



T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-23-2021

PROPOSED GEPETTO MEADOWS PRECINCT No. 4.

ENGINEER: MAS ENGINEERING, LLC. DEVELOPER: CHRISTOPHER STEVEN ROSS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 1 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST OF EUBANKS ROAD APPROXIMATELY 1/2 MILE NORTH OF MONTE CRISTO 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 2-28-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION WITHIN THE PROPOSED LOT AND SURFACE RUNOFF WILL DRAIN INTO EUBANKS ROAD.

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

H.C.R.O.W. FINAL APPROVAL DATE: 3-16-2021 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 3-16-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF HAS BEEN INSTALLED.

WATER SERVICE PROVIDER: SWSC EXISTING LINE SIZE: 8" LOCATION: EUBANKS ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 3-16-2021 : 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.

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 MCALLEN.

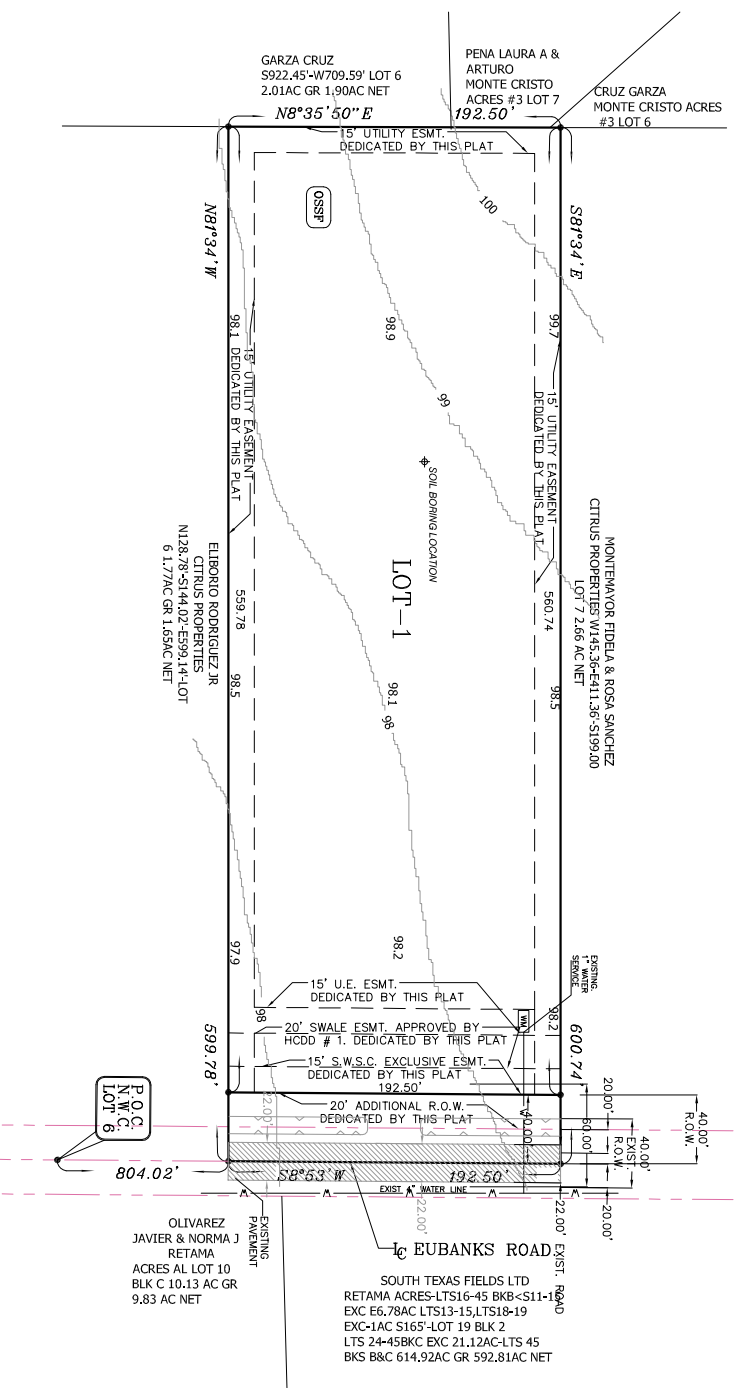
Final Approval subject to recommendations other departments

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.

**MAP
OF
GEPETTO MEADOWS SUBDIVISION**
HIDALGO COUNTY, TEXAS

BEING A 2.65 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF THE SOUTH HALF OF THAT 5.31 ACRE OF LAND DESCRIBED IN DOCUMENT NUMBER 682062 OF THE OFFICIAL RECORDS OF SAID COUNTY, OUT OF LOTS 6 AND 7, CITRUS PROPERTIES SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP THERE RECORDED IN VOLUME 13, PAGE 23, OF THE MAP RECORDS OF SAID COUNTY, SAID SOUTH HALF BEING MORE PARTICULARLY DESCRIBED BY METERS AND BOUNDS AS FOLLOWS:

SCALE 1"=50'
DATE OF PREP: 02-09-2021



COST ESTIMATE

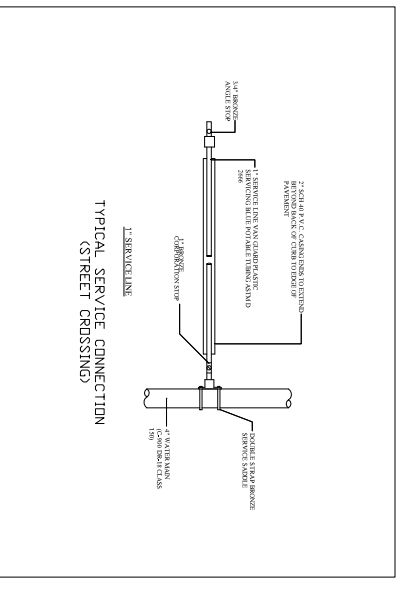
WATER DISTRIBUTION:	\$ 1,925.00
DRAINAGE IMPROVEMENTS:	\$ 4,500.00
PAVING IMPROVEMENTS:	\$ 0.00
SEWER IMPROVEMENTS:	\$ 1,650.00

SUBDIVIDER CERTIFICATION:
1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAN, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET OR WILL MEET SUCH STANDARDS, AND (b) SEWER CONNECTIONS TO THE LOTS ON SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE INSTALLED BY SECTION 7.41.4 (B) F OF THE COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
1. CHRISTOPHER STEVEN ROSS & AUTUM CRYSTAL ROSS, SUBDIVIDER OF GEPETTO MEADOWS SUBDIVISION, SUBDIVISION, HEREBY CERTIFY THAT SEPTIC TANK OR SEWER PERMIT ARE ALREADY PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO THE LOTS AND THAT THE SUBDIVIDER IS PURSUING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE ORDINANCES OF THE STATE AS REQUIRED BY SECTION 7.41.4 (B) F OF THE COUNTY REGULATIONS.

STATE OF TEXAS,
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRISTOPHER STEVEN ROSS & AUTUM CRYSTAL ROSS, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(SHE)(THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021.

CHRISTOPHER STEVEN ROSS & AUTUM CRYSTAL ROSS
219 DELIA DR.
EDINBURG, TEXAS 77541
HIDALGO COUNTY



PRINCIPAL CONTACTS:
Name: _____ Address: _____ City & Zip: _____
Phone: _____
Name: _____ Address: _____ City & Zip: _____
Phone: _____

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

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, MARIO A. SALINAS, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.



MARIO A. SALINAS, ENGINEER # 96611
3911 N. 10TH STREET, SUITE H
MCALLEN, TEXAS 78501

SHEET 2 OF 3

NO.	SHEET	REVISIONS	DATE	APPROVED

MAS ENGINEERING LLC.
CONSULTING ENGINEERING FIRM NO. F-15499
PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATTNET

DATE OF PREPARATION: 2-08-21

I N D E X

- 1 SHEETS LOCATION MAP AND ETC. PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION, CITY APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.U. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT OF THE PROJECTS STUDIED, H.C.O.D. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATION OR APPROVAL.
- 2 SHEETS WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) SYSTEM, TYPICAL WATER SERVICE CONNECTION, SUB-DIVIDER CERTIFICATION, PLAN AND STATUTE.
- 3 SHEETS GRADING REPORT INCLUDING REGISTRATION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES.

