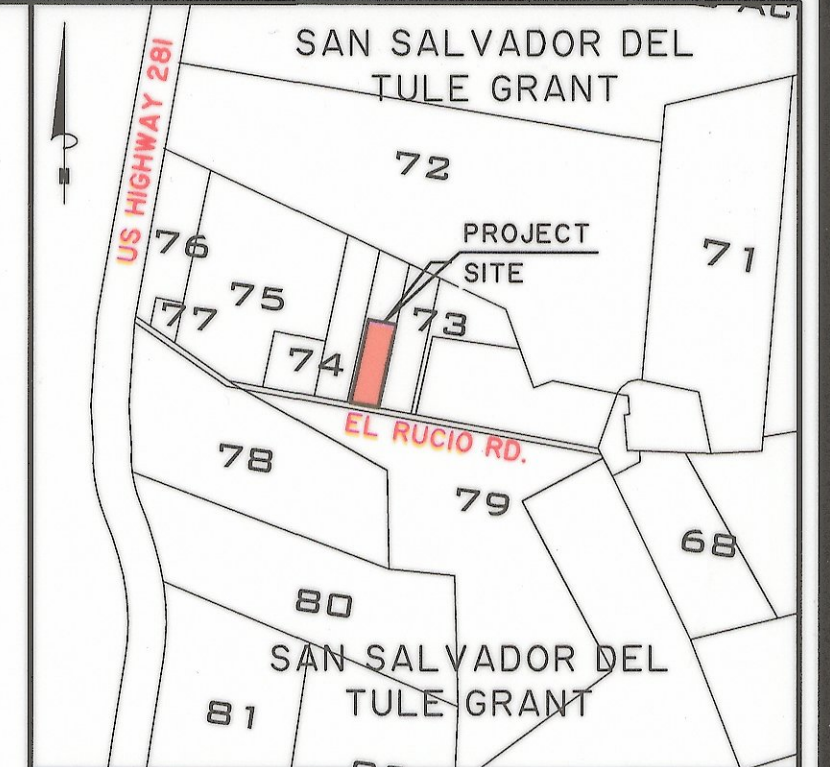
(TEL) 956 782-2557 • (FAX) 956 782-2558

ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

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.



SCALE: 1" = 200'  
**LOCATION MAP**  
 LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: VEL REE SUBDIVISION IS LOCATED IN NORTH HIDALGO COUNTY OF EL RUCIO ROAD 2,000 FEET EAST FROM THE EAST RIGHT OF WAY OF US HIGHWAY 281, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION OF 77,100 ACCORDING TO 2010-CENSUS), VEL REE SUBDIVISION LIES APPROXIMATELY 5 MILES FOR THE CITY LIMITS (AND IS OUTSIDE THE 2 OR 5 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PRECINCT No. 4

I, EDGAR VELA AND EFRAIN VELA, AS OWNER(S) OF THE 6.00 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: *[Signature]* DATE: 4-6-17  
 OWNER: EDGAR VELA

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

BY: *[Signature]* DATE: 4-6-17  
 OWNER: EFRAIN VELA

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

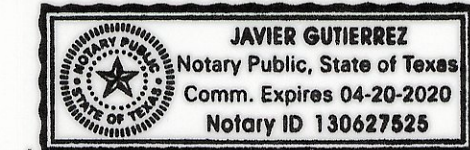
STATE OF TEXAS §  
 COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED, EDGAR VELA AND EFRAIN VELA, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FORGOING 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 6<sup>th</sup> DAY OF April, 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.



HERNAN A. LUGO, P.E.  
 LICENSED PROFESSIONAL ENGINEER No. 108728  
 R. GUTIERREZ ENGINEERING CORP.  
 130 E. PARK  
 PHARR, TEXAS 78577  
 DATE: 03/09/2017

STATE OF TEXAS §  
 COUNTY OF HIDALGO §

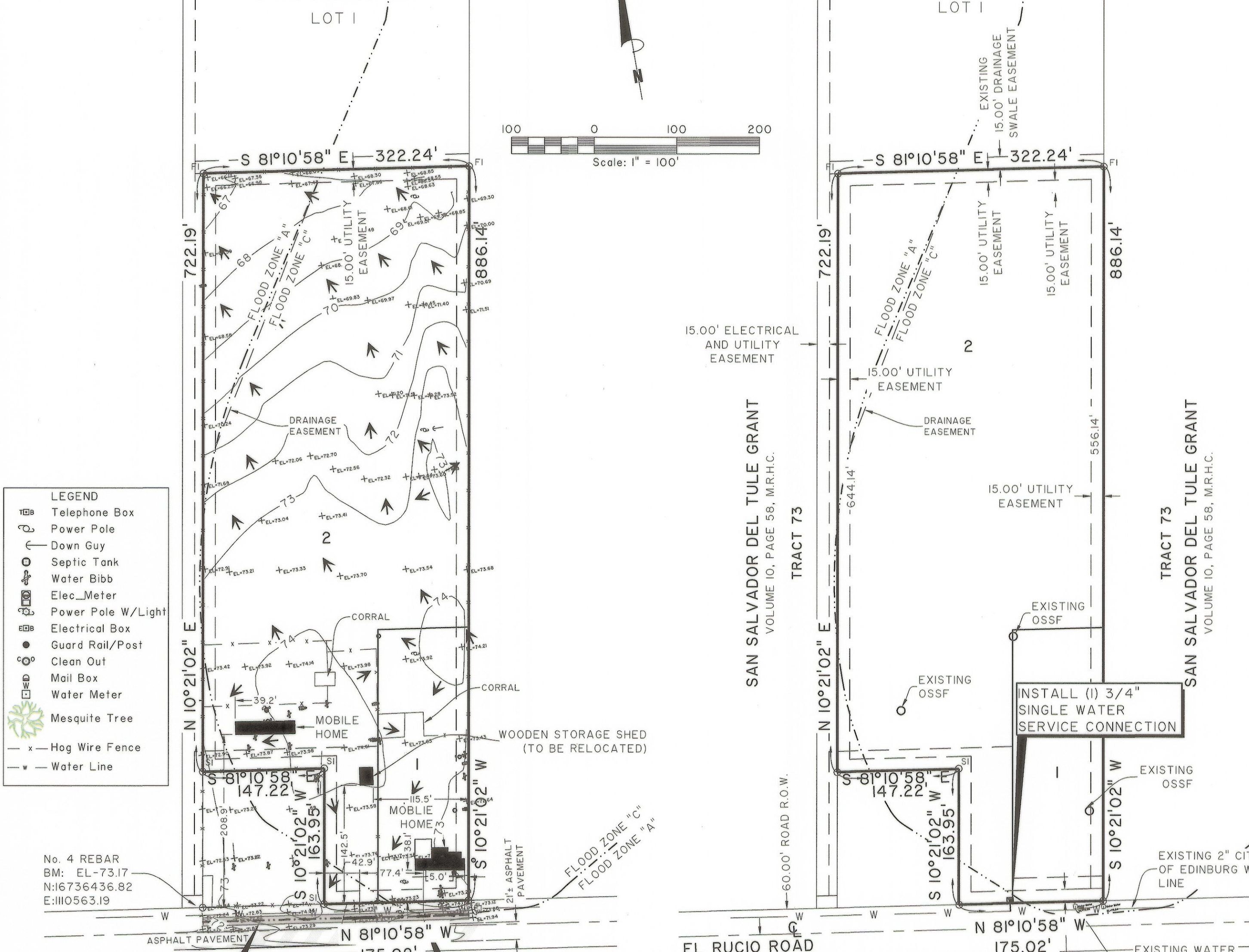
I, PABLO SOTO, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUES GOVERNING SURVEYS.



PABLO SOTO, JR.  
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541  
 R. GUTIERREZ ENGINEERING CORP.  
 130 E. PARK  
 PHARR, TEXAS 78577  
 DATE: \_\_\_\_\_

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

No. 4 REBAR  
BM: EL-7317  
N: 6736436.82  
E: 110563.19

EXISTING ROADSIDE DITCH TO BE REGRADED TO MAINTAIN EXISTING FLOW PATTERN

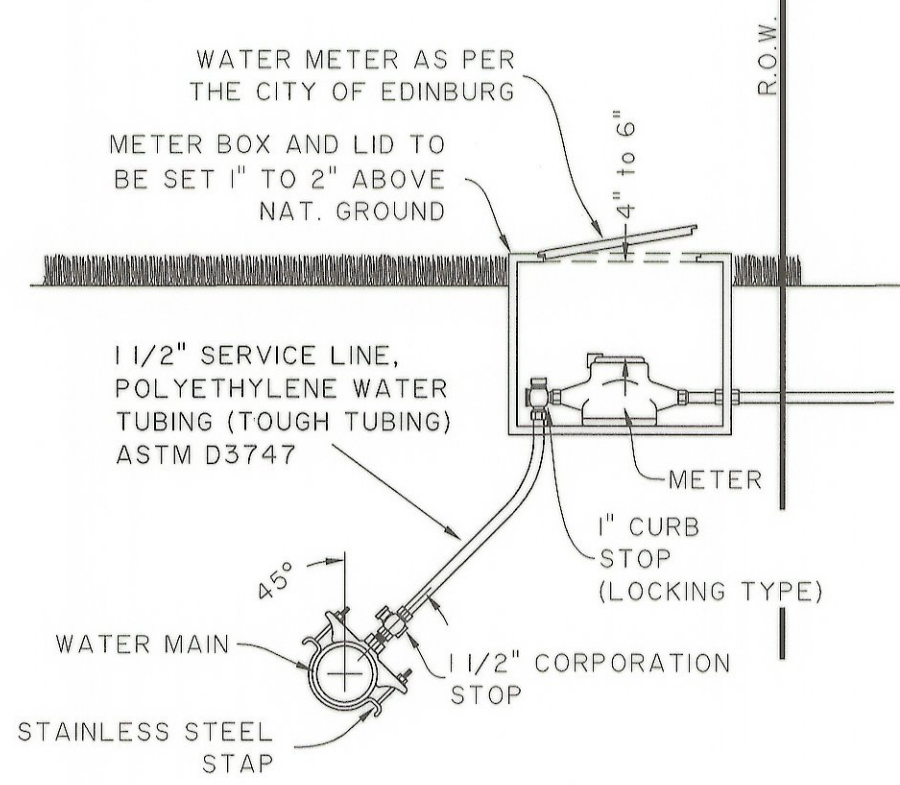
INSTALL 16 LF OF 18" RCP WITH SAFETY END TREATMENT AT DRIVEWAY ENTRANCES

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

**TOPOGRAPHY AND DRAINAGE LAYOUT**

**SUBDIVISION PLAT OF VEL REE SUBDIVISION**  
A 6.00 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.

**WATER AND SANITARY SEWER LAYOUT**



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

SHEET No.	DESCRIPTION
1	DATE-NORTH ARROW-MAIN SCALE-HEADING-LEGAL DESCRIPTION-LOCATION MAP-PRINCIPAL CONTACTS-INDEX-SUBDIVISION LAYOUT-METERS & BOUNDS-CERTIFICATIONS & ATTESTATION-NOTARY PUBLIC-SURVEY CERTIFICATION-ENGINEER CERTIFICATION-DRAINAGE DEDICATION-CITY OF EDINBURG P&Z 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-RETENTION SWALE DETAIL

PRINCIPAL CONTACTS				
NAME	ADDRESS	PHONE NO.	EMAIL	
OWNER	EDGAR VELA AND EFRAIN VELA P.O. BOX 323 LINA, TEXAS 78563	(956) 655-1020		--
ENGINEER	HERNAN A. LUGO, PE 130 E. PARK AVE. PHARR, TEXAS 78577	(956) 782-2557 (Office)	hlu@rgec.net	
SURVEYOR	PABLO SOTO, JR., RPLS 130 E. PARK AVE. PHARR, TEXAS 78577	(956) 782-2557 (Office)	office@rgec.net	

**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 \$650.00, 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 OS000211 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 UNNECESSARY 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 03/09/2017.

**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 - THESE FACILITIES ARE FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$650.00.  
SEWAGE FACILITIES - SEPTIC SYSTEM IS FULLY CONSTRUCTED, WITH A GRAND TOTAL OF \$\_\_\_\_\_ FOR THE ENTIRE SUBDIVISION.

HERNAN A. LUGO, P.E.  
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130 E. PARK - PHARR, TEXAS 78577  
DATE: 03/09/2017



**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 5.87-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 7.82-CFS. HOWEVER, A NET DISCHARGE RELEASE FROM THE TRACT SHALL BE MAINTAINED AT EXISTING CONDITIONS OF 5.87-CFS. ALL THE EXCESS RUNOFF VOLUME OF APPROXIMATELY 1.95 CF WILL BE DETAINED ON-SITE (REFER TO EXHIBIT D).

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**REPORTE FINAL DE INGENIERIA**

**PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO**  
LA SUBDIVISIÓN VEL REE RECIBIRÁ SU PROVISIÓN DE AGUA DE LA CIUDAD DE EDINBURG. EL DUEÑO DE LA SUBDIVISIÓN Y LA CIUDAD DE EDINBURG HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. LA CIUDAD DE EDINBURG HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

LA CIUDAD DE EDINBURG TIENE UN CONDUCTO DE 2" ADYACENTE AL DERECHO DE VIA DEL LADO NORTE DE LA CARRETERA EL RUCIO. EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISIÓN VEL REE CONSISTE EN DOS CONDUCTOS INDIVIDUALES DE AGUA DE 1" DE DIÁMETRO PARA LOS LOTES 2 Y 3 Y UN SERVICIO DE AGUA EXISTENTE DE 1" DE DIÁMETRO PARA EL LOTE 1 EL CUAL TERMINA EN UN MEDIDOR MECÁNICO DE 1" PULGADA. YA SE HAN INSTALADO DICHS CONDUCTOS DE 1" PARA EL SERVICIO DE AGUA. EL DUEÑO DE LA SUBDIVISIÓN LE HA PAGADO A LA CIUDAD DE EDINBURG \$650.00, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO SOLICITE EL MEDIDOR DE AGUA, LA CIUDAD DE EDINBURG LO INSTALARÁ SIN ALGÚN COSTO. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

**DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN**  
SE INSTALARÁ UNA FOSA SÉPTICA EN CADA SOLAR. ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. UN EVALUADOR REGISTRADO HA INSPECCIONADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISIÓN Y HA REPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGÚN EL REPORTE.

**REPORTE DE EVALUACION DE SUELO:**  
CADA LOTE EN LA SUBDIVISIÓN MIDE AL MENOS MEDIO ACRE. SE HICIERON DOS (2) EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISIÓN (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 SÉPTICA EXISTENTE EN EL SOLAR II. EN ESTOS MOMENTOS UNA FOSA SÉPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) HA APROBADO LA FOSA SÉPTICA EXISTENTE EL \_\_\_\_\_

**CERTIFICACIÓN:**  
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 GOBIERNANDO A LAS SUBDIVISIONES) ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO 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 MECÁNICO DE AGUA CON UN COSTO DE \$650.00.  
DRENAJE: LA FOSA SÉPTICA EXISTENTE ESTA TOTALMENTE CONSTRUIDA POR UN COSTO \$\_\_\_\_\_ PARA TODA LA SUBDIVISIÓN.

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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:**

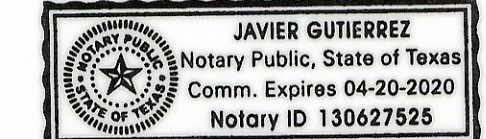
I, EDGAR VELA AND EFRAIN VELA, THE SUBDIVIDERS OF VEL REE SUBDIVISION HEREBY CERTIFY SEWER PERMIT HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING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

BY: *[Signature]* DATE: 4-6-17  
OWNER: EDGAR VELA

BY: *[Signature]* DATE: 4-6-17  
OWNER: EFRAIN VELA

STATE OF TEXAS §  
COUNTY OF HIDALGO §  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDGAR VELA AND EFRAIN VELA, 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 6th DAY OF April 2017 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON: 4-20-2020



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