



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: 10-19-2021

PROPOSED BEST SUBDIVISION PRECINCT No. 4.

ENGINEER: SPOOR ENGINEERING CONSULTANTS, INC. DEVELOPER: DONALD WADE BEST.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTH OF MILE 8 NORTH ROAD APPROXIMATELY 800 FEET WEST OF BENTSEN 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 09-17-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" UN-SHADED AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUN-OFF ONTO MILE 8 NORTH ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: NO ROW DEDICATION IS REQUIRED.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 09-24-2021 BY, JOE OCHOA PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-13-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: SWSC EXISTING LINE SIZE: 6" LOCATION: MILE 8 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-13-2021 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

The applicant has submitted the required NOI 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

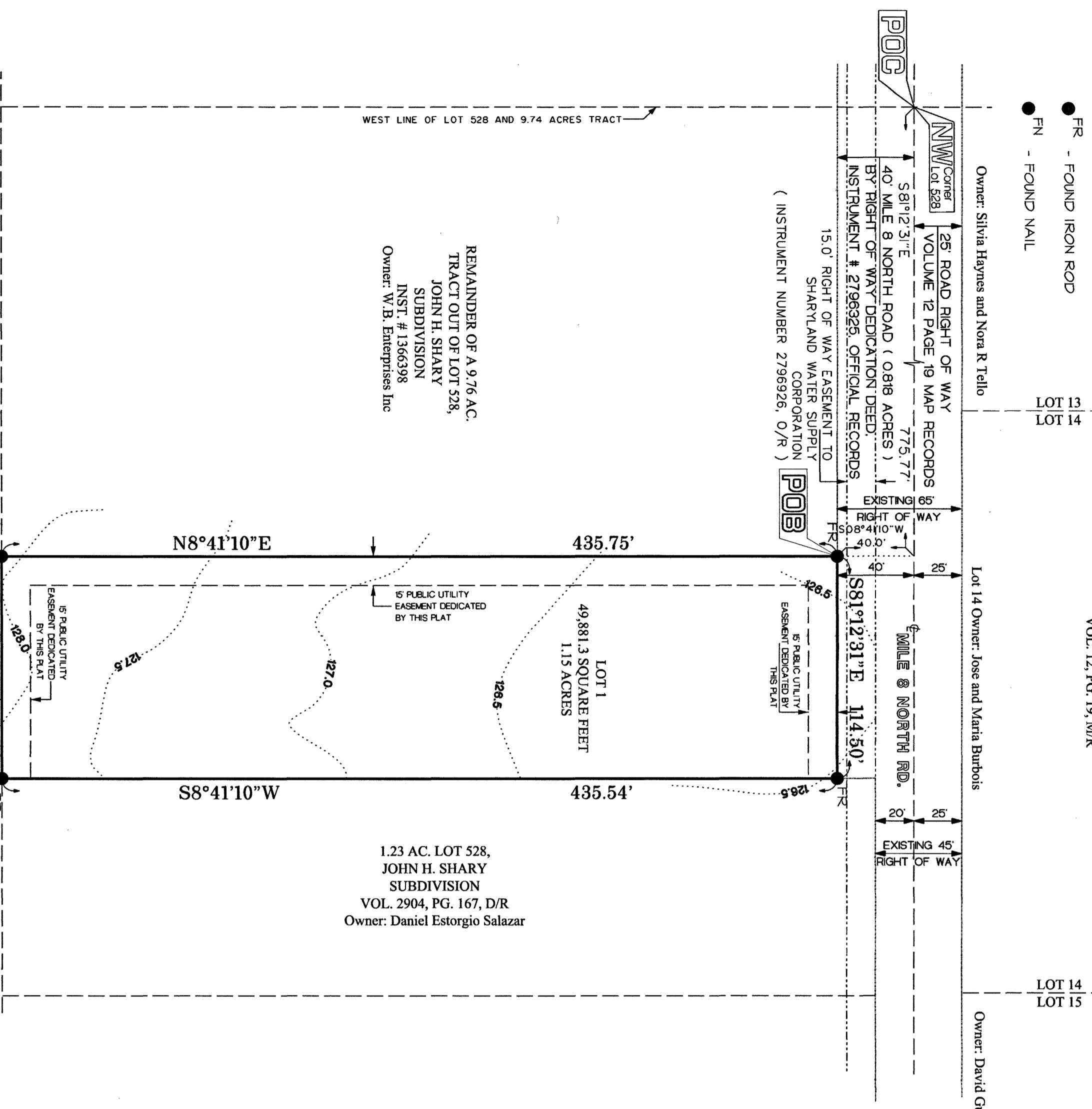
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

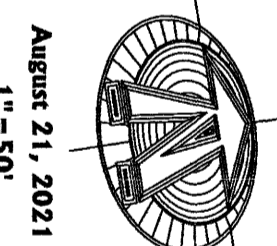
SURVEY MONUMENT LEGEND

- SR - SET 1/2 IRON ROD
FR - FOUND IRON ROD
FN - FOUND NAIL

LOTS 1 TO 17
INCLUSIVE SECTION 229,
TEX - MEX SUBDIVISION
VOL. 12, PG. 19, M/R

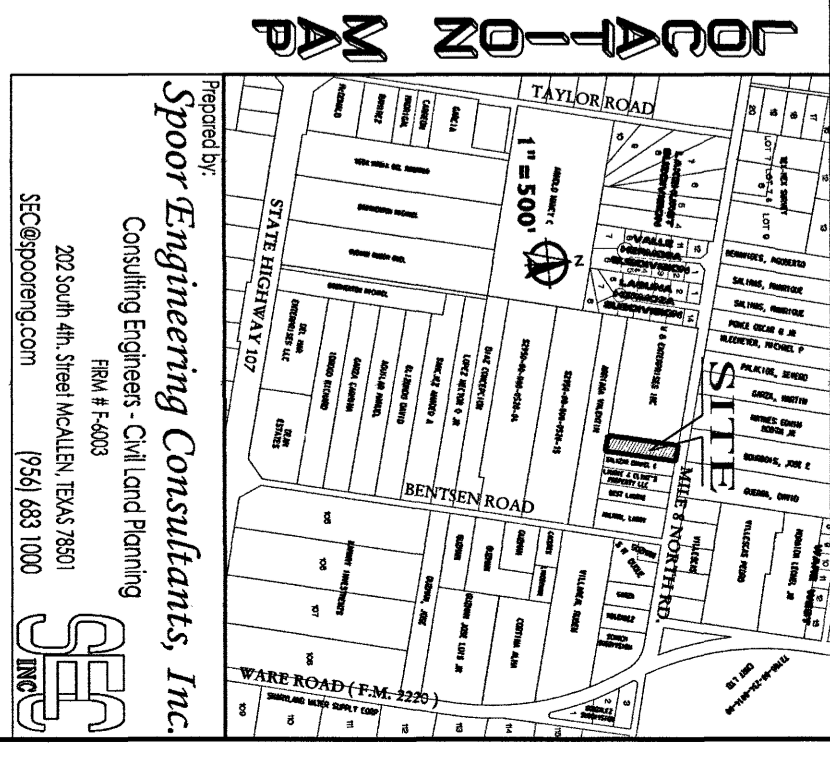


- NOTES:
1. FLOOD ZONE DESIGNATION: ZONE 'X' UNSHADED...
2. SETBACKS: FRONT: 40.0 FEET, REAR: 15.0 FEET, SIDES: 5.0 FEET OR GREATER FOR EASEMENTS



MAP OF BEST SUBDIVISION
County of Hidalgo, Texas

BEING A SUBDIVISION OF A 1.15 ACRE TRACT OF LAND, OUT OF A CERTAIN 9.74 ACRE TRACT OF LAND OUT OF LOT 528, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 01, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS



METES & BOUNDS

A 1.15 ACRE TRACT OF LAND OUT OF A CERTAIN 9.74 ACRE TRACT OUT OF LOT 528, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 9.74 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 1231061, DEED RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS

THIS IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE 20th DAY OF 2021

ATTEST: SECRETARY

COUNTY CLERK'S RECORDING CERTIFICATE



DOCUMENT NUMBER: OF MAP RECORDS OF HIDALGO COUNTY: AT AM / PM

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

MAVOR, CITY OF MCALLEN DATE

Table with columns: NAME, ADDRESS, CITY, STATE, ZIP, PHONE, EMAIL. Lists contact information for Main Contact and various owners/engineers.

INDEX SHEET 1 - PLAT - LEGAL DESCRIPTION - LOCATION MAP - NOTES - OWNER DEDICATION - CERTIFICATIONS FOR ENGINEER SUPERVISOR HIDALGO COUNTY DRAINAGE DISTRICT HIDALGO COUNTY RECORDING CERTIFICATE CITY OF MCALLEN - HIDALGO COUNTY CLERK'S SHEET 2 - UTILITY LAYOUT - DRAINAGE STATEMENT - FINAL ENGINEERING REPORT - TOPOGRAPHY - SUBDIVIDER CERTIFICATE W/ NOTARY - H.C.D. NO. 1 APPROVED ROAD DITCH WIDENING DETAILS

STATE OF TEXAS
COUNTY OF HIDALGO
DONALD WADE BEST
4515 WILE & ROAD
EDINBURG, TEXAS 78841

STATE OF TEXAS
COUNTY OF HIDALGO
CARLOS VASQUEZ, P.E.
517 BEAUMONT AVE. MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO
STEVE SPOOR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

STATE OF TEXAS
COUNTY OF HIDALGO
REGISTERED PROFESSIONAL ENGINEER NO. 36752
STATES BOARD OF PROFESSIONAL ENGINEERING TRM-6003

STATE OF TEXAS
COUNTY OF HIDALGO
CARLOS VASQUEZ, P.E.
517 BEAUMONT AVE. MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO
EVAL E. SERN, P.E.
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

STATE OF TEXAS
COUNTY OF HIDALGO
STEVE SPOOR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT OF BEST SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS THE 20th DAY OF 2021

STATE OF TEXAS
COUNTY OF HIDALGO
STEVE SPOOR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS THE 20th DAY OF 2021

BEST SUBDIVISION UTILITIES AND DRAINAGE

July 20, 2021
1" = 30'

DRAINAGE STATEMENT

LEGAL DESCRIPTION: PART OF LOT 528, JOHN H. SHARY SUBDIVISION, A 1.15 ACRES TRACT OF LAND COORDINATED AND RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOCATION: This one for subdivision is located on the south side of Mile 8 North Road, approximately six hundred feet west of North Sherman Road. This site is located in the same territorial jurisdiction of the City of McAllen, Texas.

FLOOD ZONE: The property falls in Zone "X" (unshaded) of the Flood Insurance Rate Map, Community Development Department, City of McAllen, Texas. The site is located in the same territorial jurisdiction of the City of McAllen.

SOILS AND TOPOGRAPHY: A more detailed description of the soil series as proposed can be found in the attached report. Topographic maps of the site are attached to this report.

USAGE: Presently, this site is occupied by a mobile home. Expected use of the property is a single family residential use.

EXISTING DRAINAGE: This location is served by the existing Hidalgo County road ditch on the south side of Mile 8 Road. The road ditch flows east crossing Sherman Road via culvert, continues east, crossing Water District No. 1 Main Canal, then to the (HCD) No. 1 West Main Canal east of the site.

PROPOSED DRAINAGE IMPROVEMENTS: Proposed for this subdivision is the widening of the existing road ditch across the frontage of the site. The additional right of way to the west, a total of 200 feet of ditch widening is proposed.

REQUIREMENTS: In order to prevent an increase in runoff, rainfall detention will be accomplished in the existing detention ditch, an 18.8 cubic feet per second (10 year), which will increase to 3.90 cubic feet per second (50 year) for developed conditions. Flow levels will be set above the 100 year flood elevation.

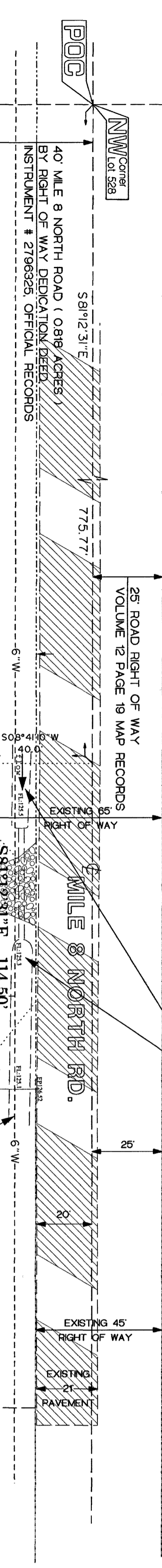
LOTS 1 TO 17
INCLUSIVE, SECTION 229,
TEX. WEX SUBDIVISION
VOL. 12, PG. 19, M/R

Owner: Silvia Hayes and Nora R. Tello

Lot 14 Owner: Jose and Maria Burdeto

Owner: David Guerra

SEE DETAIL FOR
APPROVED ROAD
DITCH WIDENING



REMANINDER OF A 0.76 AC.
TRACT OUT OF LOT 528,
JOHN H. SHARY
SUBDIVISION
INST. # 1364398
Owner: W. B. Enterprises Inc

SUBDIVIDER CERTIFICATION
I, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAN, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER QUALITY AND CONNECTION INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (B) SEWER CONNECTION TO THE MAIN SEWER LINE MEET SUCH STANDARDS AND (C) THE IMPROVEMENTS WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT
I, DONALD WADE BEST, SUBDIVIDER OF BEST SUBDIVISION, HEREBY CERTIFY THAT THE IMPROVEMENTS DESCRIBED ON THE PLAN AND THE INFORMATION CONTAINED THEREIN ARE TRUE AND CORRECT, AND I AM AWARE OF THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED
THIS THE _____ DAY OF _____, 2021.

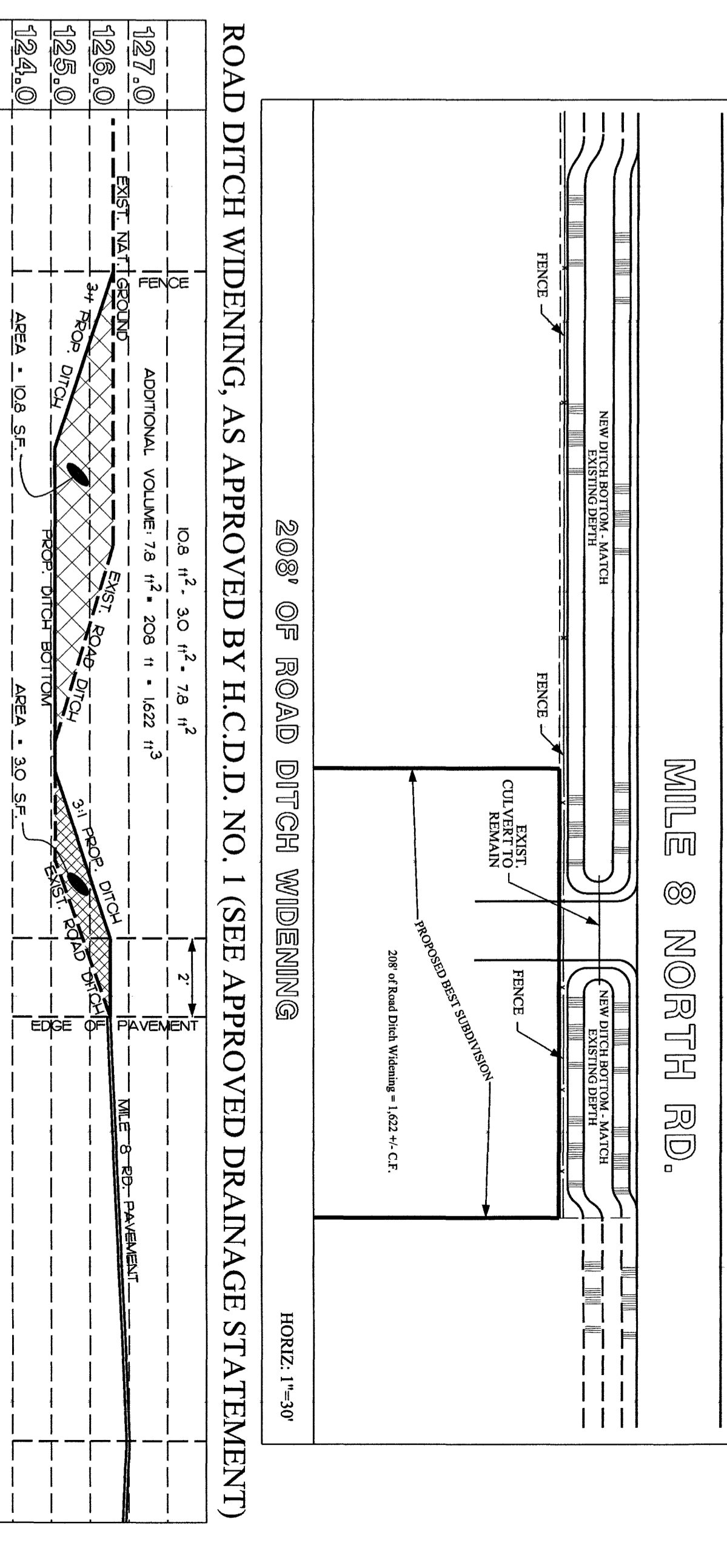
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

1.23 AC. LOT 528,
JOHN H. SHARY
SUBDIVISION
ACROSS
KOSZARSKI
ROAD
Owner: Daniel Estorgio Salazar

COST ESTIMATE:
WATER DISTRIBUTION: \$20,000
DRAINAGE IMPROVEMENTS: \$3,000.00
SANITARY SEWER IMPROVEMENTS: \$2,000.00

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CERTIFICATIONS FOR ENGINEER, SURVEYOR, HIDALGO COUNTY CLERK,
COMMISSIONERS COURT, UNITED DISTRICT, HIDALGO COUNTY CLERKS,
RECORDING CERTIFICATE
SHEET 2 - UTILITY LAYOUT - DRAINAGE STATEMENT - FINAL ENGINEERING REPORT - TOPOGRAPHY
SUBDIVIDER CERTIFICATE W/ NOTARY - H.C.D.D. NO. 1 APPROVED ROAD DITCH WIDENING DETAILS



ROAD DITCH WIDENING, AS APPROVED BY H.C.D.D. NO. 1 (SEE APPROVED DRAINAGE STATEMENT)

PROFILE FOR 200' OF ROAD DITCH WIDENING AND VOLUME CALCULATIONS

NAME:	ADDRESS:	CITY, STATE, ZIP	PHONE:	EMAIL:
DONALD WADE BEST	4707 MILE 8 ROAD	MCALLEN, TEXAS 78541	956-607-9233	WADBEST@TAMU.EDU
STEVE SPOOR	202 S. 41TH ST.	MCALLEN, TEXAS 78501	956-683-0100	SECOBSP@OOREN.COM
CARLOS VASQUEZ	517 BEAUMONT AVE	MCALLEN, TEXAS 78501	956-618-1551	CVOC@CVOLCS.COM

STEVEN SPOOR
REGISTERED PROFESSIONAL ENGINEER
PE REGISTRATION NUMBER 56752

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LOCALIZACIÓN:
Esta subdivisión de un lote está ubicada en el sitio sur de Mile 8 North Road, aproximadamente a 600 pies al oeste de North Sherman Road. Este sitio está dentro de la jurisdicción territorial de la Ciudad de McAllen, Texas. Este sitio está en la misma jurisdicción territorial de la Ciudad de McAllen, Texas.

INSTALACIONES DE ALCANTARILLADO SANITARIO:
Este sitio está actualmente conectado a un O.S.S.F. sistema. O.S.S.F. sistema de alcantarillado de McAllen para este desarrollo es de \$ 2,000.00.

CERTIFICACIÓN:
Con mi firma, confirmo que las instalaciones de servicio de agua y alcantarillado descritas anteriormente cumplen con las reglas modelo adoptadas bajo la sección 15.342, código de agua. Certifico que los costos de instalación de las instalaciones de agua y alcantarillado conmutadas, descritos anteriormente, son los siguientes:
Alcantarillado: \$ 2,000.00

SWANSTON DE AGUA:
Actualmente, la propiedad cuenta con una línea de botación de Sharyland Water Supply Corporation de seis pulgadas ubicada en el lado sur de Mile 8 Road. Un medidor de agua para el sitio existe en la propiedad. No se requiere un sistema para garantizar un suministro de agua a la nueva vivienda. El costo total de las mejoras a las instalaciones de alcantarillado sanitario para este desarrollo es de \$ 2,000.00.

PROFESIONAL ENGINEER:
STEVEN SPOOR
REGISTERED PROFESSIONAL ENGINEER
PE REGISTRATION NUMBER 56752

SURVEYOR:
STEVE SPOOR
REGISTERED PROFESSIONAL ENGINEER
PE REGISTRATION NUMBER 56752