



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: 2-26-2019

PROPOSED LAS GARDENIAS SUBDIVISION, PRECINCT No. 4.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: MARICELA GARZA RODRIGUEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 3 *SINGLE FAMILY 1 *MULTI-FAMILY 1 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: SOUTHWEST CORNER OF VALVERDE ROAD AND MILE 19 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG AND WAS APPROVED BY THE P&Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-16-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION WITH IN THE PROPOSED LOTS AND SURFACE RUNOFF WILL DRAIN ONTO MILE 19 NORTH ROAD AND VAL VERDE ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO VALVERDE ROAD AND 20.00 FEET ONTO MILE 19 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 2-12-2019 BY, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 2-13-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 6" LOCATION: VALVERDE ROAD & 8" MILE 19 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 2-15-2019 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

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

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

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

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.*

LAS GARDENIAS SUBDIVISION

EVERGREEN VALLEY ESTATES PHASE VI
DOC#2333248 M.R.H.C.

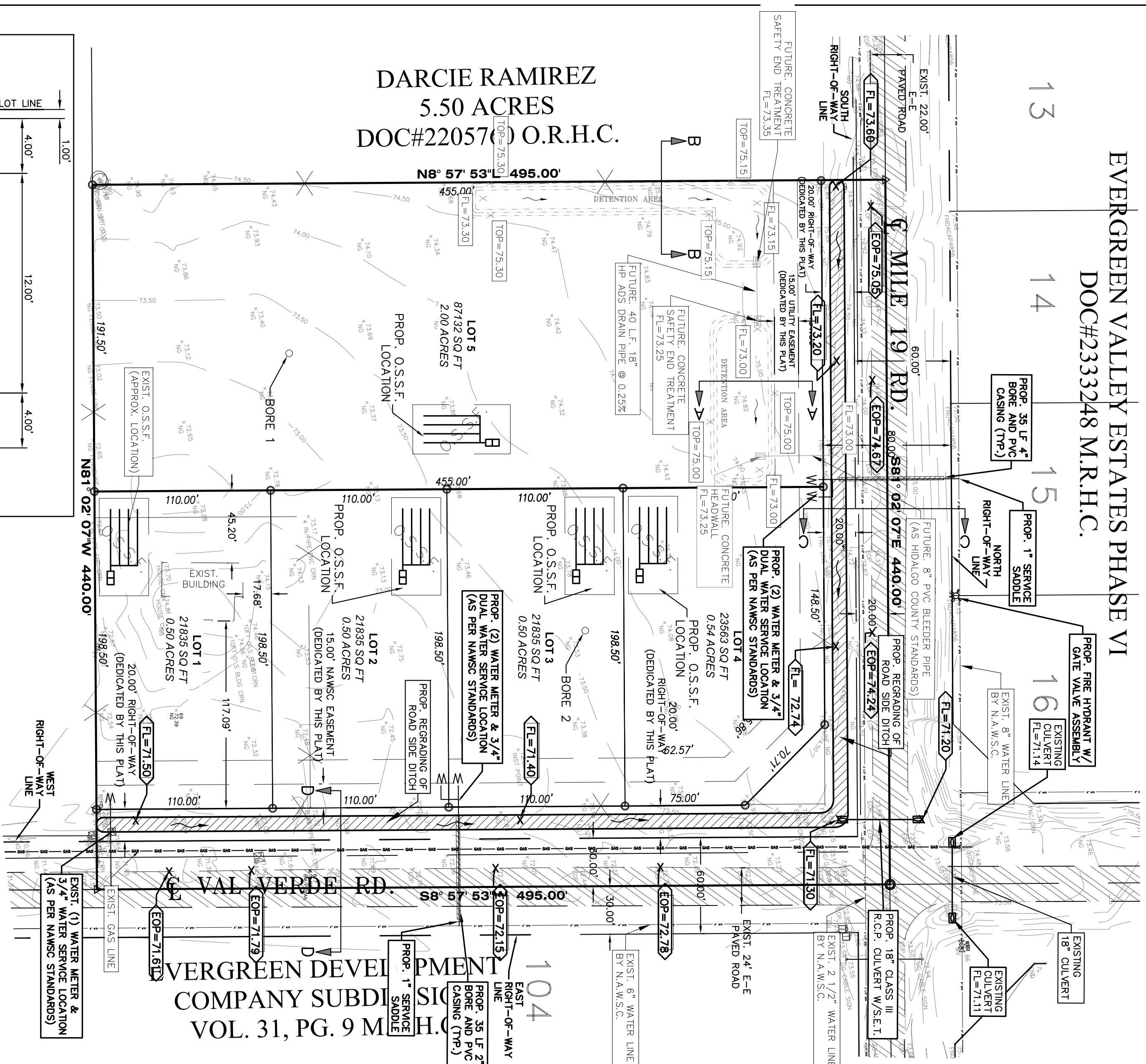
EVERGREEN VALLEY ESTATES PHASE I
VOL. 42, PG. 52 M.R.H.C.

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO
MARGIELA GARZA RODRIGUEZ, AS REPRESENTATIVE OF THE PROPOSED TRACT OF LAND ENCOMPASSED WITHIN THE LAS GARDENIAS SUBDIVISION, PLAT AND DESIGN OF PUBLIC LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 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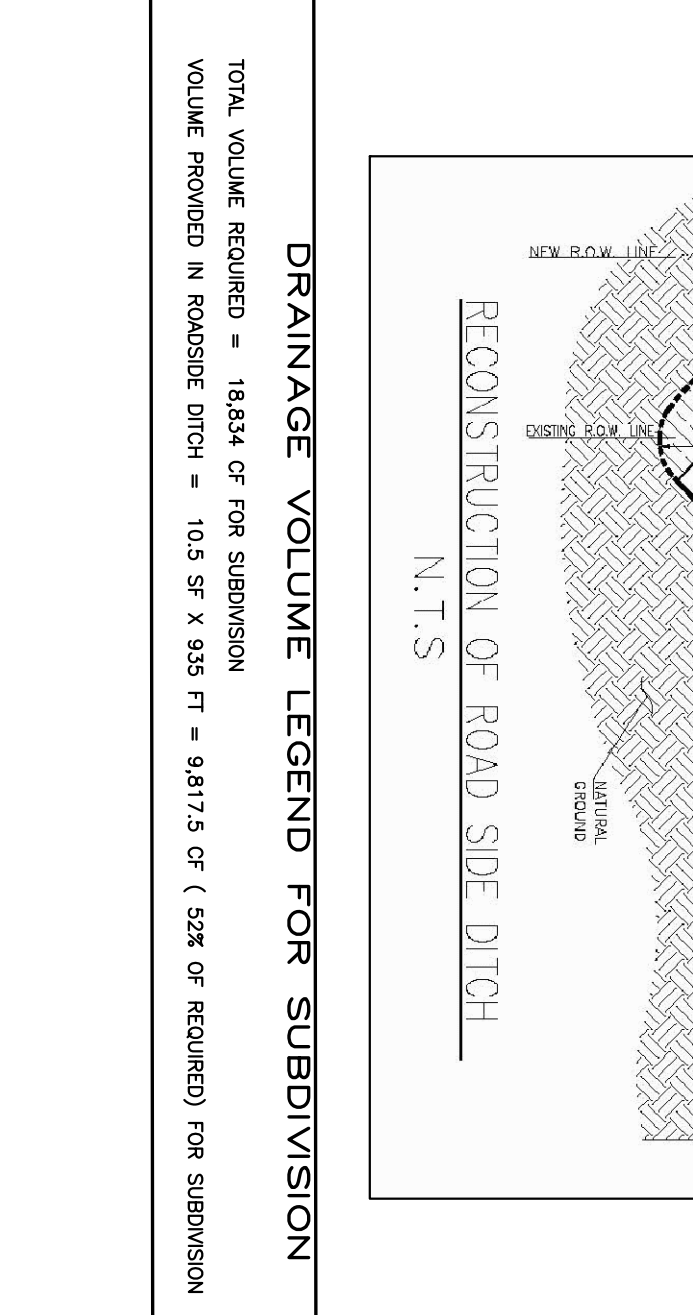
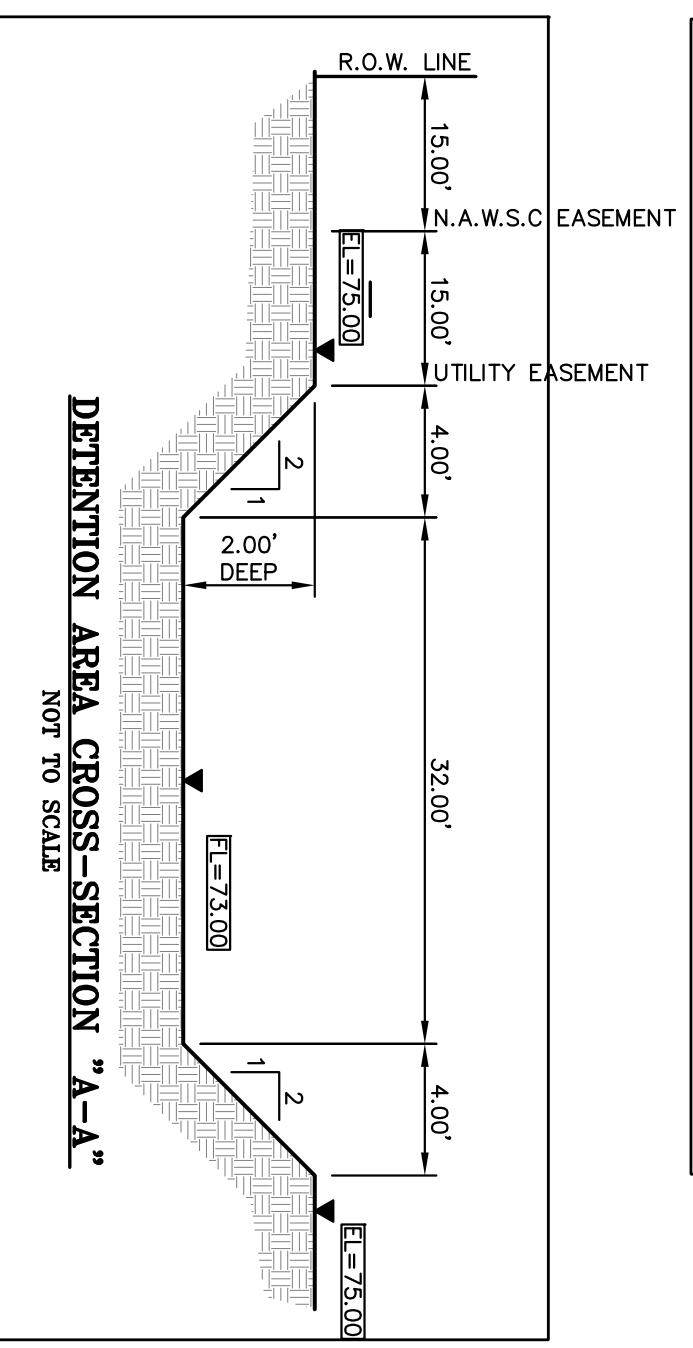
LAS GARDENIAS SUBDIVISION

EVERGREEN VALLEY ESTATES PHASE VI
DOC#2333248 M.R.H.C.

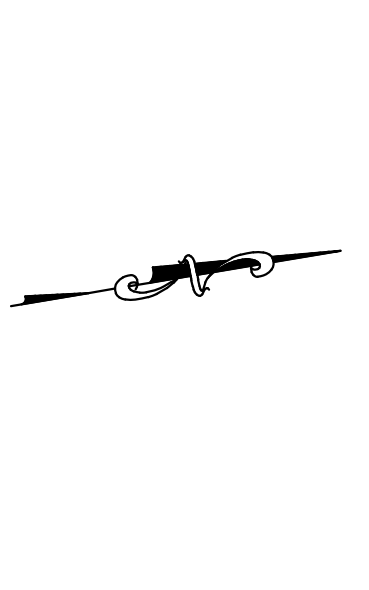


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DARCIE RAMIREZ
5.50 ACRES
DOC#220570 O.R.H.C.



NOTE: ALL DRAINAGE IMPROVEMENTS WITHIN LOT 5 WILL BE DONE AT FUTURE BUILDING PERMIT REQUEST AND NOT DURING SUBDIVISION PROCESS.



ABBREVIATION LEGEND table with columns for symbol and description, including items like Front Building Setback Line, Right-of-Way Water Supply Corp., and various utility lines.

LEGEND table with columns for symbol and description, including items like 1/2 inch iron rod with cap, 1 inch pipe, and various road markers.

ENGINEERING REPORT FOR A VALVERDE SUBDIVISION

DESIGNED BY: IAN GARCIA, P.E., R.P.L.S.
CHECKED BY: IAN GARCIA, P.E., R.P.L.S.
DATE: _____

THE ENGINEER HAS REVIEWED THE SUBDIVISION PLAN AND THE INFORMATION PROVIDED BY THE SUBDIVIDER AND HAS FOUND THAT THE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERING EXAMINERS AND SURVEYORS OF THE STATE OF TEXAS.

THE ENGINEER HAS REVIEWED THE SUBDIVISION PLAN AND THE INFORMATION PROVIDED BY THE SUBDIVIDER AND HAS FOUND THAT THE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERING EXAMINERS AND SURVEYORS OF THE STATE OF TEXAS.



1. - I, MARCELA GARCIA RODRIGUEZ, SUBDIVIDER OF LAS GARDENIAS SUBDIVISION, HEREBY CERTIFY THAT THE INFORMATION PROVIDED IN THIS REPORT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARCELA GARCIA RODRIGUEZ
COUNTY OF HENDECO
STATE OF TEXAS

NOTARY PUBLIC EXPRES...
IAN GARCIA, P.E., R.P.L.S.
DATE: _____

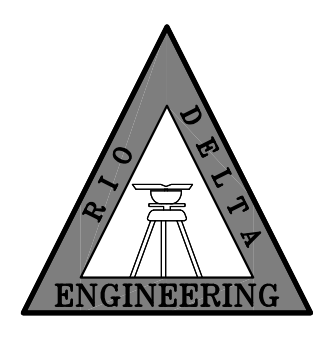
ENGINEERING REPORT FOR LAS GARDENIAS SUBDIVISION
DESIGNED BY: IAN GARCIA, P.E., R.P.L.S.
CHECKED BY: IAN GARCIA, P.E., R.P.L.S.
DATE: _____



INDEX TO SHEETS OF A LAS GARDENIAS SUBDIVISION table with columns for sheet number, description, and date.

UTILITY & DRAINAGE LAYOUT
LAS GARDENIAS SUBDIVISION
HIDALGO COUNTY, TEXAS

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



PROJECT INFORMATION table with fields for PROJECT, DATE, SCALE, DRAWN, CHECKED, and SHEET NO.

