



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

1304 SOUTH 25<sup>TH</sup> STREET  
EDINBURG TEXAS 78539  
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## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-26-2019

PROPOSED RUBEN VALDEZ SUBDIVISION, PRECINCT No. 4.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: RUBEN & VELMA VALDEZ

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 2  \*SINGLE FAMILY    1  \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

LOCATION DESCRIPTION: EAST OF NORTH TAYLOR ROAD APPROXIMATELY 450 FEET NORTH OF MILE 5 NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF McALLEN 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 WITHIN THE PROPOSED LOTS AND SURFACE RUNOFF WILL BE DRAIN INTO N. TAYLOR ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO NORTH TAYLOR ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 2-15-2019 BY, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: N/A BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  SANITARY SEWER BY: SWSC LINE SIZE: 8" LOCATION: NORTH TAYLOR ROAD.

WATER SERVICE PROVIDER: SWSC LINE SIZE: 6" LOCATION: NORTH TAYLOR ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 3-12-2019 : 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 McALLEN.

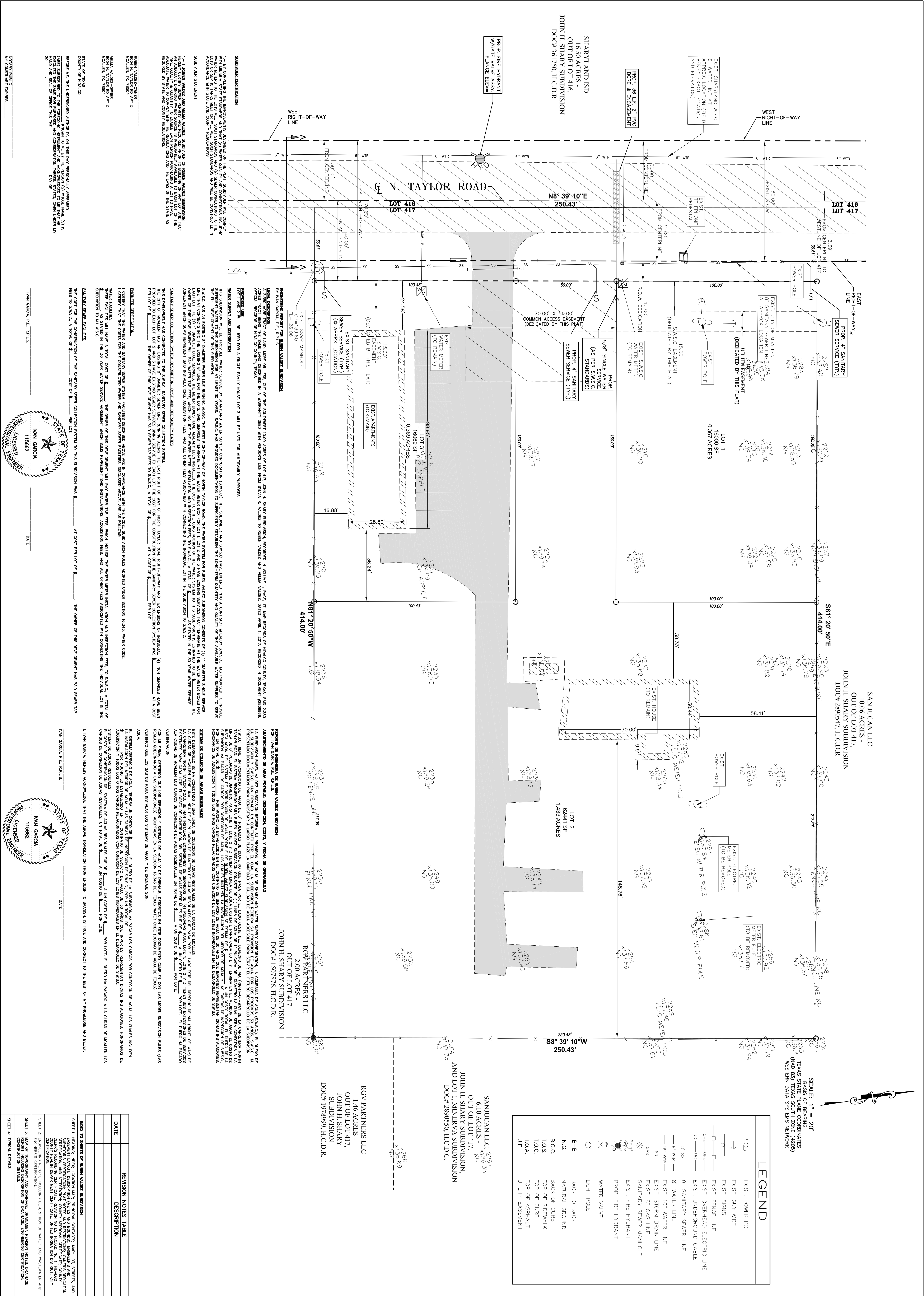
**Final Approval** subject to recommendations other departments

**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.*





**REPORTER'S CERTIFICATION:**  
I, the undersigned, certify that I am a duly licensed Professional Engineer in the State of Texas, and that I am the author of the above described utility layout. I have prepared this utility layout in accordance with the rules and regulations of the State Board of Professional Engineers, and I have not been convicted of a crime involving moral turpitude within the last five years.

**OWNER'S CERTIFICATION:**  
I, the undersigned, certify that I am the owner of the above described property, and that I have authorized the preparation of this utility layout by the undersigned Professional Engineer. I have read and understand the contents of this utility layout, and I agree to the construction of the utility system as shown hereon.

**ENGINEER'S CERTIFICATION:**  
I, the undersigned, certify that I am a duly licensed Professional Engineer in the State of Texas, and that I am the author of the above described utility layout. I have prepared this utility layout in accordance with the rules and regulations of the State Board of Professional Engineers, and I have not been convicted of a crime involving moral turpitude within the last five years.

**CONTRACTOR'S CERTIFICATION:**  
I, the undersigned, certify that I am the contractor for the construction of the utility system shown on this utility layout. I have read and understand the contents of this utility layout, and I agree to construct the utility system as shown hereon.

**NOTICE TO CONTRACTOR:**  
The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall also be responsible for coordinating with the utility companies to ensure that the utility system is installed in accordance with their requirements.

DATE	REVISION NOTES TABLE DESCRIPTION
01/15/2019	ISSUED FOR PERMITTING
02/15/2019	REVISED TO SHOW CHANGES FROM PERMITTING
03/15/2019	REVISED TO SHOW CHANGES FROM PERMITTING
04/15/2019	REVISED TO SHOW CHANGES FROM PERMITTING
05/15/2019	REVISED TO SHOW CHANGES FROM PERMITTING
06/15/2019	REVISED TO SHOW CHANGES FROM PERMITTING
07/15/2019	REVISED TO SHOW CHANGES FROM PERMITTING
08/15/2019	REVISED TO SHOW CHANGES FROM PERMITTING
09/15/2019	REVISED TO SHOW CHANGES FROM PERMITTING
10/15/2019	REVISED TO SHOW CHANGES FROM PERMITTING
11/15/2019	REVISED TO SHOW CHANGES FROM PERMITTING
12/15/2019	REVISED TO SHOW CHANGES FROM PERMITTING

**PROJECT:**  
UTILITY LAYOUT  
RUBEN VALDEZ SUBDIVISION  
CITY OF McALLEN  
HIDALGO COUNTY, TEXAS

**PRELIMINARY**  
THIS DOCUMENT IS FOR PRELIMINARY PURPOSES ONLY. IT IS NOT TO BE USED FOR BIDDING OR PERMITTING.

**LEGEND**  
EXIST. POWER POLE  
EXIST. GUY WIRE  
EXIST. SIGNS  
EXIST. OVERHEAD ELECTRIC LINE  
EXIST. UNDERGROUND CABLE  
8" SANITARY SEWER LINE  
8" WATER LINE  
EXIST. 16" WATER LINE  
EXIST. STORM DRAIN LINE  
EXIST. 8" GAS LINE  
SANITARY SEWER MANHOLE  
EXIST. FIRE HYDRANT  
PROP. FIRE HYDRANT  
WATER VALVE  
LIGHT POLE  
BACK TO BACK  
NATURAL GROUND  
BACK OF CURB  
TOP OF SIDEWALK  
TOP OF CURB  
TOP OF ASPHALT  
UTILITY EASEMENT

**SCALE: 1" = 20'**  
BASED ON BEARING  
TEXAS STATE PLANE COORDINATES  
WESTERN DATA SYSTEMS NETWORK

**REPORT DE:**  
RUBEN VALDEZ SUBDIVISION  
CITY OF McALLEN  
HIDALGO COUNTY, TEXAS

**OWNER:**  
SAN JUAN LLC  
10.06 ACRES -  
OUT OF LOT 417  
JOHN H. SHARY SUBDIVISION  
DOC# 2890547, H.C.D.R.

**ENGINEER:**  
RUBEN VALDEZ  
115662  
I.VAN GARCIA P.E., R.P.L.S.

**DATE:**  
FEBRUARY 1, 2019



