



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-24-2017

PROPOSED TAURUS ESTATES NO. 22 SUBDIVISION, PRECINCT No. 3.

ENGINEER: HOMERO L. GUTIERREZ DEVELOPER: BAZBAR, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 17 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: SOUTH WEST CORNER OF MILE 4 NORTH ROAD AND LOS EBANOS ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-25-2017 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED VIA RUNOFF FROM PROPOSED STREET ONTO ROAD SIDE DITCH OF LOS EBANOS ROAD AND MILE 4 NORTH ROAD. TWO PROPOSED DISCHARGE STRUCTURES WILL BE INSTALLED AT OPPOSITE CORNERS OF THE SUBDIVISION.

ROAD R.O.W. DEDICATION: 30.00 FEET ONTO MILE 4 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-18-2017 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 8-30-2017 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER
SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: JOSE A. GONZALEZ

WATER SERVICE PROVIDER: SWSC LINE SIZE: 12" LOCATION: MILE 4 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 7-06-2017 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

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 MISSION.

Final Approval subject to recommendations other departments

Final Approval with financial guarantee.

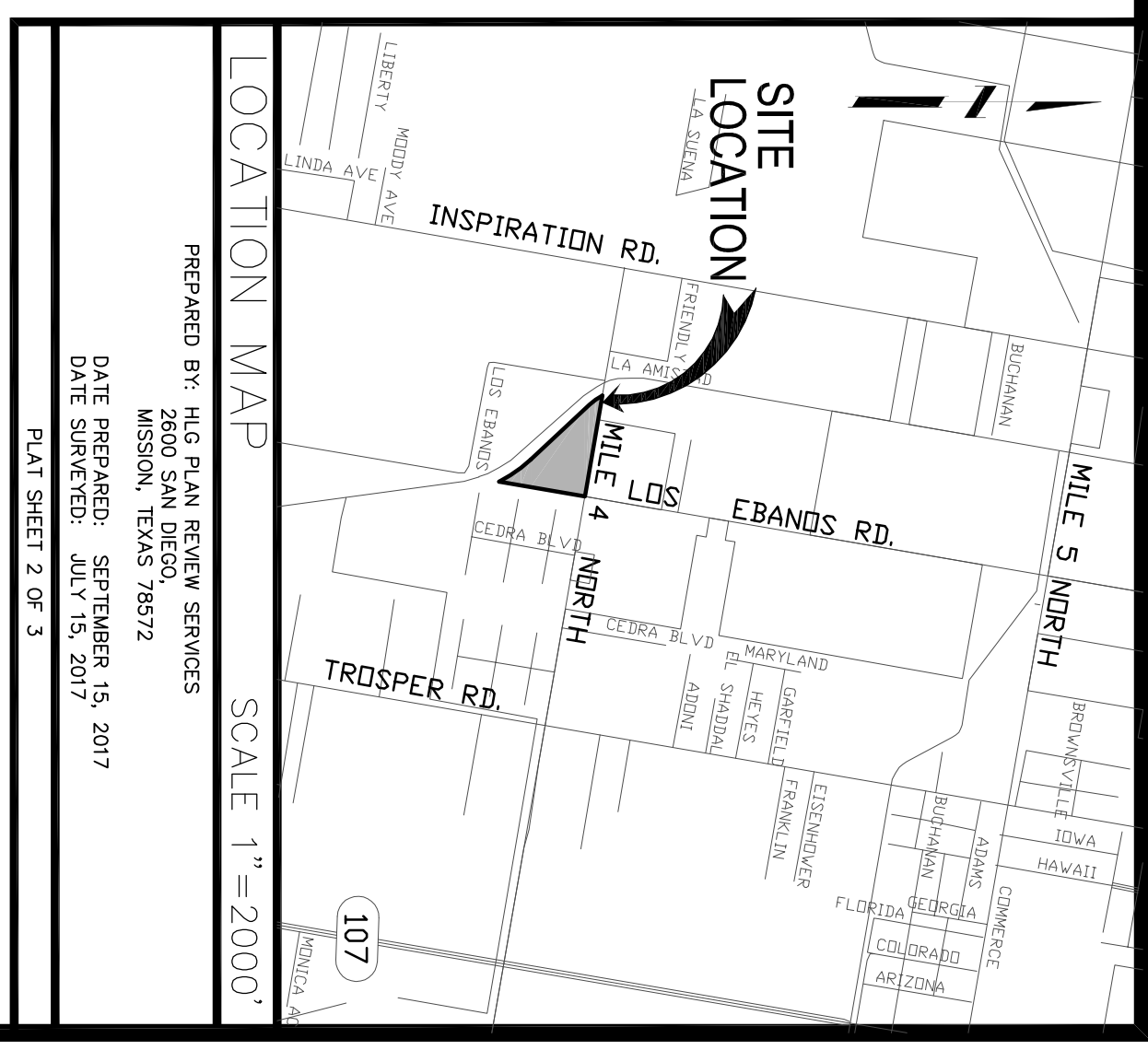
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

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TAURUS ESTATES No. 22 SUBDIVISION

HIDALGO COUNTY, TEXAS

A 12,559-ACRE TRACT OF LAND BEING ON THE NORTH SIDE OF AN APPARENT EXISTING 150 FEET UNITED IRRIGATION DISTRICT CANAL, RIGHT-OF-WAY AND ALL HIGHLY NORTHWESTERLY PORTION OF LOT 36-2, WEST ADDITION TO SHARPLAND, HIDALGO COUNTY, TEXAS, AS PER PLAN HERETOFORE RECORDED IN VOLUME 1, PAGE 99, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



PREPARED BY: HIG PLAN REVIEW SERVICES
2600 SAN DIEGO, MISSION, TEXAS 78572
DATE PREPARED: SEPTEMBER 15, 2017
DATE SURVEYED: JULY 15, 2017
PLAT SHEET 2 OF 3

THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

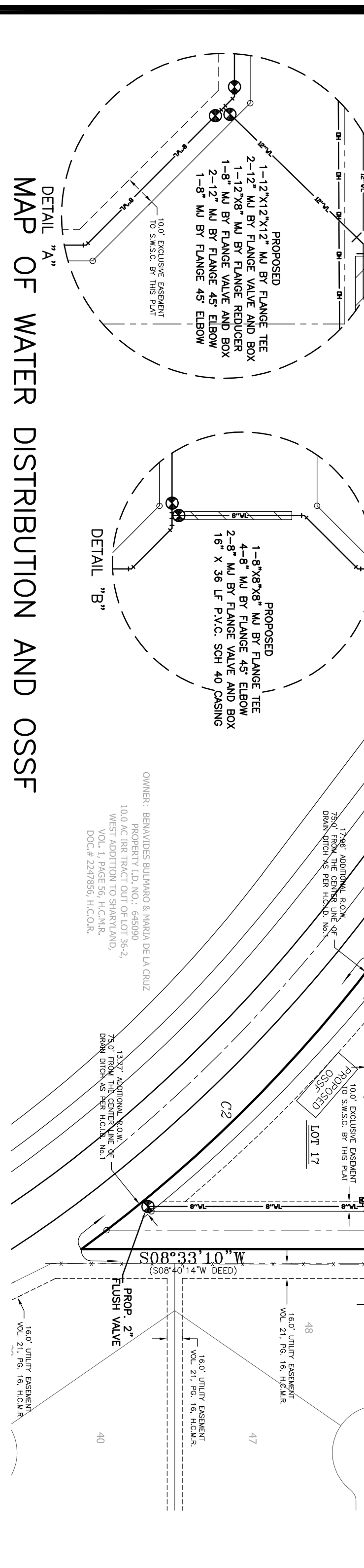
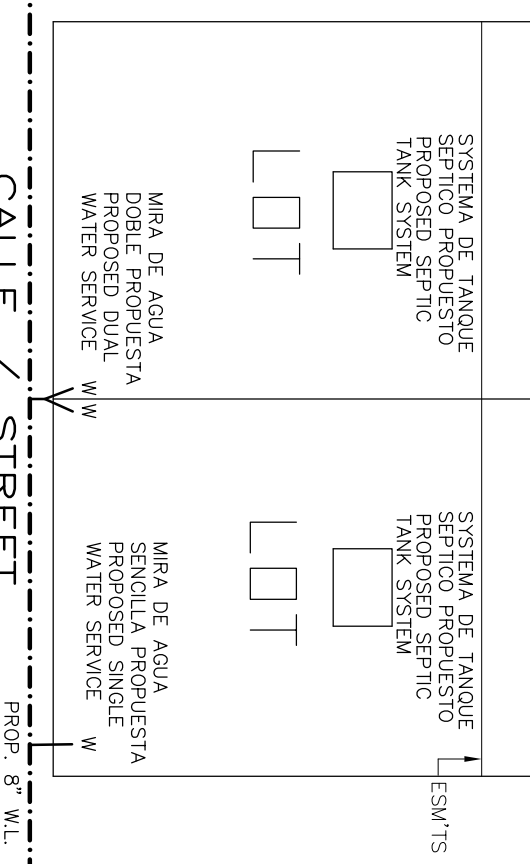
SUBDIVIDER CERTIFICATION
I, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAN, SUBDIVIDER WILL COMPLY WITH ALL APPLICABLE REGULATIONS AND REQUIREMENTS OF THE STATE AND LOCAL GOVERNMENTS. I HEREBY CERTIFY THAT THE LOTS MEET SUCH STANDARDS AND DO NOT REQUIRE ANY SPECIAL CONSIDERATION OR VARIATION FROM SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE AND LOCAL REGULATIONS.

SUBDIVIDER STATEMENT
I, WE, BAZ-BAR LLC, OWNERS OF TAURUS ESTATES No. 22 SUBDIVISION HEREBY CERTIFY THAT THE WATER SERVICE AND SEWER SERVICE CONNECTIONS TO EACH LOT OF THE SUBDIVISION WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

STATE OF TEXAS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LINDSEY BRYAN, ACKNOWLEDGED TO ME THAT HE EXERCISED THE SAME FREE WILL, REASONABLE MIND AND CONSIDERATION IN EXECUTING THE SAME AND THAT HE WAS FULLY CAPABLE OF UNDERSTANDING THE NATURE AND CONSEQUENCES OF THE SAME AND THAT HE WAS NOT UNDER ANY UNLAWFUL INFLUENCE AT THE TIME HE EXECUTED THE SAME.

WITNESSE MY HAND AND SEAL OF OFFICE THIS 15th DAY OF SEPTEMBER 2017.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



FINAL ENGINEERING REPORT (VERSION ESPAÑOL):
PROVISION DE AGUA, DISEÑO DE COSTOS Y TÉCNICAS DE MUDO

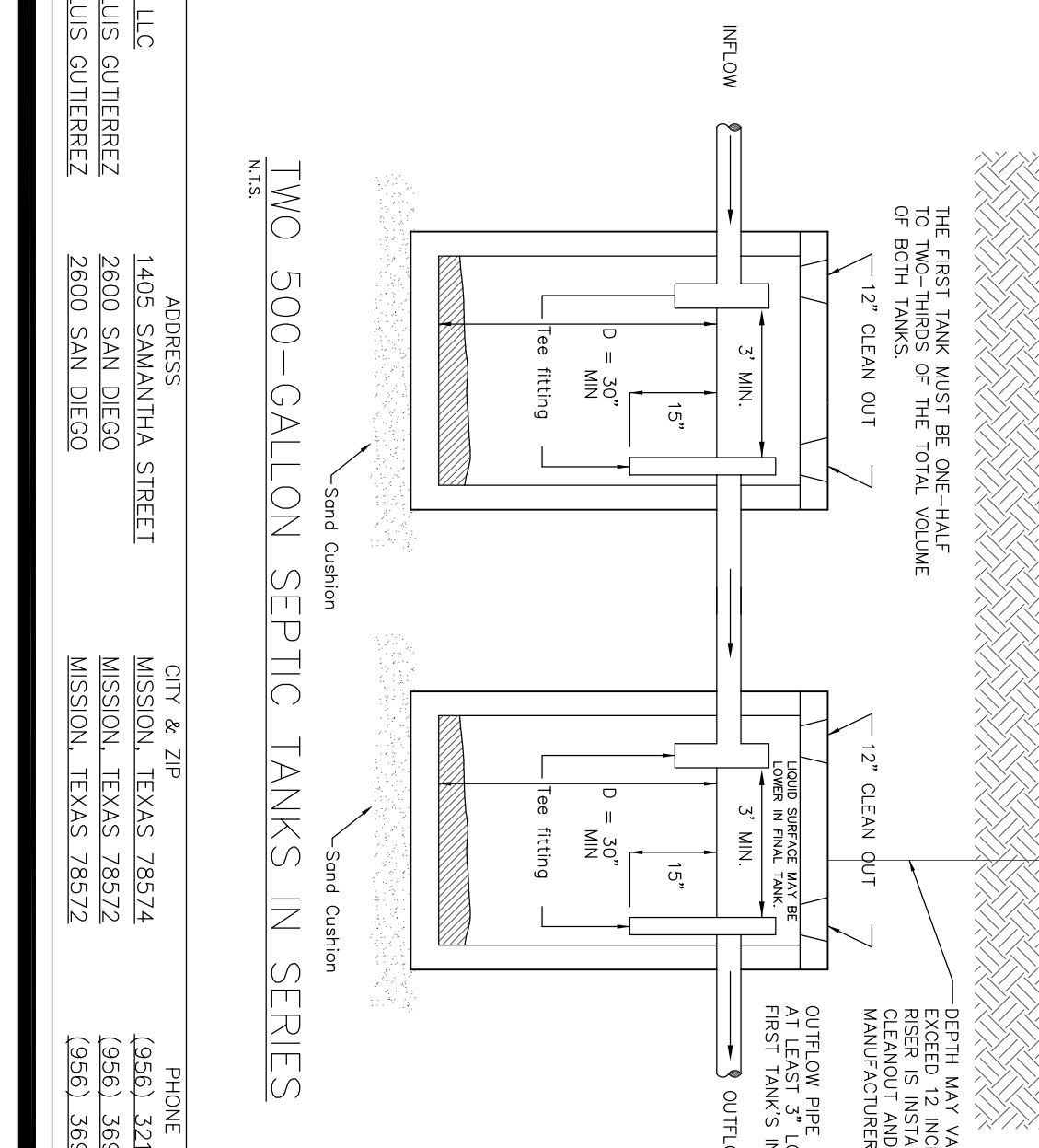
LA SUBDIVISION TAURUS ESTATES No. 22 SUBDIVISION RECIBIRÁ SU PROVISION DE AGUA DE SHARPLAND WATER SUPPLY CORPORATION (S.W.S.C.). EL DUEÑO DE LA SUBDIVISION TAURUS ESTATES No. 22 SUBDIVISION DEBE PRESENTAR DOCUMENTACION PARA DEMOSTRAR A RIESGO PAZADO LA CAPACIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUJUNDO DESARROLLO DE LA SUBDIVISION.

S.W.S.C. TIENE UNA LINEA EXISTENTE DE AGUA DE 12 PULGADAS QUE CORRE DE ESTE A OESTE EN EL LADO SUR DEL DERECHO DE VIA DE LA CALLE ST. FRANCIS AVE. (MILE 4 NORTH ROAD). EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION TAURUS ESTATES No. 22 SUBDIVISION CONSISTE DE LA RECONSTRUCCION DE LA LINEA DE AGUA DE 12 PULGADAS DE DIAMETRO EXISTENTE EN ST. FRANCIS AVE. (MILE 4 NORTH ROAD) Y UNA LINEA DE AGUA DE 12 PULGADAS DE DIAMETRO EXISTENTE EN LOS EBANOS ROAD Y UNA LINEA DE AGUA DE 12 PULGADAS DE DIAMETRO EXISTENTE EN LOS EBANOS ROAD TERMINANDO CON UN DERECHO DE PASO EXCLUSIVO PARA S.W.S.C. EN EL DERECHO DE VIA DE LA CALLE LOS EBANOS ROAD TERMINANDO CON UNA VALVULA DE DRENAJE DE 2" PROVISION PARA LA LINEA DE LA SUBDIVISION. LA LINEA DE 8" DE DIAMETRO PERFORADA EN LOS EBANOS ROAD SALE DESDE LA LINEA DE 12" DE DIAMETRO EXISTENTE EN LOS EBANOS ROAD Y SE DIRIGE AL DERECHO DE PASO EXCLUSIVO EN LOS EBANOS ROAD. EL DERECHO DE PASO EXCLUSIVO DE 2" EN LA LINEA DE 8" DE DIAMETRO PERFORADA EN LOS EBANOS ROAD Y SE DIRIGE AL DERECHO DE PASO EXCLUSIVO EN LOS EBANOS ROAD. EL DERECHO DE PASO EXCLUSIVO DE 2" EN LA LINEA DE 8" DE DIAMETRO PERFORADA EN LOS EBANOS ROAD Y SE DIRIGE AL DERECHO DE PASO EXCLUSIVO EN LOS EBANOS ROAD. EL DERECHO DE PASO EXCLUSIVO DE 2" EN LA LINEA DE 8" DE DIAMETRO PERFORADA EN LOS EBANOS ROAD Y SE DIRIGE AL DERECHO DE PASO EXCLUSIVO EN LOS EBANOS ROAD.

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INDEX TO SHEET OF TAURUS ESTATES No. 22 SUBDIVISION

SHEET	DESCRIPTION
SHEET 1	GENERAL NOTES, LOCATION MAP, PROPERTY PLAT WITH LOTS, STREETS AND EASEMENTS, LEGAL DESCRIPTION (NETS & BOUNDARIES), SURVEYORS DECLARATION, CERTIFICATION, AND ATTENTION. CITY APPROVAL CERTIFICATE, COUNTY APPROVAL CERTIFICATE, AND ATTENTION. COUNTY APPROVAL CERTIFICATE, COUNTY APPROVAL CERTIFICATE, AND ATTENTION. COUNTY APPROVAL CERTIFICATE, COUNTY APPROVAL CERTIFICATE, AND ATTENTION.
SHEET 2	WATER DISTRIBUTION AND SANITARY SERVICE MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER SERVICES, SUBDIVIDER'S CERTIFICATE AND STATEMENT.
SHEET 3	GRANDE REPORT INCLUDING DESCRIPTION OF PLAN AND HOW IT WILL SERVE THE SUBDIVISION, INCLUDING DESCRIPTION OF WATER AND WASTE WATER SERVICES, SUBDIVIDER'S CERTIFICATE AND STATEMENT.

HIG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
2600 SAN DIEGO, MISSION, TEXAS 78572 / TEL. 956-586-0988
TRBP Firm Licensed No. R-104286

TWO 500-GALLON SEPTIC TANKS IN SERIES

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: BAZ-BAR LLC	1405 SAVALANTA STREET	MISSION, TEXAS 78574	(956) 321-5282
ENGINEER: HOMERO LUIS GUTIERREZ	2600 SAN DIEGO	MISSION, TEXAS 78572	(956) 369-0988
SURVEYOR: HOMERO LUIS GUTIERREZ	2600 SAN DIEGO	MISSION, TEXAS 78572	(956) 369-0988

