



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: 5-16-2017

PROPOSED McCAIN SUBDIVISION, PRECINCT No. 4.

ENGINEER: IZAGUIRE ENGINEERING GROUP DEVELOPER: ROGER & SHEILA McCAIN

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 1 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: 330.00 FEET WEST OF CESSNA AVENUE, 700.00 FEET NORTH OF TRENTON ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-12-2016 PROPERTY LIES WITHIN FLOOD ZONE: " B " AS PER FEMA.

ROAD R.O.W. DEDICATION: N/A

H.C.R.O.W. FINAL APPROVAL DATE: 5-11-2017 By, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 6-01-2016 By, Environmental Health Division Manager

SEWER SYSTEM: EXISTING OSSF

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: SOUTH SIDE OF SKYLARK AVENUE.

H.C.E.O.C. FINAL APPROVAL DATE: 5-11-2017 : 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:

JULY 6, 2016

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

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.*

METES AND BOUNDS

BEING A 7.845 ACRE TRACT OF LAND OUT OF THE EAST 10.0 ACRES OF THE WEST 20.00 ACRES OF LOT 16, BLOCK 57, ALAMO LAND & SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.), BEING AT THE SOUTHWEST CORNER OF SAID LOT 16, AS A POINT OF REFERENCE AND BEING A POINT LYING ON THE APPARENT EXISTING CENTERLINE OF EAST TRENTON ROAD, SOUTH 81° 28' 09" EAST, A DISTANCE OF 330.00 FEET (CALCULATED) TO A POINT;

THENCE, ALONG AND WITH THE SOUTH LINE OF SAID LOT 16 AND THE SAID CENTERLINE OF EAST TRENTON ROAD, SOUTH 81° 28' 09" EAST, A DISTANCE OF 330.00 FEET (CALCULATED) TO A POINT;

THENCE, PARALLEL TO AND 330.00 FEET EAST OF THE WEST LINE OF SAID LOT 16, NORTH 88° 31' 51" EAST, AT A DISTANCE OF 300.00 FEET (CALCULATED) PAST A 1/2" IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID EAST TRENTON ROAD, AND CONTINUING FOR AT A TOTAL DISTANCE OF 284.50 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING (P.O.B.) OF THIS HEREIN DESCRIBED 7.845 ACRE TRACT;

THENCE, PARALLEL TO AND 330.00 FEET EAST OF THE WEST LINE OF SAID LOT 16, NORTH 08° 31' 51" EAST, A DISTANCE OF 1,035.50 FEET TO A 1/2" IRON ROD SET ON THE NORTH LINE OF SAID LOT 16 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED 7.845 ACRE TRACT;

THENCE, ALONG AND WITH THE SAID NORTH LINE OF LOT 16, SOUTH 81° 28' 09" EAST, A DISTANCE OF 330.00 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED 7.845 ACRE TRACT;

THENCE, PARALLEL TO AND 660.00 FEET EAST OF THE SAID WEST LINE OF SAID LOT 16, SOUTH 08° 31' 51" WEST, A DISTANCE OF 1,035.50 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED 7.845 ACRE TRACT;

THENCE, PARALLEL TO AND 284.50 FEET NORTH OF THE SAID SOUTH LINE OF SAID LOT 16, NORTH 81° 28' 09" WEST, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.845 ACRES OF LAND, MORE OR LESS.

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

WE, ROGER MCCAIN, SHEILA MCCAIN, MATTHEW MCCAIN, AND MONICA MCCAIN, OWNERS OF THE 7.845-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MCCAIN SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S) AND EASEMENT(S) SHOWN HEREIN.

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

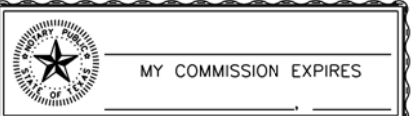
- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOT MEETS, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 - (B) SEWER CONNECTIONS TO THE LOT OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 - (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
 - (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS
- WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ROGER MCCAIN RT. 10, BOX 502 EDINBURG, TEXAS 78539	DATE	SHEILA MCCAIN RT. 10, BOX 502 EDINBURG, TEXAS 78539	DATE
MATTHEW MCCAIN RT. 10, BOX 502 EDINBURG, TEXAS 78539	DATE	MONICA MCCAIN RT. 10, BOX 502 EDINBURG, TEXAS 78539	DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared ROGER MCCAIN, SHEILA MCCAIN, MATTHEW MCCAIN, and MONICA MCCAIN and proved to me through Texas Department of Public Safety Driver Licenses to be the persons whose names are subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that they executed the same for the purposes and considerations thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2016.



NOTARY PUBLIC - STATE OF TEXAS

APPROVED BY IRRIGATION DISTRICT NO. 2:
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE _____ DAY OF _____, 2016.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT OF WAYS OR EASEMENTS.

PRESIDENT _____ SECRETARY _____

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
NOTE:
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 NO. 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
RAULI E. SESIN, P.E., C.F.M.
GENERAL MANAGER

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

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

BY: _____ DEPUTY

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

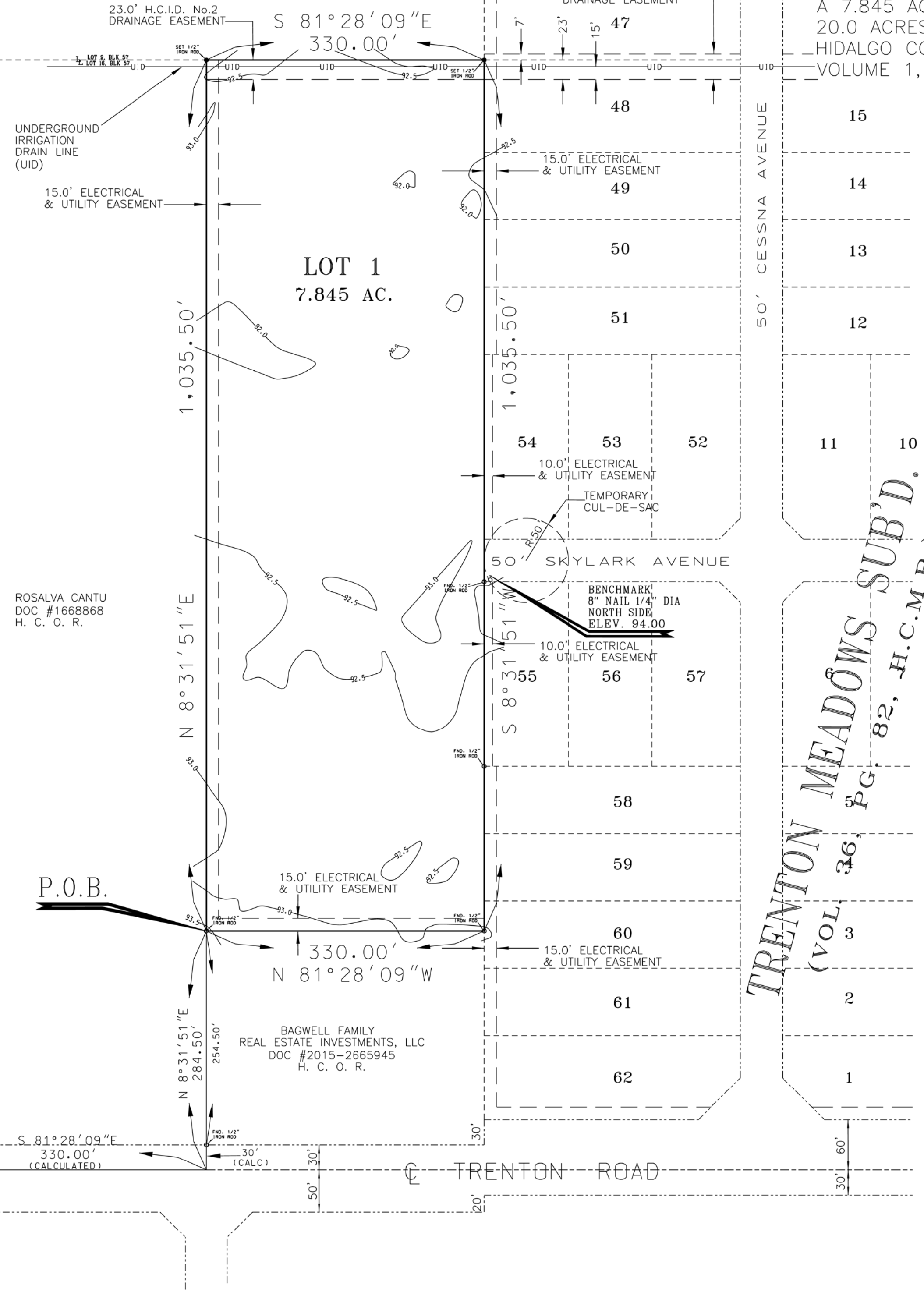
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE MCCAIN SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

Hidalgo County Judge _____ date _____
Hidalgo County Clerk _____ date _____

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: ROGER MCCAIN	ROUTE 10, BOX 502	EDINBURG, TEXAS 78539	(713)384-5592	(956)
ENGINEER: GILBERTO A. GRACIA	7413 N. LA HOMA ROAD	MISSION, TEXAS 78574	(956)584-0554	(956)584-0190
SURVEYOR: HOMERO L. GUTIERREZ	2600 SAN DIEGO	MISSION, TEXAS 78572	(956)963-0988	(956)

GILBERTO GUSTAVO MEDINA, JR.
DOC #1985-117240
H. C. O. R.



HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

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

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

GILBERTO A. GRACIA
REGISTERED PROFESSIONAL ENGINEER No. 62477
IZAGUIRRE ENGINEERING GROUP, LLC.
7413 N. LA HOMA
MISSION, TEXAS 78574



STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE PROPERTY DESCRIBED IN THIS PLAT HAS BEEN SURVEYED ON THE GROUND UNDER MY SUPERVISION ON MARCH 2, 2015.

HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 2791



STATE OF TEXAS
COUNTY OF HIDALGO

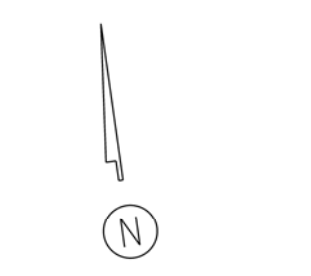
I, JESUS SAENZ, ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS, DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS MCCAIN SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE _____ DAY OF _____, 20____.

WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR

**SUBDIVISION PLAT OF
McCain SUBDIVISION**

A 7.845 ACRE TRACT OF LAND OUT OF THE EAST 10.0 ACRES OF THE WEST 20.0 ACRES OF LOT 16, BLOCK 57, ALAMO LAND & SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS

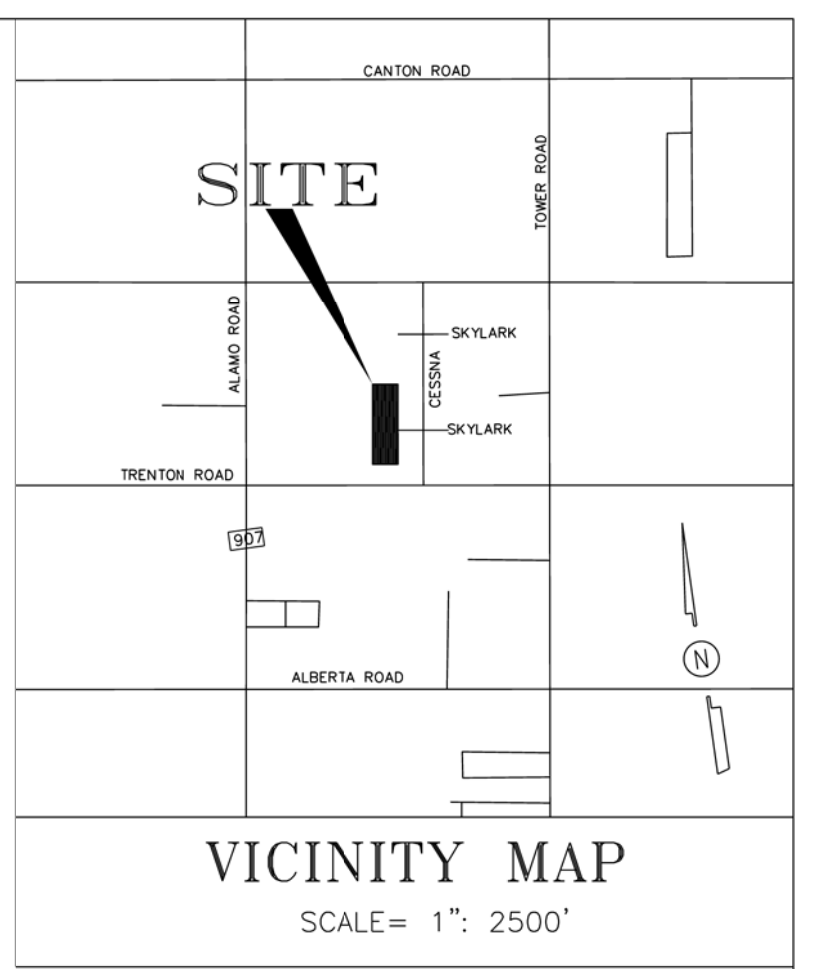


SCALE: 1" = 100'

BASIS OF BEARING:
TRENTON MEADOWS SUBDIVISION
RECORDED IN VOL. 36, PG. 82, H.C.M.R.

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "B" COMMUNITY-PANEL NUMBER 480334-0425-C. MAP REVISED NOVEMBER 16, 1982. FLOOD ZONE "B" INDICATES: A) AREAS BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND THE 500-YEAR FLOOD; OR B) AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE; OR C) AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- 2.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO BEGINNING CONSTRUCTION.
- 3.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION OF ANY CONSTRUCTION FOR HABITATION SHALL BE 48 INCHES ABOVE THE TOP OF CONCRETE CURB WHERE SKYLARK AVENUE ENDS AT THE EAST BOUNDARY OF THIS SUBDIVISION.
- 4.- LEGEND:
 - - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
 - - DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.
- 5.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- 6.- MINIMUM BUILDING SETBACK LINES:
 - EAST15.00'
 - WEST.....15.00'
 - SOUTH.....15.00'
 - NORTH.....38.00'
- 7.- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WITH EXISTING CONDITIONS REMAINING UNCHANGED WILL NOT BE REQUIRED TO DETAIN STORM WATER RUNOFF.
- 8.- NO 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 MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 9.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: B.M. ELEV. 94.50 AT A 60" NAIL LOCATED ON THE NORTH FACE OF POWER POLE ON THE SOUTH SIDE OF SKYLARK AVENUE WHERE SAID AVENUE ENDS AT THE EAST BOUNDARY OF THIS PROPERTY (N.A.V.D. 88 DATUM).
10. THIS ONE (1) LOT SUBDIVISION WILL BE SERVICED BY A 3/4" N.A.W.S.C. DOMESTIC WATER METER.
11. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT, IF ANY, SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT, TO THE BEST OF THEIR KNOWLEDGE, ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
12. 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.
13. 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.
14. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: 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 AN OSSF ON ALL LOTS.
 - A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
 - B. EACH LOT ON THIS PLAT COMPLIES 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 DRAINFIELD SYSTEM.
 - E. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
15. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOT 1 MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
MCCAIN SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY, ON THE NORTH SIDE OF TRENTON ROAD, APPROXIMATELY 2300.0 FEET EAST OF ALAMO ROAD, 700.0 FEET NORTH OF TRENTON ROAD, AND 300.0 WEST OF CESSNA ST. IN ACCORDANCE WITH THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100 BY U.S. 2010 CENSUS). MCCAIN SUBDIVISION LIES WITHIN THE CITY OF EDINBURG'S EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §212.001 AND LIES IN COUNTY PCT. 4.

INDEX OF SHEETS

- SHEET 1.- HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; HCHD CERTIFICATION; REVISION NOTES.
- SHEET 2.- WATER & SANITARY SEWER COLLECTION SYSTEM DISTRIBUTION MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH & SPANISH); TYPICAL WATER SERVICE CONNECTION; & SUBDIVIDER CERTIFICATE AND STATEMENT. (WATER & SANITARY SEWER DETAILS NOT APPLICABLE.) (SANITARY SEWER PLAN & PROFILE NOT APPLICABLE.) DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEER'S CERTIFICATION; REVISION NOTES; (PAVING DETAILS NOT APPLICABLE.) (DRAINAGE PLAN & PROFILE NOT APPLICABLE.)

SHEET NO. 1 OF 2 SHEETS	FILENAME : K:\PROJECT\SUBDIVISIONS\MCCAIN\PLAT	DATE PREPARED MARCH 13, 2016	PREPARED BY G.A.G.	CHECKED BY	APPROVED BY
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NO.	SHEET	REVISION	DATE	APPROVED

IZAGUIRRE ENGINEERING GROUP, LLC.

7413 N. LA HOMA
MISSION TX, 78574

CONSULTING ENGINEERS
F-10214

TEL. (956) 584-0554
FAX. (956) 584-0190

SUBDIVISION PLAT OF McCain SUBDIVISION

A 7.845 ACRE TRACT OF LAND OUT OF THE EAST 10.0 ACRES OF THE WEST 20.0 ACRES OF LOT 16, BLOCK 57, ALAMO LAND & SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS

DRAINAGE STATEMENT McCain SUBDIVISION

I. PROJECT LOCATION
THIS PROPOSED SUBDIVISION CONSISTS OF ONE (1) RURAL RESIDENTIAL 7.845 ACRE LOT AND IS LOCATED 330' WEST OF CESSNA AVENUE AT THE DEAD END OF SKYLARK AVENUE, WHICH IS LOCATED 700' NORTH OF TRENTON ROAD. SAID SUBDIVISION, LOCATED WITHIN THE CITY OF EDINBURG'S 2-MILE ETJ IS A 7.845 ACRE TRACT OUT OF THE EAST 10.0 ACRES OF THE WEST 20.0 ACRES OF LOT 16, BLOCK 57, ALAMO LAND & SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, OF THE HIDALGO COUNTY MAP RECORDS.

II. FLOOD PLAIN
THE SUBJECT TRACT IS LOCATED WITHIN "ZONE B", IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982.

FLOOD ZONE "B" INDICATES: A) AREAS BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND THE 500-YEAR FLOOD; OR B) AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE; OR C) AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

III. SOIL CONDITIONS
A REVIEW OF THE U.S. SOIL CONSERVATION SURVEY OF HIDALGO COUNTY INDICATES THAT THE PREDOMINANT SOIL OF THE SUBJECT SITE IS CLASSIFIED AS HIDALGO-28 (SANDY CLAY LOAM). HIDALGO-28 TYPICALLY CONSISTS OF A SURFACE LAYER OF DARK GRAYISH BROWN SANDY CLAY LOAM ABOUT 17 INCHES THICK. THE NEXT SOIL LAYER DOWN, FROM 17 TO 28 INCHES, IS BROWN SANDY CLAY LOAM. THE NEXT SOIL LAYER DOWN, FROM 28 TO 38 INCHES, IS PALE BROWN SANDY CLAY LOAM. THE SOIL DOWN THEREAFTER TO APPROXIMATELY 80 INCHES IS A VERY PALE BROWN SANDY CLAY LOAM. THIS SOIL: A) IS CALCAREOUS THROUGHOUT, B) IS WELL DRAINED, C) HAS HIGH AVAILABLE WATER CAPACITY, D) HAS SLOW SURFACE RUNOFF, E) HAS MODERATE PERMEABILITY, F) HAS A MODERATE SHRINK-SWELL POTENTIAL, G) HAS A SLIGHT HAZARD OF SOIL BLOWING, AND H) HAS A SLIGHT HAZARD OF WATER EROSION. SEE ATTACHED DATA SHEETS FROM SOIL CONSERVATION SURVEY OF HIDALGO COUNTY, TEXAS.

IV. EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED MODERATE OPEN LAND WITH AN EXISTING SINGLE-FAMILY RESIDENTIAL HOME. TOPOGRAPHIC ELEVATIONS OBTAINED FROM SITE INDICATE EXISTING TERRAIN HAS A SLIGHT GRADE TO THE EAST APPROXIMATELY 10.1%.

EXISTING RUNOFF FROM THE SUBJECT SITE IS BY FORM OF SHEET RUNOFF FLOWING OVERLAND TOWARDS THE EAST WHERE IT IS INTERCEPTED BY CESSNA AVENUE EXISTING DRAINAGE SYSTEM URBAN STREET AND CURB INLETS. SAID CESSNA AVENUE DRAINAGE SYSTEM IS SERVICED BY A HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN DITCH LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF WISCONSIN ROAD AND TOWER ROAD. SAID DRAIN DITCH BELONGS TO THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAINAGE DITCH NETWORK THAT WILL ULTIMATELY OUTFALL INTO THE LAGUNA MADRE.

THE RATIONAL METHOD WAS UTILIZED TO DETERMINE THE EXISTING 10-YEAR FREQUENCY EVENT STORM WATER RUNOFF (Q exist = 11.74 CFS) FOR THIS SITE. (REFER TO ATTACHED DRAINAGE CALCULATIONS).

V. PROPOSED CONDITIONS
THE PURPOSE OF THIS SUBDIVISION IS ONLY TO RECORD EXISTING PROPERTY BOUNDARIES WITH HIDALGO COUNTY SUBDIVISION GUIDELINES. THE EXISTING SINGLE-FAMILY RESIDENTIAL HOME WILL REMAIN IN PLACE AND IN USE. THERE IS NO PROPOSED DEVELOPMENT OR IMPROVEMENTS FOR THE SUBJECT PROPERTY. THEREFORE, WITH EXISTING CONDITIONS REMAINING UNCHANGED, STORM WATER DETENTION WILL NOT BE REQUIRED PER HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 POLICIES ON INCREASED STORM WATER RUNOFF.

ENGINEER CERTIFICATION
BY MY SIGNATURE BELOW, I CERTIFY THAT THE PROPERTY COMPRISING THIS SUBDIVISION IS LOCATED WITHIN FLOOD "ZONE B" AS IS DESCRIBED IN ARTICLE II ABOVE AND SHOWN IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



GILBERTO A. GRACIA
REGISTERED PROFESSIONAL ENGINEER No. 62477
IZAGUIRRE ENGINEERING GROUP, LLC.
7413 N. LA HOMA
MISSION, TEXAS 78574

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 LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT
(WE), ROGER MCCAIN, SHEILA MCCAIN, MATTHEW MCCAIN AND MONICA MCCAIN SUBDIVIDERS OF MCCAIN SUBDIVISION HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID, IF ANY, AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE OF TEXAS AS REQUIRED BY STATE AND COUNTY REGULATIONS.

ROGER MCCAIN RT. 10, BOX 502 EDINBURG, TEXAS 78539	DATE	SHEILA MCCAIN RT. 10, BOX 502 EDINBURG, TEXAS 78539	DATE
MATTHEW MCCAIN RT. 10, BOX 502 EDINBURG, TEXAS 78539	DATE	MONICA MCCAIN RT. 10, BOX 502 EDINBURG, TEXAS 78539	DATE

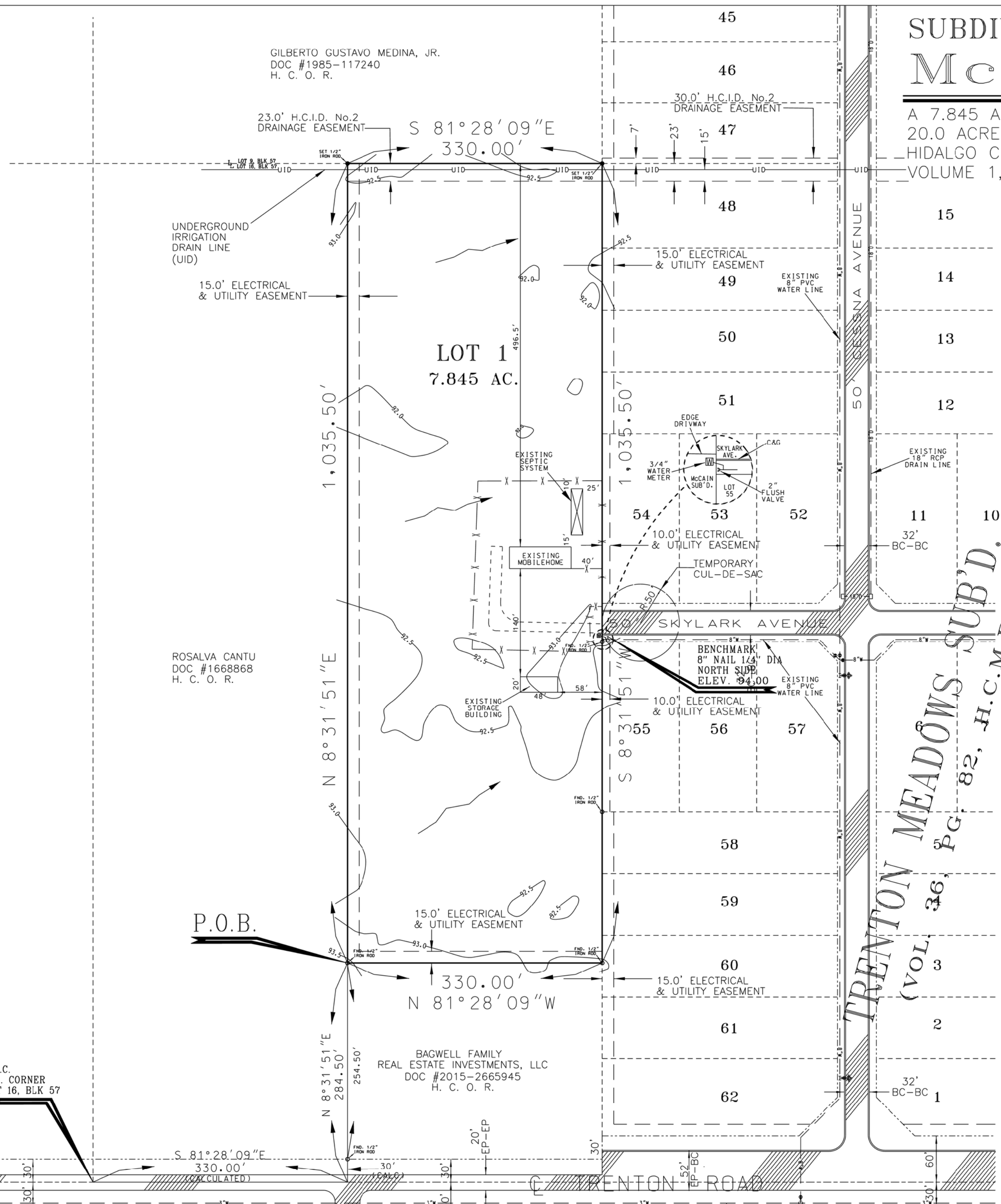
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared ROGER MCCAIN, SHEILA MCCAIN, MATTHEW MCCAIN and MONICA MCCAIN and proved to me through Texas Department of Public Safety Driver Licenses to be the persons whose names are subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that they executed the same for the purposes and considerations thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2016.

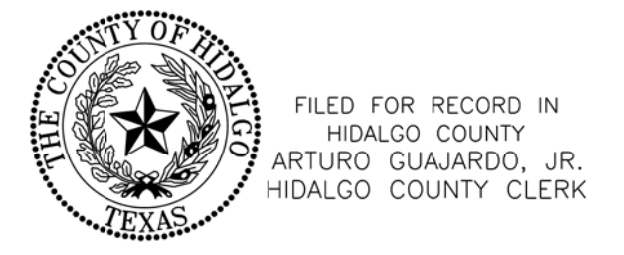
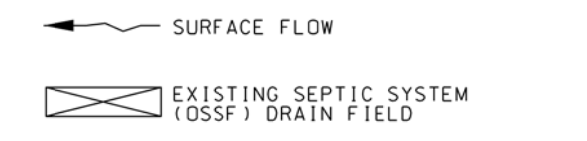


NOTARY PUBLIC - STATE OF TEXAS



MAP OF WATER DISTRIBUTION SYSTEM / MAPA DE DISTRIBUCION DE AGUA MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

COST ESTIMATE:
WATER DISTRIBUTION \$500.00
SEPTIC TANK (OSSF) \$ 0.00
ESTIMACION DE COSTOS:
DISTRIBUCION DE AGUA \$500.00
TANQUE SEPTICO (OSSF) \$ 0.00



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

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

FINAL ENGINEERING REPORT FOR McCain SUBDIVISION
BY: GILBERTO A. GRACIA, P.E.

WATER SUPPLY-DESCRIPTION AND COSTS
McCain SUBDIVISION IS A ONE (1) LOT SUBDIVISION AND IS PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDERS(S) AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. PROMISED TO PROVIDE SUFFICIENT WATER TO McCain SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF McCain SUBDIVISION.

N.A.W.S.C. HAS AN 8" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF SKYLARK AVENUE THAT ENDS WITH A FLUSH VALVE ASSEMBLY AT THE COMMON BOUNDARY BETWEEN McCain SUBDIVISION AND TRENTON MEADOWS SUBDIVISION. FROM SAID 8" DIAMETER WATERLINE, ONE (1) 3/4" DIAMETER SINGLE SERVICE LINE RUNNING TO A WATER METER BOX IS TO SERVE McCain SUBDIVISION.

SAID 3/4" SINGLE SERVICE AND THE METER BOX HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ 500.00.

THE SUBDIVIDER(S) HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ 150.00 WHICH COVERS THE COST AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT AND REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE SINGLE LOT OF McCain SUBDIVISION TO THE N.A.W.S.C. SYSTEM.

THE ENTIRE WATER FACILITIES DESCRIBED ABOVE HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID FACILITIES ARE OPERABLE AS OF THE DATE OF THE RECORDING OF McCain SUBDIVISION PLAT.

SEWAGE FACILITIES-DESCRIPTION OF COSTS
SEWAGE FROM McCain SUBDIVISION IS TREATED BY AN EXISTING ON-SITE SEWAGE FACILITY (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD THAT WAS PREVIOUSLY PERMITTED, INSPECTED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT AND HAS BEEN FUNCTIONING EFFICIENTLY FOR OVER TEN (10) YEARS.

THE RATIONAL METHOD WAS UTILIZED TO DETERMINE THE EXISTING 10-YEAR FREQUENCY EVENT STORM WATER RUNOFF (Q exist = 11.74 CFS) FOR THIS SITE. (REFER TO ATTACHED DRAINAGE CALCULATIONS).

CERTIFICATION
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE 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 SEWAGE FACILITIES DISCUSSED ABOVE ARE AS FOLLOWS:

WATER FACILITIES --- THESE FACILITIES, FULLY CONSTRUCTED WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$500.00 FOR THIS ONE (1) LOT SUBDIVISION.

SEWAGE FACILITIES --- THE SEPTIC SYSTEM FOR THIS ONE (1) LOT SUBDIVISION IS ALREADY INSTALLED AS PERMITTED BY THE HIDALGO COUNTY HEALTH DEPARTMENT AND HAS BEEN IN OPERATION FOR OVER TEN (10) YEARS. NO COSTS FOR SEWAGE FACILITIES SHALL BE INCURRED FOR THIS ONE (1) LOT SUBDIVISION.



GILBERTO A. GRACIA
REGISTERED PROFESSIONAL ENGINEER No. 62477
IZAGUIRRE ENGINEERING GROUP, LLC.
7413 N. LA HOMA
MISSION, TEXAS 78574

REPORTE FINAL DE INGENIERIA PARA McCain SUBDIVISION
POR: GILBERTO A. GRACIA, P.E.

PROVISION DE AGUA-DESCRIPCION Y GASTOS
McCain SUBDIVISION ESTARA PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HAN COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS Y LA COMPANIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE McCain SUBDIVISION.

LA COMPANIA DE AGUA N.A.W.S.C. CUENTA CON UNA LINEA DE 8" DE DIAMETRO QUE CORRE POR EL LADO SUR DE LA CALLE SKYLARK AVENUE. DE LA LINEA DE 8" DE DIAMETRO, HAY UN (1) SERVICIO SENCILLO DE 3/4" DE DIAMETRO QUE CORRE A UN MEDIDOR.

LA LINEA DE SERVICIO SENCILLO DE 3/4" DE DIAMETRO, Y LA CAJA DE MEDIDOR DE AGUA SERA INSTALADA A UN COSTO TOTAL DE US\$ 500.00.

EL DUEÑO DE McCain SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. US\$ 150.00, QUE CUBRE EL COSTO DEL MEDIDOR DE AGUA PARA LOTE SINGULAR DE McCain SUBDIVISION. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION, CUANDO EL DUEÑO DE EL LOTE SOLICITE UN MEDIDOR DE AGUA. LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO.

EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL McCain SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE SANITARIO-DESCRIPCION Y GASTOS
EL DRENAJE SANITARIO DE McCain SUBDIVISION, SIENDO DE UN (1) LOTE, TIENE EN EL SOLAR DE ESTA PROPIEDAD UNA (1) FOSA SEPTICA INDIVIDUAL (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL OON DOBLE COMPARTAMENTO Y UN CAMPO DE DRENAJE, CUAL ASE MAS DE DIEZ (10) AÑOS QUE FUE PERMITIDO, INSPECTADO, Y APROVADO POR EL DEPARTAMENTO DE SALUD DE EL CONDADO DE HIDALGO, TEXAS.

LOS PARTICULARES DE LA TIERRA DE McCain SUBDIVISION SON:
1) McCain SUBDIVISION CONSISTE DE UN (1) LOTE DE 7.845 ACRES.
2) EL U.S. SOIL CONSERVATION SURVEY DE EL CONDADO DE HIDALGO, TEXAS, INDICA QUE LA TIERRA ES DE PERMEABILIDAD MODERADA.
3) EL U.S. SOIL CONSERVATION SURVEY DE EL CONDADO DE HIDALGO, TEXAS, INDICA QUE LA TIERRA CONSISTE DE MARGA ARCILLA ARENOSA.
4) NO HAY EVIDENCIA DE AGUAS SUBTERRANEA A LA PROFUNDIDAD DE 48".

NO HAY COSTOS OSSF PARA McCain SUBDIVISION, CUAL ES DE UN (1) LOTE, PORQUE YA ESTA TIENE SERVICIO POR UN OSSF EXISTENTE.

CERTIFICACION
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE SANITARIO, 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 SERVICIOS/SISTEMAS DE AGUA Y DE DRENAJE SANITARIO SON:

SERVICIO/SISTEMA DE AGUA --- ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE EL MEDIDOR DE AGUA. EL GRAN COSTO TOTAL ES DE \$500.00 PARA ESTA SUBDIVISION DE UN (1) LOTE.

DRENAJE SANITARIO --- LAS FOSA SEPTICA ES UNA YA EXISTENTE QUE FUE PERMITIDO POR EL DEPARTAMENTO DE SALUD DE EL CONDADO DE HIDALGO Y QUE YA A ESTADO EN USO POR MAS DE DIEZ (10) AÑOS. NO HAY GASTOS DE SERVICIO/SISTEMA DE DRENAJE SANITARIO PARA ESTA SUBDIVISION DE UN (1) LOTE.



GILBERTO A. GRACIA
REGISTERED PROFESSIONAL ENGINEER No. 62477
IZAGUIRRE ENGINEERING GROUP, LLC.
7413 N. LA HOMA
MISSION, TEXAS 78574

SHEET NO. 2 OF 2 SHEETS	FILENAME: K:\PROJECTS\SUBDIVISIONS\MCCAIN\PLAT	DATE PREPARED MARCH 13, 2016	PREPARED BY G.A.G.	CHECKED BY G.A.G.	APPROVED BY G.A.G.
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NO.	SHEET	REVISION	DATE	APPROVED

IZAGUIRRE ENGINEERING GROUP, LLC.

7413 N. LA HOMA
MISSION TX, 78574

CONSULTING ENGINEERS
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