



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 7-01-2019

PROPOSED VILLAS DEL ANGEL SUBDIVISION, PRECINCT No. 3.

ENGINEER: SOUTH TEXAS INFRASTRUCTURE GROUP DEVELOPER: GILBERT RAMIREZ

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

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

LOCATION DESCRIPTION: WEST OF GLASSCOCK ROAD APPROXIMATELY ¼ MILE SOUTH OF MILE 7 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 11-05-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO GLASSCOCK ROADSIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO GLASSCOCK ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 5-22-2019 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 3-07-19 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF's ARE EXISTING.

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 12" LOCATION: GLASSCOCK ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 5-08-2019 : 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: N/A

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.

STATE OF TEXAS  
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE VILLAS DEL ANGEL SUBDIVISION OF THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I/WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED APPROXIMATELY TO BE INSTALLED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

GILBERT RAMIREZ  
10124 GLASSCOCK RD.  
MISSION, TX 78573

ANGELICA G. DE RAMIREZ  
10124 GLASSCOCK RD.  
MISSION, TX 78573

DATE \_\_\_\_\_

JOSE ANGEL RAMOS  
10124 GLASSCOCK RD.  
MISSION, TX 78573

ANGELICA GILDA DE RAMOS  
10124 GLASSCOCK RD.  
MISSION, TX 78573

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GILBERT RAMIREZ, ANGELICA G. DE RAMIREZ, JOSE ANGEL RAMOS AND ANGELICA GILDA DE RAMOS KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING 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 \_\_\_\_ DAY OF \_\_\_\_\_,

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVINO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

VICTOR H. TREVINO, P.E.  
LICENSED PROFESSIONAL ENGINEER,  
TEXAS LIC. NO. 128195

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, KURT SCHUMACHER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON \_\_\_\_\_ UNDER MY DIRECTION.

KURT SCHUMACHER, R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR # 6333  
FIRM #10193886  
900 S. STEWART RD., SUITE 13  
MISSION, TEXAS 78572

APPROVED BY DRAINAGE DISTRICT:

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 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

RAUL E. SESIN, P.E., C.F.M. DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF VILLAS DEL ANGEL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_.

HIDALGO COUNTY JUDGE DATE \_\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: \_\_\_\_\_

PRESIDENT

SECRETARY

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VILLAS DEL ANGEL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE \_\_\_\_\_

SHARYLAND WATER SUPPLY CORPORATION

I, SHERILYN DAHLBERG, HEREBY CERTIFY THAT SHARYLAND WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER INFRASTRUCTURE FOR THE VILLAS DEL ANGEL LOCATED AT 10124 GLASSCOCK RD, HIDALGO COUNTY, TEXAS, SUBJECT TO THE POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DESIGN ENGINEER AND ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER INFRASTRUCTURE IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EASEMENT.

SHERILYN DAHLBERG  
GENERAL MANAGER  
SHARYLAND WATER SUPPLY CORPORATION

CERTIFICATION OF THE MAYOR OF THE CITY OF McALLEN

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

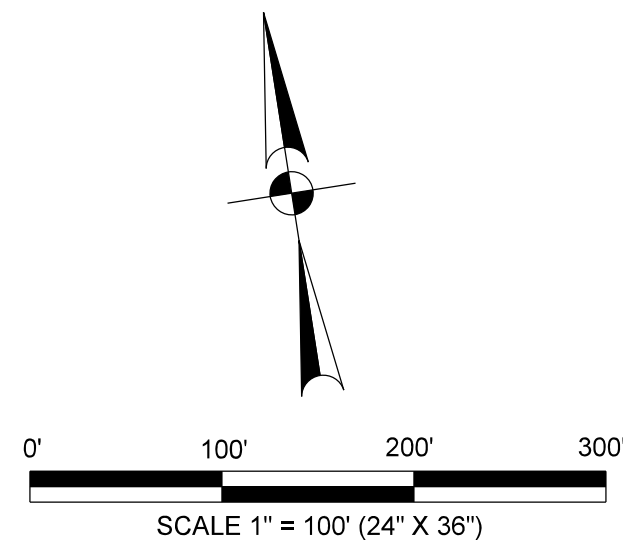
MAYOR CITY OF McALLEN DATE \_\_\_\_\_

CHAIRMAN PLANNING AND ZONING COMMISSION

DATE: \_\_\_\_\_

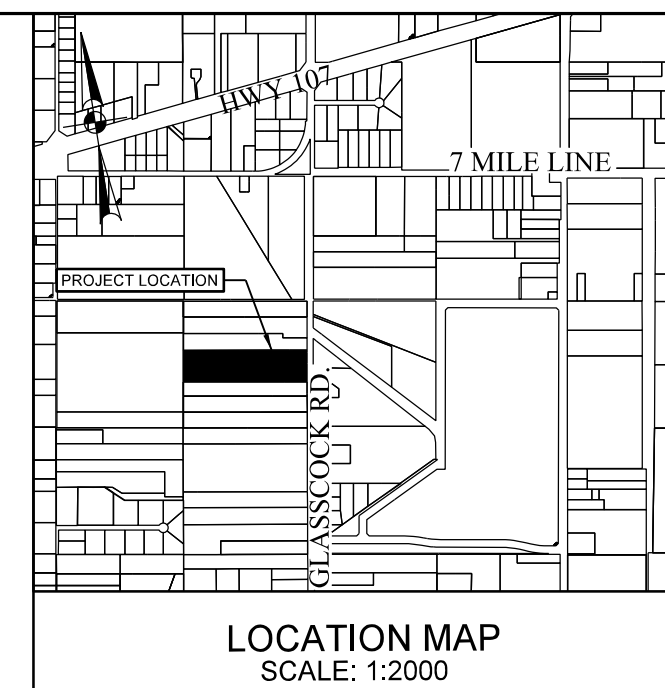
# VILLAS DEL ANGEL SUBDIVISION

BEING THE SOUTH 10 ACRES OF THE NORTH 25 ACRES OF LOT 472,  
JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE  
17, MAP RECORDS, HIDALGO COUNTY, TEXAS,  
AS DESCRIBED IN DOCUMENT NUMBER 2735761, OF THE OFFICIAL RECORDS HIDALGO COUNTY,  
TEXAS.



### LEGEND:

- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWS PROP COR" UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON PIN UNLESS OTHERWISE NOTED

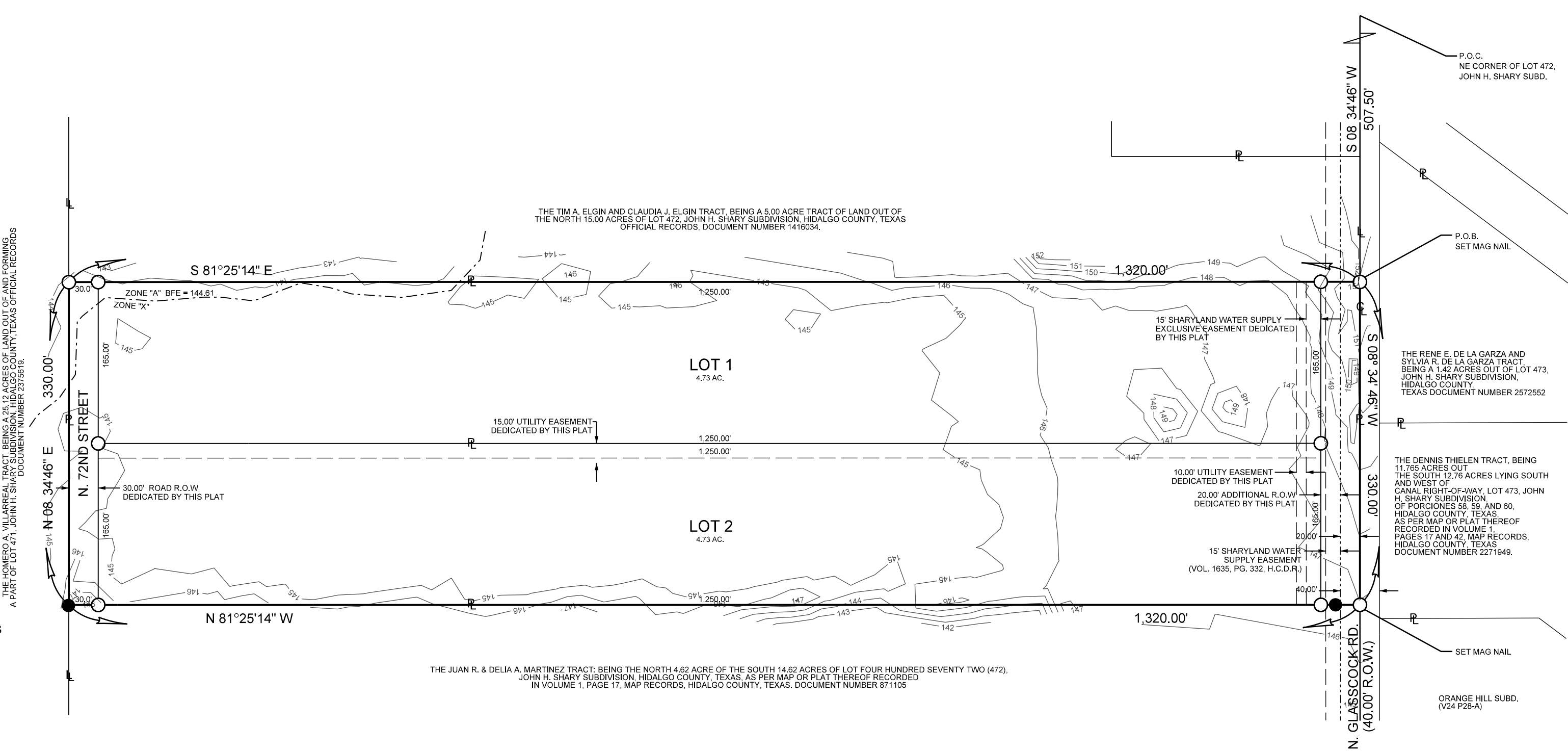


### LOCATION DESCRIPTION

VILLAS DEL ANGEL SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY, PRECINCT NO. 3 IN THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATELY 1,800 FT SOUTH OF THE INTERSECTION OF MILE 7 AND GLASSCOCK RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF McALLEN, ACCORDING TO THE OFFICIAL MAP IN THE CITY OFFICE OF PLANNING AND ZONING (POPULATION 129,877, 2015 CENSUS.). VILLAS DEL ANGEL SUBDIVISION LIES APPROXIMATELY 0.9 MILE FROM THE CITY LIMITS OF McALLEN AND IS WITHIN THE CITY'S 0 TO 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE

### GENERAL NOTES:

- FLOOD ZONE STATEMENT: THE PROPERTY IS IN ZONE "A", AREAS OF NO BASE FLOOD ELEVATIONS DETERMINED, AND ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY PANEL NO. 480334 0295 D, REVISED JUNE 6, 2000, BASED ON LIDAR AND TOPOGRAPHY DATA FROM THE SITE, WE HAVE DETERMINED THAT THE BASE FLOOD ELEVATION FOR THIS ZONE "A" ON THIS SPECIFIC PROPERTY IS 144.01.
- SETBACK LINES TO BE AS PER CITY OF McALLEN ZONING ORDINANCE: FRONT: N. GLASSCOCK ROAD - 40 FT OR GREATER FOR EASEMENTS REAR: N. 72ND STREET - 30 FT OR GREATER FOR EASEMENTS SIDES: 8 FT OR GREATER FOR EASEMENTS GARAGE: 18 FT, EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES. ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 IN ABOVE THE CENTER LINE OF GLASSCOCK RD., OR 18 IN ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS.
- CITY OF McALLEN BENCHMARK: "MC 36" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN OFFICE, PEDRO ON OCTOBER 7, 1999, BEING LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF GLASSCOCK RD AND MILE 7 RD. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = 149.19 (NAVD98).
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 9,107 CFT OR 0.209 ACRE-FT OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS).
- 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. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR OCCUPANCY OF THE LOT.
- 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.
- ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT 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 ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- 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.
- AN OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
- EACH LOT ON THIS PLAT COMPIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- AN OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS 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.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEM LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ANCHORING OF SEPTIC TANK(S), BACK FLOW VALVES, SEPTIC TANK COVER SHALL BE ABLE TO SEAL.



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

### PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	GILBERT RAMIREZ	10124 GLASSCOCK RD.	MISSION, TEXAS 78573	(956) 581-5009	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	KURT SCHUMACHER, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

REVISION NOTES			
No.	SHEET	REVISION	DATE

SUBDIVISION PLAT  
SHEET 1

SOUTH TEXAS INFRASTRUCTURE GROUP  
900 S. STEWART, SUITE 13  
MISSION, TEXAS 78572  
PH: (956) 424-3335  
FAX: (956) 583-7116  
TBPE REG # 15000



# VILLAS DEL ANGEL SUBDIVISION

BEING THE SOUTH 10 ACRES OF THE NORTH 25 ACRES OF LOT 472,  
JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE  
17, MAP RECORDS, HIDALGO COUNTY, TEXAS,  
AS DESCRIBED IN DOCUMENT NUMBER 2735761, OF THE OFFICIAL RECORDS HIDALGO COUNTY,  
TEXAS.

WATER AND SEWER ENGINEERING REPORT  
WATER SUPPLY (DESCRIPTION, COST, AND OPERABILITY DATE):

VILLAS DEL ANGEL SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND SHARYLAND WATER SUPPLY CORPORATION HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND SHARYLAND WATER SUPPLY CORPORATION 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.

VILLAS DEL ANGEL ONLY HAS 2 LOTS, S.W.S.C. HAS AN EXISTING 12" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF GLASSCOCK RD. RUNNING ALONG THE NORTHEAST LINE OF THE SUBDIVISION.

WATER DISTRIBUTION FOR VILLAS DEL ANGEL SUBDIVISION CONSISTS OF CONNECTING TO THE EXISTING 12" DIAMETER WATER LINE, AN EXISTING 1" SINGLE SERVICE WHICH WAS ALREADY INSTALLED FOR LOT 2 AND A 1" SINGLE SERVICE THAT RUNS INTO LOT 1. THE 1" SINGLE SERVICE LINE AND THE METER BOX HAVE ALREADY BEEN INSTALLED AT A TOTAL OF \$ 2,658.00. IN ADDITION THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF \$ 2,658.00 WHICH COVERS THE COST AS 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 THE INDIVIDUAL LOTS IN THE SUBDIVISION TO S.W.S.C. UPON REQUEST BY THE LOT OWNER, S.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

SEWAGE FROM VILLAS DEL ANGEL SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAIN FIELD ON LOTS 1 TO 2. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING 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 REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:  
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 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 AREAS OF THE SUBDIVISION (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM 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.

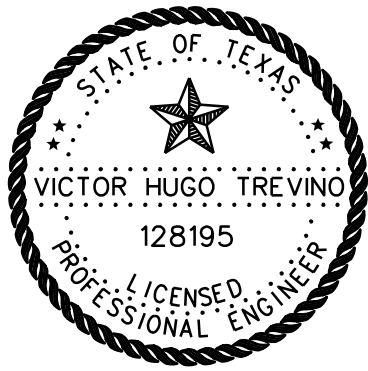
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,650.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST \$ 3,300.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ONE OSSF ON 01/07/2019.

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 UNCONSTRUCTED ON-SITE 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 \$ 2,658.00.  
SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$ 3,300.00.

VICTOR H. TREVINO, P.E.  
LICENSED PROFESSIONAL ENGINEER,  
TEXAS LIC. NO. 128195



REPORT DE INGENIERIA DE AGUA Y DRENAJE

WATER SUPPLY (DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO):

LA SUBDIVISION VILLAS DEL ANGEL RECIBIRÁ SU PROVISIÓN DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y S.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. S.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA SUBDIVISION VILLAS DEL ANGEL TIENE 2 LOTES. S.W.S.C. TIENE UN EXISTENTE CONDUCTO DE AGUA DE 12" DE DIAMETRO CORRIENDO SOBRE EL LADO OESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA GLASSCOCK, CORRIENDO SOBRE LA LINEA NOROESTE DE LA SUBDIVISION.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION VILLAS DEL ANGEL CONSISTE CONECTARSE A LA LINEA DE AGUA EXISTENTE DE 12 PULGADAS, EL LOTE 2 CUENTA CON UN SERVICIO DE AGUA EXISTENTE PREVIAMENTE INSTALADO, EL LOTE 1 CUENTA CON UN SERVICIO SENCILLO DE UNA PULGADA QUE SERÁ UBICADO EN EL LOTE 1. EL SERVICIO SENCILLO Y EL MEDIDOR HAN SIDO INSTALADOS CON UN PRECIO TOTAL DE \$ 2,658.00. ESTE PRECIO INCLUYE TAMBIEN EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION CUANDO EL DUEÑO DE ALGUNO DE LOS LOTES SOLICITE UN MEDIDOR DE AGUA. AGUA SUD LO INSTALARÁ SIN COSTO ALGUNO. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

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. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO 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.

REPORT DE EVALUACION DE SUELO:

CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE MÁS DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACIÓN EN LUGAR OPUESTOS EN LA SUBDIVISION. UN TOTAL DE 2 EXCAVACIONES DE EVALUACION FUERON REALIZADAS. EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SIGNIFICATIVAMENTE UNIFORME, EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) 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.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSA SÉPTICA ES DE \$ 1,650.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$ 3,300.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACION DE LA FOSA SÉPTICA DESDE 01/07/2019.

CERTIFICACION:

CON MI FIRMA CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO 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 DRENAJE SON:

AGUA- EL SISTEMA DE SERVICIO DE AGUA SERÁ INSTALADO Y COMPLETAMENTE CONSTRUÍDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$ 2,658.00.  
DRENAJE- SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ \$ 3,300.00.

VICTOR H. TREVINO, P.E.  
LICENSED PROFESSIONAL ENGINEER,  
TEXAS LIC. NO. 128195



SUBDIVIDER CERTIFICATION:

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STANDARDS AND THAT (a) WATER QUALITY AND CONNECTION INCLUDING WATER METER TO THE LOT MEET SUCH STANDARDS AND (b) SEPTIC TANK MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

WE, GILBERT RAMIREZ, ANGELICA G. DE RAMIREZ, JOSE ANGEL RAMOS & ANGELICA GILDA DE RAMOS, SUBDIVIDER OF VILLAS DEL ANGEL HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT 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 STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

GILBERT RAMIREZ  
10124 GLASSCOCK RD.  
MISSION, TX 78573

ANGELICA G. DE RAMIREZ  
MISSION, TX 78573

JOSE ANGEL RAMOS  
10124 GLASSCOCK RD.  
MISSION, TX 78573

ANGELICA GILDA RAMOS  
10124 GLASSCOCK RD.  
MISSION, TX 78573

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GILBERT RAMIREZ, ANGELICA G. DE RAMIREZ, JOSE ANGEL RAMOS & ANGELICA GILDA RAMOS, KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

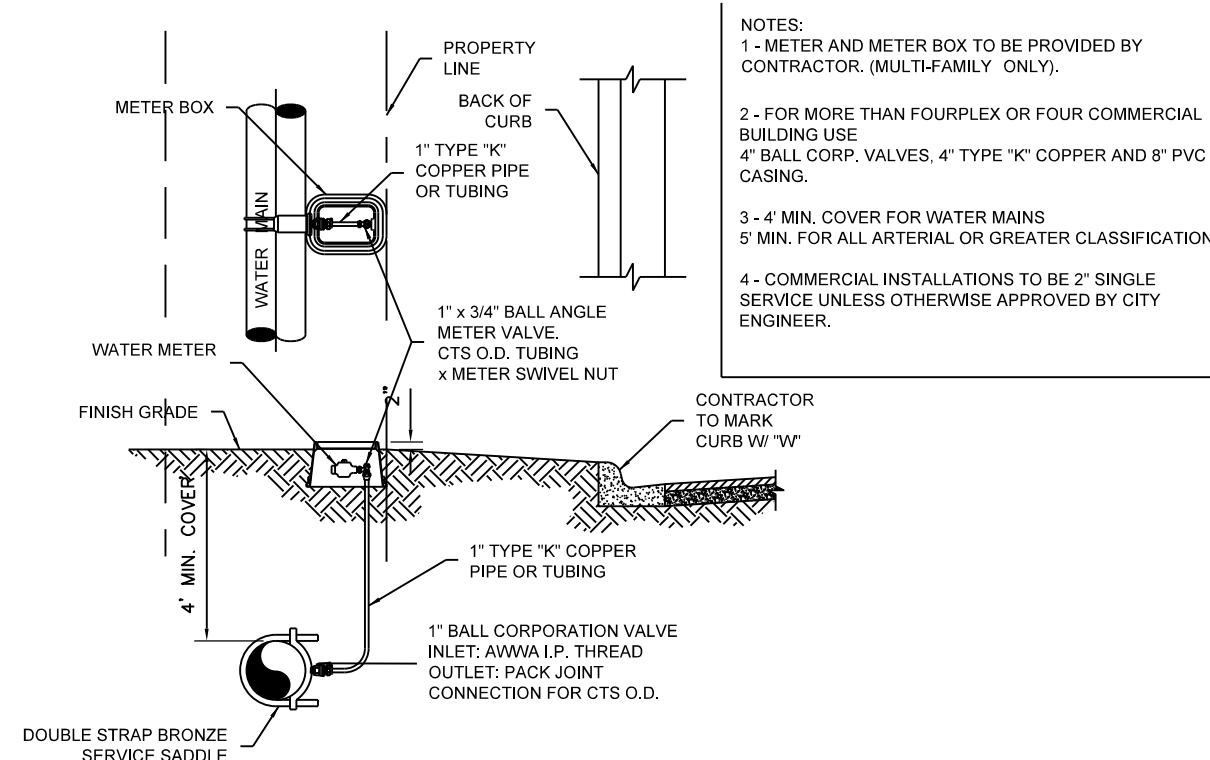
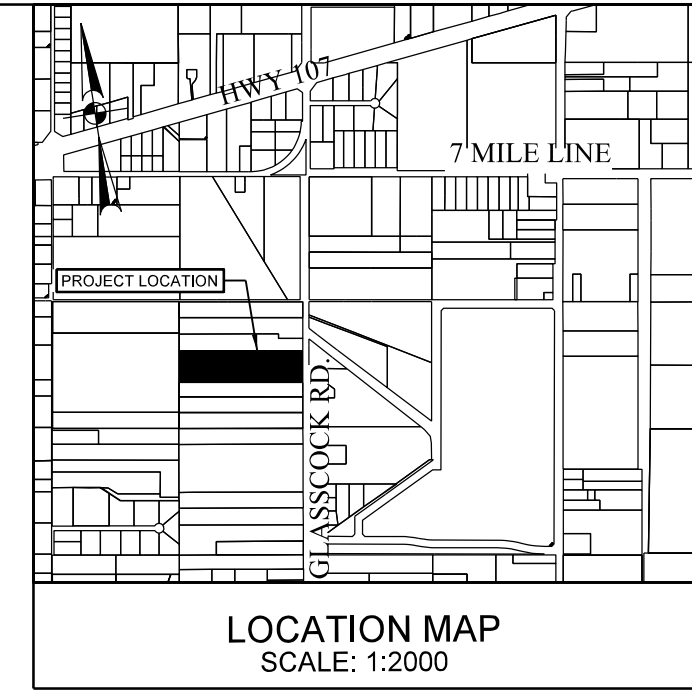
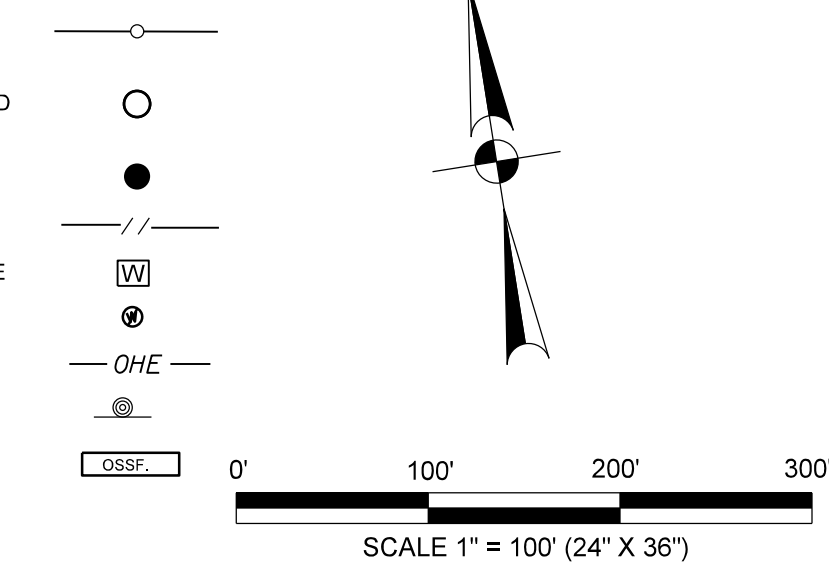
NOTARY PUBLIC  
MY COMSTUART EXPIRES \_\_\_\_\_ DATE \_\_\_\_\_



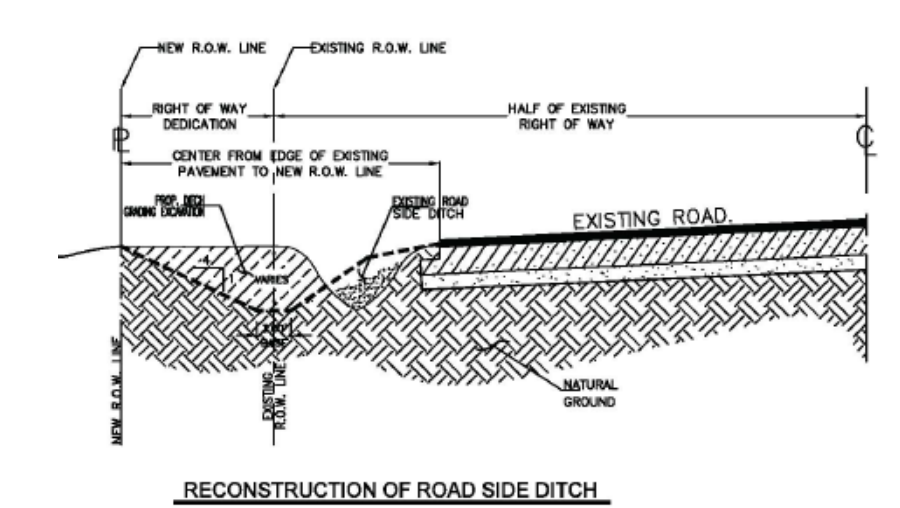
VICTOR H. TREVINO, P.E.  
LICENSED PROFESSIONAL ENGINEER,  
TEXAS LIC. NO. 128195

LEGEND:

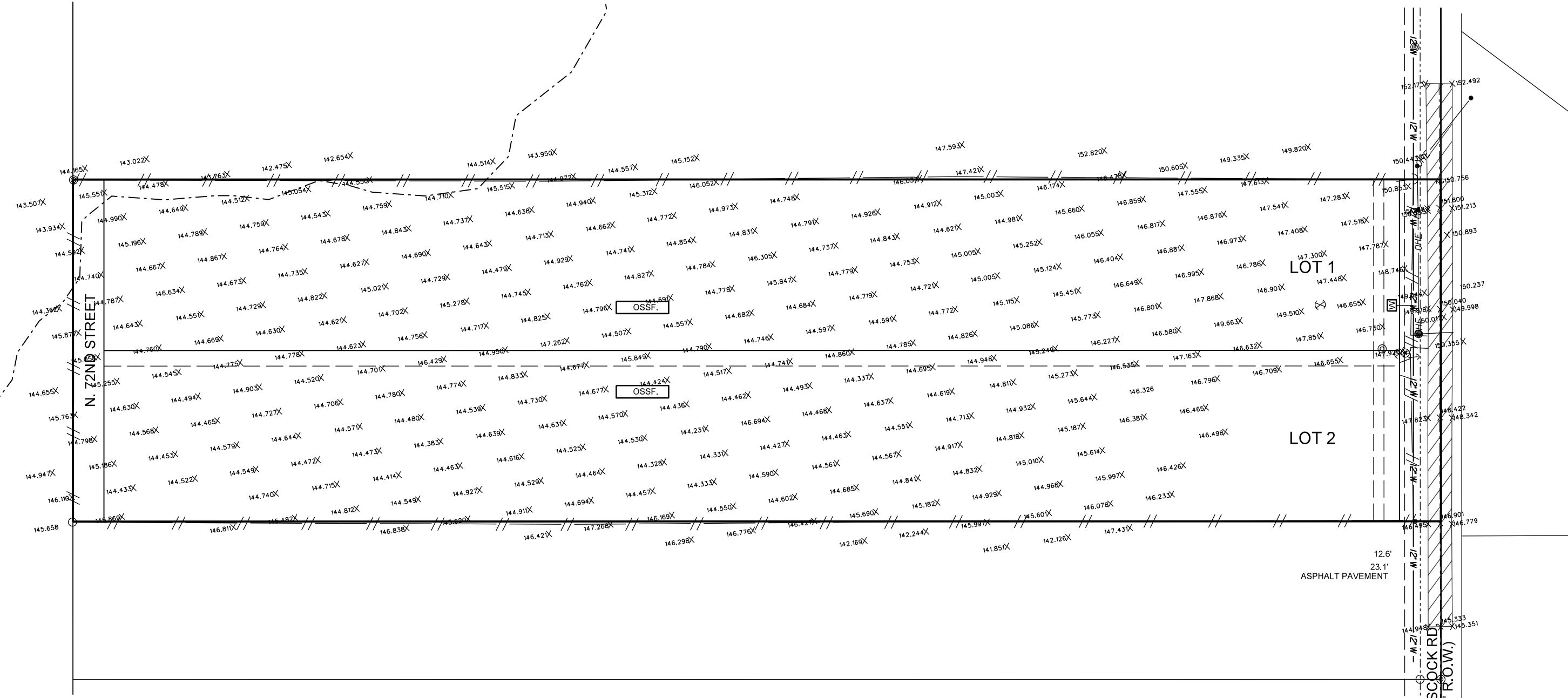
- CHAIN LINK FENCE
- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR."
- FOUND 1/2" IRON PIN
- WOOD FENCE
- PROPOSED WATER SERVICE
- EXISTING WATER SERVICE
- OVERHEAD ELECTRIC
- SIGN
- ON-SITE SEWAGE FACILITY



W-1A TYPICAL SINGLE WATER SERVICE CONNECTION (NEAR SIDE)



RECONSTRUCTION OF ROAD SIDE DITCH



DRAINAGE REPORT

PROJECT LOCATION

VILLAS DEL ANGEL SUBDIVISION IS A PROPOSED 2 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED WITHIN THE CITY OF MCALLEN ETJ, BEING THE SOUTH 10.00 ACRES OF THE NORTH 25 ACRES OF LOT 472, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, AND HIDALGO COUNTY, TEXAS, BEING PART OF THAT TRACT OF LAND CONVEYED BY WARRANTY DEED WITH VENDORS LIEN TO GILBERT RAMIREZ AND WIFE ANGELICA DE RAMIREZ, AND JOSE RAMOS AND WIFE ANGELICA RAMOS DATED JULY 25, 2019, AS DESCRIBED IN DOCUMENT NUMBER 2735761, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FLOOD PLAIN

THE PROPERTY IS IN ZONE "A", AREAS OF NO BASE FLOOD ELEVATIONS DETERMINED, AND ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN; COMMUNITY PANEL NO. 480334 0295 D, REVISED ON JUNE 6, 2000, BASED ON LIDAR AND TOPOGRAPHY DATA FROM THE SITE, WE HAVE DETERMINED THAT THE BASE FLOOD ELEVATION FOR THIS ZONE "A" ON THIS SPECIFIC PROPERTY IS 144.61.

SOIL CONDITIONS

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 78.8% OF BRENNAN FINE SANDY LOAM (3), WITH 0 TO 1 PERCENT SLOPES, 23.1% OF HIDALGO FINE SANDY LOAM (25), WITH 0 TO 1 PERCENT SLOPES. THESE SOILS ARE WELL DRAINED, SURFACE RUNOFF IS NEGLIGIBLE PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS MODERATE. THESE SOIL ARE LISTED IN HYDROLOGIC GROUP B. SEE APPENDIX C, AND 0.01% OF RACOMBS SANDY CLAY LOAM (48), WITH 0 TO 1 PERCENT SLOPES. THIS SOIL IS MODERATELY WELL DRAIN, SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS HIGH. THIS SOIL IS LISTED IN HYDROLOGIC GROUP B.

EXISTING CONDITIONS

THE SUBJECT PROPERTY IS CURRENTLY UNDEVELOPED. TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A VERY SLIGHT GRADE TOWARDS THE WEST SIDE OF THE PROPERTY APPROXIMATELY (0.4-1%). IN ACCORDANCE WITH THE DRAINAGE POLICIES OF THE CITY OF MCALLEN AND COUNTY OF HIDALGO, THE RATIONALE METHOD, 10-YEAR FREQUENCY STORM EVENT WAS UTILIZED TO DETERMINE THE EXISTING STORM WATER RUNOFF FOR THIS SITE. THE TOTAL CONTRIBUTING 10-YEAR EXISTING STORM WATER RUNOFF FROM THIS SITE OF A TOTAL OF 10.00 ACRES IS APPROXIMATELY 7.25 CFS. THE POST DEVELOPMENT VOLUME OF STORM WATER RUNOFF IS 10.88 CFS BASED ON THE 50-YEAR STORM FREQUENCY, AS PER ATTACHED CALCULATIONS, WHICH IS AN INCREASE OF 3.63 CFS.

PROPOSED CONDITIONS

IN ACCORDANCE WITH THE CITY OF MCALLEN AND COUNTY OF HIDALGO DRAINAGE POLICY, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 9,107 CFT OR 0.209 ACRE-FT, WILL NEED TO BE DETAINED IN THE GREEN AREAS OF THE PROPOSED LOTS AND BY RE-GRADING AND EXCAVATING THE EXISTING ROADSIDE DITCH ALONG THE FRONTAGE OF THE PROPERTY (GLASSCOCK RD.).

DETENTION CALCULATIONS:  
330' x 15.0' x 2.0'  
DRAINAGE DETENTION REQUIRED: 9, 107 C.F.  
DRAINAGE DETENTION PROVIDED: 9, 900 C.F.

ENGINEERING REPORT  
AND UTILITY LAYOUT  
SHEET 2

PRINCIPAL CONTACTS:					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	GILBERT RAMIREZ	10124 GLASSCOCK RD.	MISSION, TEXAS 78573	(956) 581-5009	
ENGINEER:	VICTOR H. TREVINO	900 S. STEWART, STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	KURT SCHUMACHER, R.P.L.S.	900 S. STEWART, STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

SOUTH TEXAS INFRASTRUCTURE GROUP  
900 S. STEWART, SUITE 13  
MISSION, TEXAS 78572  
PH: (956) 424-3335  
FAX: (956) 424-3132  
TBPE REG # 15000

