



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: 12-30-2019

PROPOSED PEDRAZA ESTATES SUBDIVISION PRECINCT No. 3.

ENGINEER: PABLO SOTO JR. DEVELOPER: RODOLFO PEDRAZA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

LOCATION DESCRIPTION: NORTH EAST CORNER OF MOOREFIELD ROAD AND LUCKY "I" STREET.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION AND WAS APPROVED ADMINISTRATIVELY BY SAID CITY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-07-2019 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY REGRADING THE ROAD SIDE DITCH FRONTING THE SUBDIVISION.

ROAD R.O.W. DEDICATION: 15.00 FEET ONTO MOOREFIELD ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 11-15-2019 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

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

SEWER SYSTEM: SANITARY SEWER BY: MISSION LINE SIZE: 6" LOCATION: MOOREFIELD ROAD.

WATER SERVICE PROVIDER: S.W.S.C. EXISTING LINE SIZE: 4" LOCATION: LUKY "I" STREET.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 11-15-2019 : BY 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.

VARIANCE REQUEST FROM: *Hidalgo County Subdivision Rules Title "B" chapter 2.8 "Lots & blocks" section B "Lot width requirements".*

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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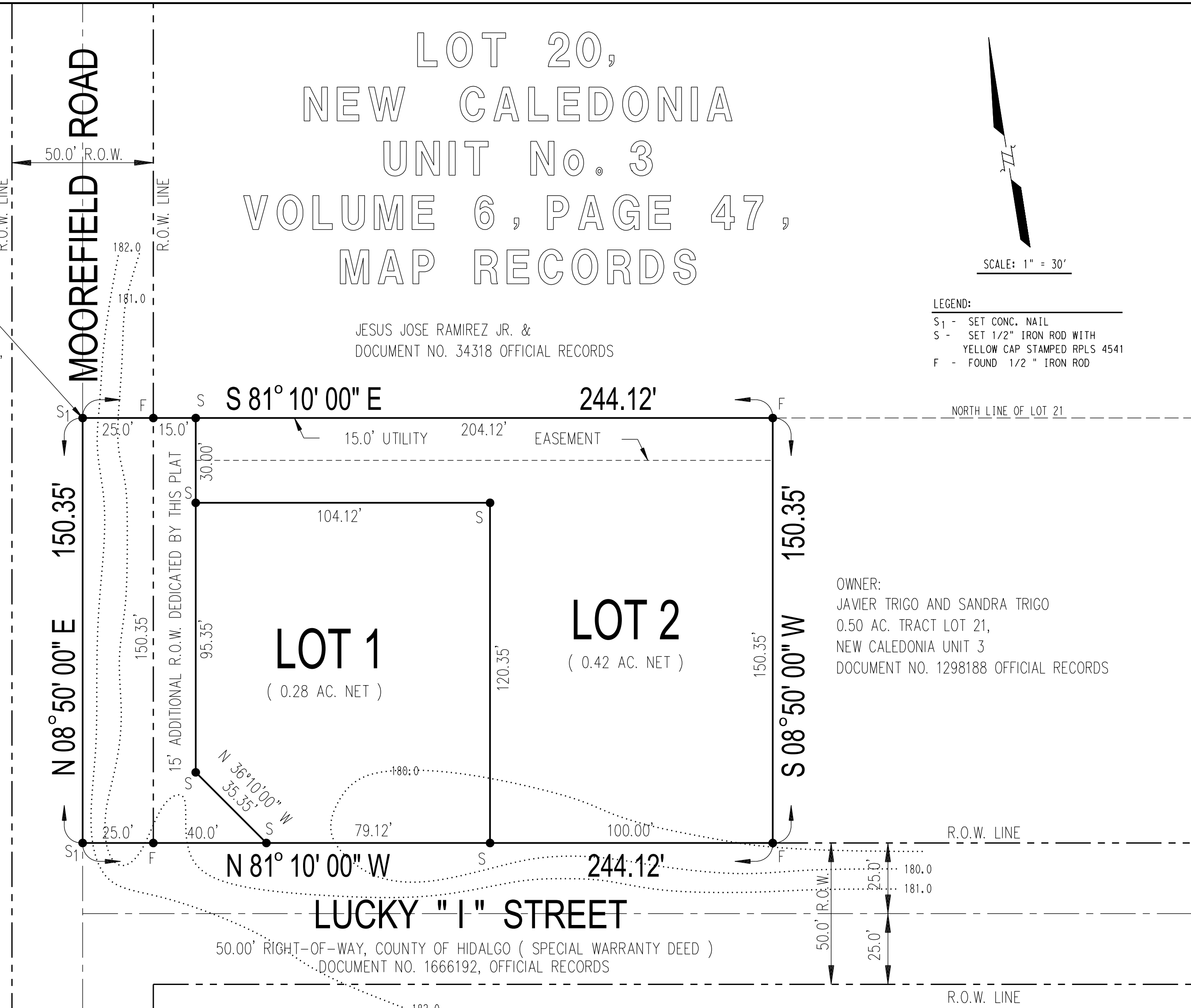
LOT 20,
NEW CALEDONIA
UNIT No. 3
VOLUME 6, PAGE 47,
MAP RECORDS

JESUS JOSE RAMIREZ JR. &
DOCUMENT NO. 34318 OFFICIAL RECORDS

LEGEND:
S1 - SET CONC. NAIL
S - SET 1/2" IRON ROD WITH
YELLOW CAP STAMPED RPLS 4541
F - FOUND 1/2" IRON ROD

SCALE: 1" = 30'

P.O.C.
N.W. COR.
LOT 21, NEW CALEDONIA
UNIT NO. 3, RECORDED IN
VOL. 6, PG. 47, MAP RECORDS,
HIDALGO COUNTY, TEXAS.



LOT 21,
NEW CALEDONIA UNIT No. 3
VOLUME 6, PAGE 47, MAP RECORDS

JESUS ANTONIO RODRIGUEZ & WIFE LETICIA RODRIGUEZ
THE SOUTH ONE-HALF OF LOT 21, NEW CALEDONIA UNIT 3
VOLUME 2050, PAGE 972, DEED RECORDS

METES AND BOUNDS DESCRIPTION

A 0.84 ACRE TRACT OF LAND OUT OF THE NORTH HALF (1/2) OF LOT TWENTY-ONE (21), NEW CALEDONIA UNIT No. 3, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 6, PAGE 47, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 0.84 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CONCRETE NAIL SET AT THE NORTHWEST CORNER OF LOT 21 FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE SOUTH 81 DEGREES 10 MINUTES 00 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 21, AT 25.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE EAST RIGHT-OF-WAY LINE OF MOOREFIELD ROAD, AT 244.12 FEET IN ALL TO A HALF (1/2) INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 150.35 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH RIGHT-OF-WAY LINE OF LUCKY "I" STREET FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81 DEGREES 10 MINUTES 00 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID LUCKY "I" STREET, AT 210.12 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE EAST RIGHT-OF-WAY LINE OF SAID MOOREFIELD ROAD, AT 244.12 FEET IN ALL TO A CONCRETE NAIL SET AT THE WEST LINE OF SAID LOT 21 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08 DEGREES 50 MINUTES 00 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 21, A DISTANCE OF 150.35 FEET TO THE POINT OF BEGINNING, CONTAINING 0.84 OF AN ACRE, MORE OR LESS.

NAME	ADDRESS	PHONE & FAX
OWNER: JESUS LOZANO GLORIA LOZANO	2110 LUCKY "I" STREET MISSION, TX. 78573	(956) 219-3603
ENGINEER: PABLO SOTO JR. P.E.	1208 S. IRONWOOD PHARR, TX. 78577	(956) 460-1605
SURVEYOR: PABLO SOTO JR. R.P.L.S.	1208 S. IRONWOOD PHARR, TX. 78577	(956) 460-1605

	INDEX OF SHEETS FOR PEDRAZA ESTATES
SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREET, AND EASEMENTS DESIGNATIONS; LEGAL DESCRIPTION; METES AND BOUNDS; SURVEYOR'S AND ENGINEER'S CERTIFICATIONS; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE 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. NO. 1 CERTIFICATE; H.C. IRRIGATION DISTRICT 6.;
SHEET 2	WATER DISTRIBUTION AND SEPTIC SYSTEM MAP; TYPICAL WATER SERVICE CONNECTION-ENGINEERING REPORT (ENGLISH AND SPANISH VERSION, INCLUDING DESCRIPTION OF WATER AND SEPTIC SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION, DRAINAGE STATEMENT INCLUDING DESCRIPTION OF DRAINAGE MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION;

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

PEDRAZA SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 3 ON THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATELY 1/4 MILE NORTH OF THE INTERSECTION OF MILE 3 NORTH (F.M. 1924) AND MOOREFIELD ROAD AND EAST ON NORTH SIDE OF LUCKY "I" STREET. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE U.S. CENSUS BUREAU, THE 2019 POPULATION ESTIMATE IS 83,394. PEDRAZA ESTATES FALLS OUTSIDE MISSION'S 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42-021.

GENERAL SUBDIVISION PLAT NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C",
AREAS OF MINIMAL FLOODING
COMMUNITY-PANEL NO. 480334 0400C
MAP REVISED: NOVEMBER 16, 1982
- SETBACK:
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER, 40.00 FEET ON MOOREFIELD ROAD
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER OR AS NOTED
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER OR AS NOTED
CORNER SIDE SETBACK SHALL BE 20 FEET
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
THIS MUST BE STIPULATED ON ALL NEED AND CONTRACTS FOR DEVELOPMENT.
APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF ASPHALT OR 18" ABOVE NATURAL GROUND, WHICH EVER IS GREATER. AN 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 FINISH FLOOR ELEVATION AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARKS (B.M.): THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: B.M. NO. 1: ELEVATION-181.82, N.A.V.D. 83; DESCRIPTION SANITARY SEWER MANHOLE TOP OF RIM FOUND AT THE NORTHEAST CORNER OF MOOREFIELD ROAD & LUCKY "I" STREET INTERSECTION.
- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 837 CUBIC-Feet OR 0.02 ACRE-Feet OF STORM WATER RUNOFF.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENT 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.
- EACH PURCHASED 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 UTILITIES 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 CONTRACTOR AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH OCCUPYING EASEMENT.
- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH A YELLOW CAP STAMPED RPLS 4541, OR AS NOTE.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS REQUIRED BY TCEQ.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETAINMENT REQUIREMENTS ARE GREATER THAN STATED IN THIS PLAT. DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER MATERS
- NO ACCESS SHALL BE ALLOWED, FROM MOOREFIELD ROAD ONTO LOT 2.

THE STATE OF TEXAS - COUNTY OF HIDALGO
PLAT APPROVAL CERTIFICATE UNDER LOCAL GOVERNMENT CODE 232.028(a)

WE THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF PEDRAZA ESTATES WAS REVISED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT.

ON _____, 2019.

HIDALGO COUNTY JUDGE DATE _____ ATTEST: HIDALGO COUNTY CLERK DATE _____

HIDALGO COUNTY
DRAINAGE DISTRICT No. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SECTION 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. ONE
RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER) DATE _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS THE DATE OF _____ 2019.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION NO. 6 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST:
BOARD OF DIRECTOR _____

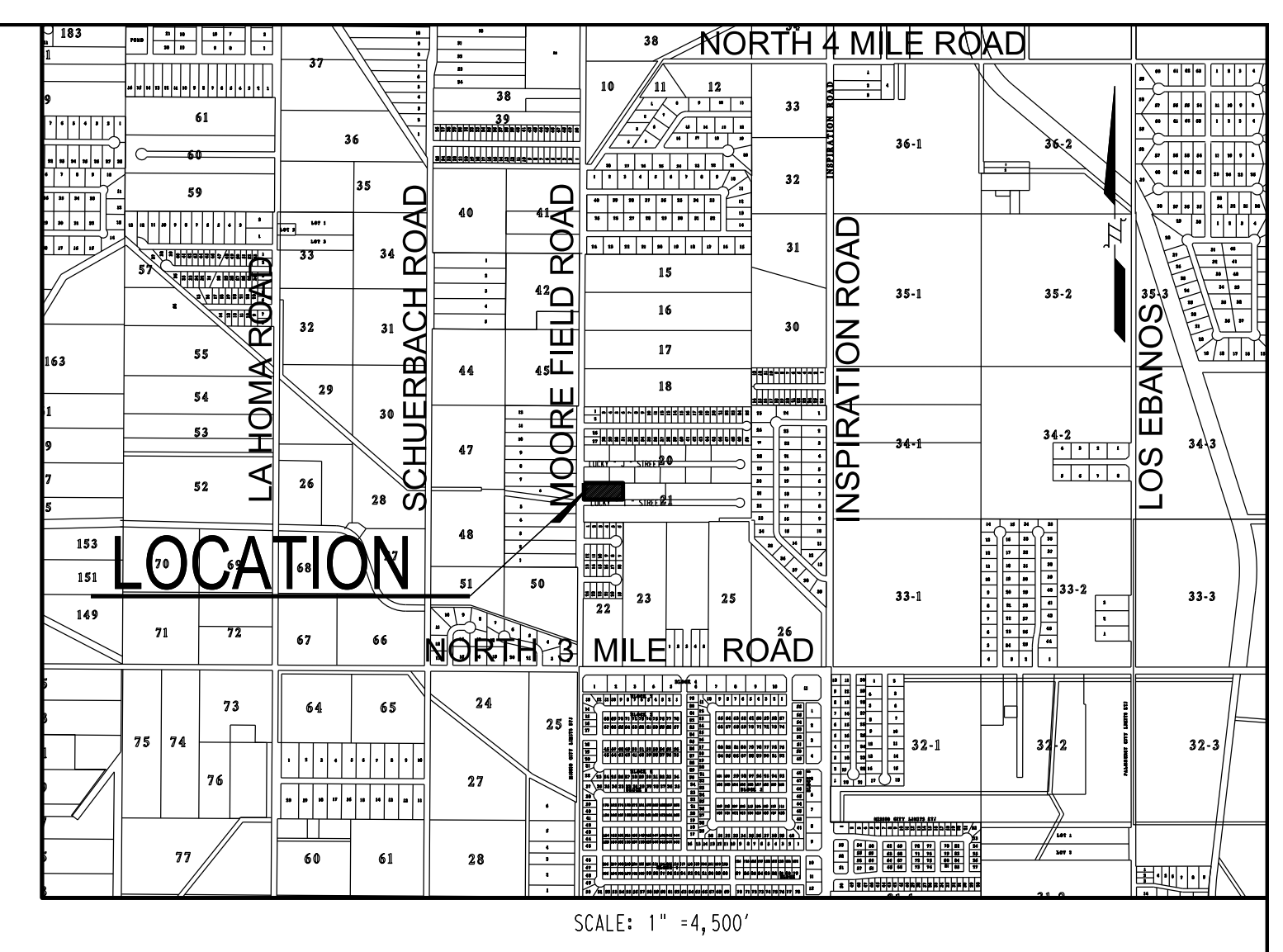
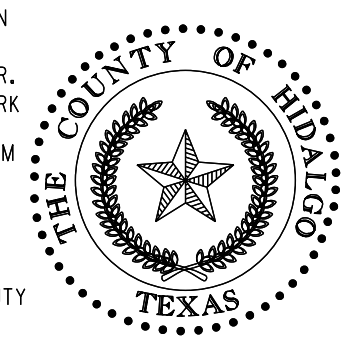
BOARD OF DIRECTOR _____

THE STATE OF TEXAS - COUNTY OF HIDALGO
COUNTY CLERK'S RECORDING CERTIFICATE

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



PLAT OF
PEDRAZA ESTATES

BEING A 0.84 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE NORTH HALF (1/2) OF LOT TWENTY-ONE (21), NEW CALEDONIA UNIT No. 3, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 6, PAGE 47, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

OWNER'S DEDICATION AND ATTENTION, CERTIFICATION

WE, JOSE LOZANO AND GLORIA LOZANO AS OWNERS OF THE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PEDRAZA ESTATES, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE OF STREETS, PARKS, AND EASEMENTS 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 LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATES STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

JOSE LOZANO DATE _____ GLORIA LOZANO DATE _____
2110 LUCKY "I" STREET 2110 LUCKY "I" STREET
MISSION, TEXAS 78573 MISSION, TEXAS 78573

THE STATE OF TEXAS - COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY JOSE LOZANO AND GLORIA LOZANO, PROVED TO ME THROUGH THEIR 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 CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019

NOTARY PUBLIC MY COMMISSION EXPIRES _____

THE STATE OF TEXAS - COUNTY OF HIDALGO
CITY OF MISSION PLAT APPROVAL CERTIFICATE

UNDER LOCAL GOVERNMENT CODE 212.015(B), WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PEDRAZA ESTATES WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

CITY MAYOR, DATE _____ ATTEST: CITY SECRETARY, DATE _____

APPROVAL BY PLANNING AND ZONING COMMISSION:

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN PLANNING COMMISSION DATE _____

THE STATE OF TEXAS
COUNTY OF HIDALGO

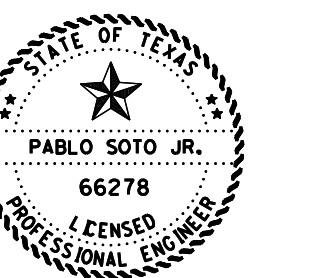
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY STATE THAT PROPER ENGINEERING CONSIDERATIONS HAS BEEN GIVEN TO THIS PLAT.

PABLO SOTO, JR. P.E.
REG. PROFESSIONAL ENGINEER No. 68278 DATE _____

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, STATE THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

PABLO SOTO, JR. P.E.
REG. PROFESSIONAL LAND SURVEYOR No. 4541 DATE _____



T.B. P.E. FIRM # 20208

PABLO SOTO JR. P.E.
1208 S. IRONWOOD STREET TEL: (956) 460-1605
PHARR, TEXAS 78577

