



# 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: 10-19-2021

PROPOSED GREENER PASTURES MOBILE HOME PHASE II SUBDIVISION PRECINCT No. 1.

ENGINEER: SPOOR ENGINEERING CONSULTANTS, INC DEVELOPER: AMISTAD FINANCE LLC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 14  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 6

FILLING STATIONS: 3

LOCATION DESCRIPTION: EAST OF MAIN GATE DRIVE APPROXIMATELY 900 FEET SOUTH OF MILE 5 NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF WESLACO AND WAS APPROVED BY THE P&Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 06-21-2021 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY PROPOSED ONSITE DETENTION FACILITY.

ROAD R.O.W. DEDICATION: NO ADDITIONAL R.O.W. IS REQUIRED BY THIS PLAT FOR MAIN GATE DRIVE.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 09-29-2021 BY, DANNY GUZMAN, PCT.1 R.O.W. AGENT .

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

SEWER SYSTEM:  SANITARY SEWER BY: CITY OF WESLACO LINE SIZE: 8" LOCATION: 15 FOOT ALLEY.

WATER SERVICE PROVIDER: CITY OF WESLACO. EXISTING LINE SIZE: 8" LOCATION: CORRAL DRIVE

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 09-27-2021: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

**LARGE 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.

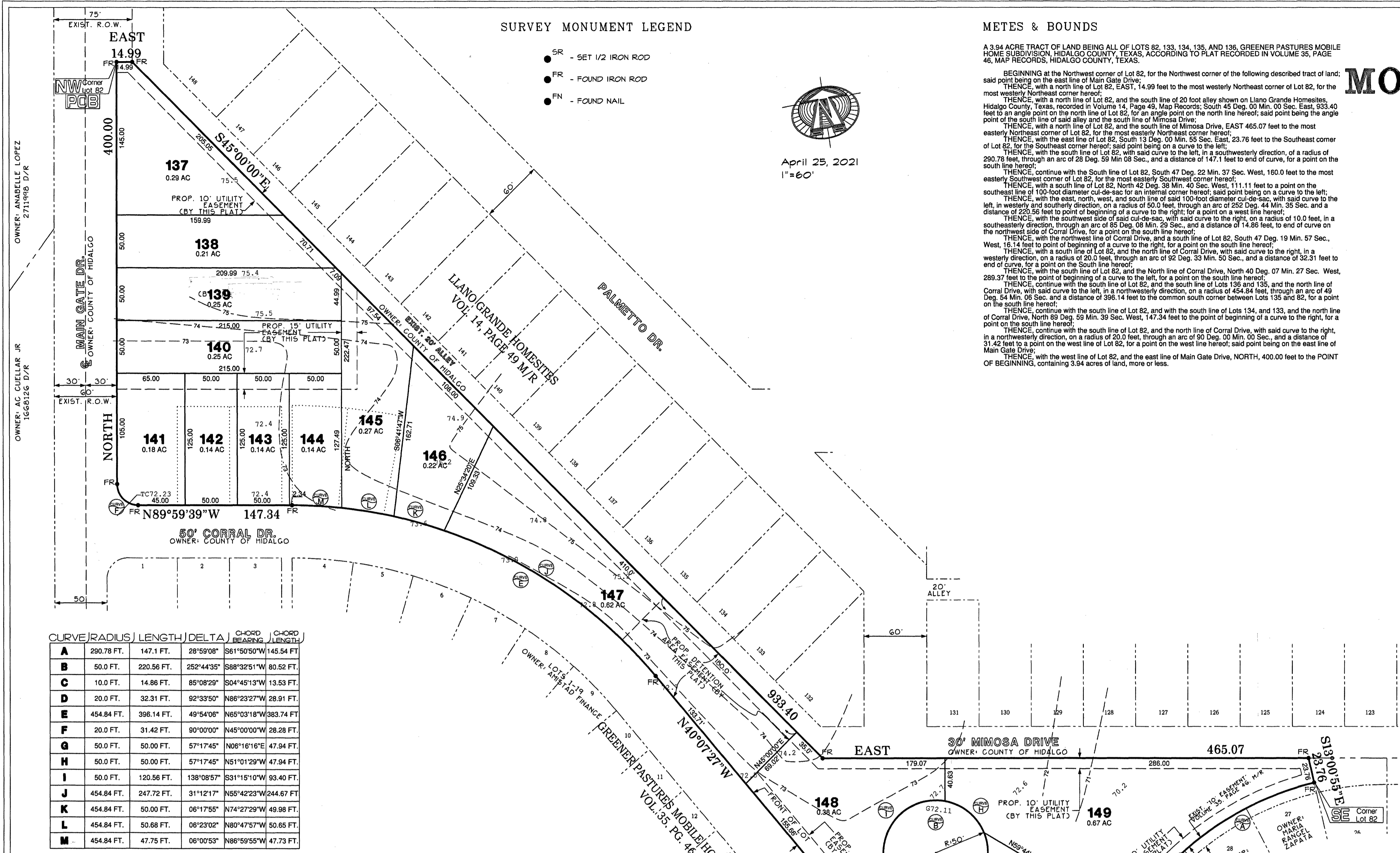
VARIANCE REQUEST FROM: HIDALGO COUNTY SUBDIVISION RULES TITLE -B CHAPTER 2.4 B MINIMUM R.O.W.

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 WESLACO  
 **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.



# GREENER PASTURES MOBILE HOME SUBDIVISION PHASE II

A 3.94 ACRE TRACT OF LAND BEING LOTS 82, 133, 134, 135, AND 136, GREENER PASTURES MOBILE HOME SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 35, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS

### METES & BOUNDS

A 3.94 ACRE TRACT OF LAND BEING ALL OF LOTS 82, 133, 134, 135, AND 136, GREENER PASTURES MOBILE HOME SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 35, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the Northwest corner of Lot 82, for the Northwest corner of the following described tract of land; said point being on the east line of Main Gate Drive;

THENCE, with a north line of Lot 82, EAST, 14.99 feet to the most westerly Northeast corner of Lot 82, for the most westerly Northeast corner hereof;

THENCE, with a north line of Lot 82, and the south line of 20 foot alley shown on Llano Grande Homesteads, Hidalgo County, Texas, recorded in Volume 14, Page 49, Map Records; South 45 Deg. 00 Min. 00 Sec. East, 553.40 feet to an angle point on the north line of Lot 82, for an angle point on the north line hereof; said point being the angle point of the said line of said alley and the south line of Mimosa Drive;

THENCE, with a north line of Lot 82, and the south line of Mimosa Drive, EAST 465.07 feet to the most easterly Northeast corner of Lot 82, for the most easterly Northeast corner hereof;

THENCE, with the east line of Lot 82, South 13 Deg. 00 Min. 55 Sec. East, 23.76 feet to the Southeast corner of Lot 82, for the Southeast corner hereof; said point being on a curve to the left;

THENCE, with the south line of Lot 82, in a southeasterly direction, of a radius of 290.78 feet, through an arc of 28 Deg. 59 Min 08 Sec., and a distance of 147.1 feet to end of curve, for a point on the south line hereof;

THENCE, continue with the South line of Lot 82, South 47 Deg. 22 Min. 37 Sec. West, 160.0 feet to the most easterly Southwest corner of Lot 82, for the most easterly Southwest corner hereof;

THENCE, with a south line of Lot 82, North 42 Deg. 38 Min. 40 Sec. West, 111.11 feet to a point on the southeast line of 100-foot diameter cut-de-sac for an internal corner hereof; said point being on a curve to the left;

THENCE, with the east, north, west, and south line of said 100-foot diameter cut-de-sac, with said curve to the left, in westerly and southerly direction, on a radius of 50.0 feet, through an arc of 252 Deg. 44 Min. 35 Sec. and a distance of 220.56 feet to point of beginning of a curve to the right; for a point on a west line hereof;

THENCE, with the southwest side of said cut-de-sac, with said curve to the right, on a radius of 10.0 feet, in a southeasterly direction, through an arc of 85 Deg. 08 Min. 29 Sec., and a distance of 14.86 feet, to end of curve on the northwest side of Corral Drive, for a point on the south line hereof;

THENCE, with the northwest side of Corral Drive, and a south line of Lot 82, South 47 Deg. 19 Min. 57 Sec. West, 16.14 feet to point of beginning of a curve to the right; for a point on the south line hereof;

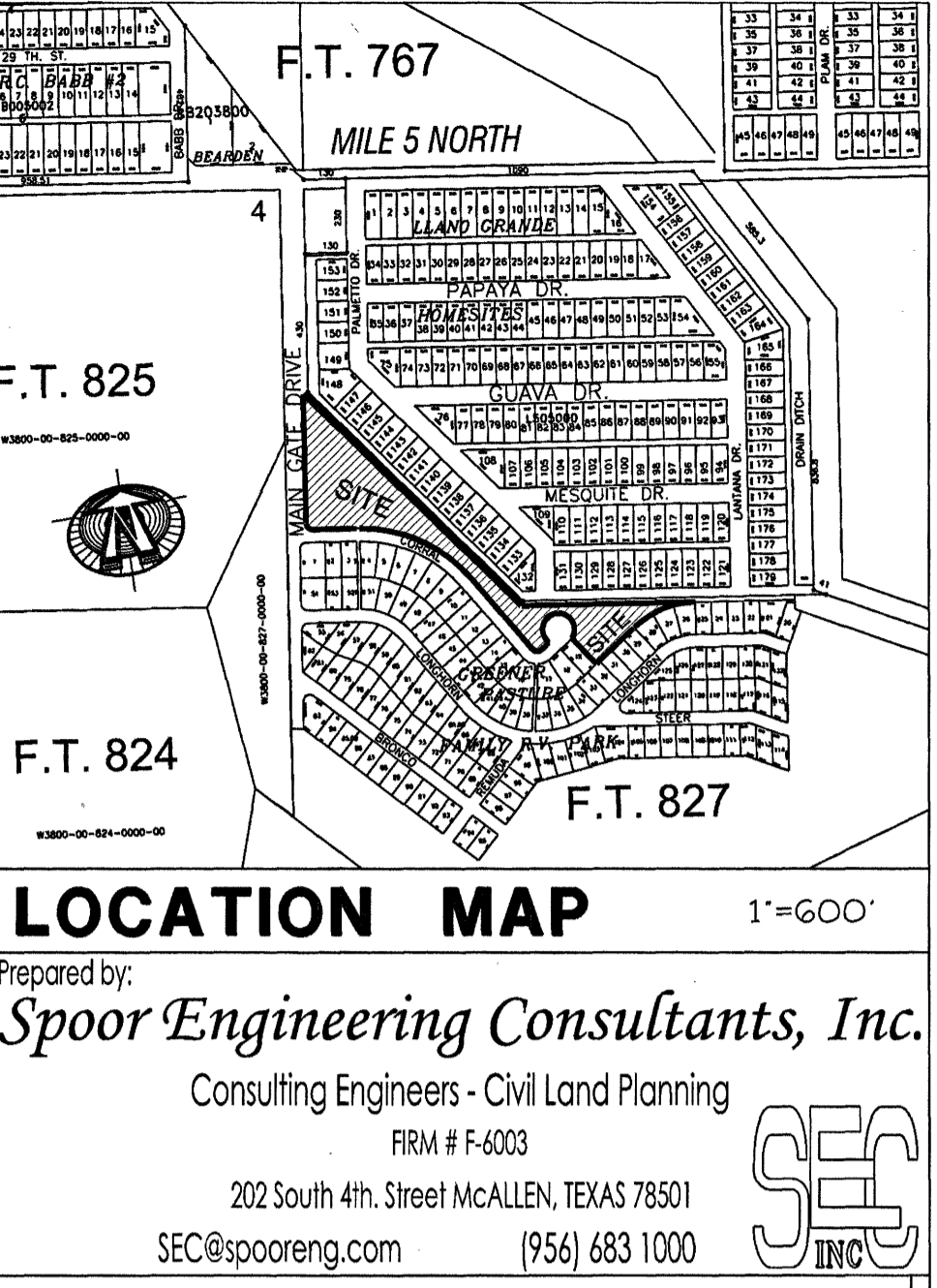
THENCE, with a south line of Lot 82, and the north line of Corral Drive, with said curve to the right, in a westerly direction, on a radius of 20.0 feet, through an arc of 92 Deg. 33 Min. 50 Sec., and a distance of 32.31 feet to end of curve, for a point on the south line hereof;

THENCE, with the south line of Lot 82, and the North line of Corral Drive, North 40 Deg. 07 Min. 27 Sec. West, 289.37 feet to the point of beginning of a curve to the left, for a point on the south line hereof;

THENCE, with the south line of Lot 82, and the south line of Lots 133 and 135, and the north line of Corral Drive, North 89 Deg. 59 Min. 39 Sec. West, 147.34 feet to the point of beginning of a curve to the right, for a point on the south line hereof;

THENCE, continue with the south line of Lot 82, and the north line of Corral Drive, with said curve to the right, in a northerly direction, on a radius of 20.0 feet, through an arc of 90 Deg. 00 Min. 00 Sec., and a distance of 31.42 feet to a point on the west line of Lot 82, for a point on the west line hereof; said point being on the east line of Main Gate Drive;

THENCE, with the west line of Lot 82, and the east line of Main Gate Drive, NORTH, 400.00 feet to the POINT OF BEGINNING, containing 3.94 acres of land, more or less.



### COUNTY CLERK'S RECORDING CERTIFICATE

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

ON \_\_\_\_\_ AT \_\_\_\_\_ AM / PM

DOCUMENT NUMBER: \_\_\_\_\_

OF MAP RECORDS OF HIDALGO COUNTY

BY: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

### STATE OF TEXAS: COUNTY OF HIDALGO:

I, JOHN G. PHILLIPS, PRESIDENT OF AMISTAD FINANCE, L.L.C., AS THE OWNER(S) OF LOTS 82, 133, 134, 135, AND 136, GREENER PASTURES MOBILE HOME SUBDIVISION, AS LAND ENCOMPASSED WITHIN THE PROPOSED GREENER PASTURES MOBILE HOME SUBDIVISION PHASE II, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I 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 REQUIREMENTS OF STATE STANDARDS;

(B) SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS; AND

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM REQUIREMENT OF STATE STANDARDS.

I ATTEST THAT THE MATERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE

AMISTAD FINANCE, L.L.C. a Texas Limited Liability Company

JOHN G. PHILLIPS, PRESIDENT  
P.O. BOX 6147  
MCALLEN, TEXAS 78502

### STATE OF TEXAS: COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JOHN G. PHILLIPS, PRESIDENT OF AMISTAD FINANCE, L.L.C., PERSONALLY APPEARED AND PROVED, THROUGH THEIR DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, HE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

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

MY COMMISSION EXPIRES ON: \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF TEXAS

### STATE OF TEXAS: COUNTY OF HIDALGO:

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

STEVE SPOOR  
REGISTERED PROFESSIONAL ENGINEER  
P.E. REGISTRATION NUMBER 56752

STATE OF TEXAS: COUNTY OF HIDALGO:

I, PABLO PENA, III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PABLO PENA, III, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5242  
PENA ENGINEERING  
1001 W. WHITEWING AVE.  
MCALLEN, TEXAS 78501

### CITY OF WESLACO CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.009(c) AND 212.015(B) WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF GREENER PASTURES MOBILE HOME SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO.

MAYOR OF CITY OF WESLACO \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

### STATE OF TEXAS: COUNTY OF HIDALGO:

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

CHAIRMAN \_\_\_\_\_

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID #9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. HCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

4. HCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 \_\_\_\_\_ DATE \_\_\_\_\_

MAIN CONTACT INFORMATION

NAME	ADDRESS	CITY, STATE, ZIP	PHONE	EMAIL
JOHN G. PHILLIPS	P.O. BOX 6147	MCALLEN, TEXAS 78502	956-683-1000	3IREORVAL@GMAIL.COM
STEVE SPOOR	202 S. 4TH ST.	MCALLEN, TEXAS 78501	956-683-1000	SEC@SPOORENG.COM
PABLO PENA, III	1001 W. WHITEWING	MCALLEN, TEXAS 78501	956-682-8812	PAUL@PENANG.COM

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

GREENER PASTURES MOBILE HOMES SUBDIVISION PHASE II IS LOCATED IN EASTERN HIDALGO COUNTY ON THE EAST SIDE OF MANGATE DRIVE, APPROXIMATELY 900 FEET SOUTH OF MILE 5 NORTH ROAD. THE CLOSEST MUNICIPALITY IS THE CITY OF WESLACO. THE WESLACO CITY LIMITS LINE IS 3,540 FEET DIRECTLY NORTH OF THE NORTHWEST CORNER OF THIS SUBDIVISION. WESLACO POPULATION IS CURRENTLY ESTIMATED TO BE 41,629. THIS SUBDIVISION IS LOCATED IN HIDALGO COUNTY PRECINCT NUMBER 1. THIS SUBDIVISION LIES IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WESLACO UNDER LOCAL GOVERNMENT CODE 212.001 AND 212.003.

- NOTES:**
- FLOOD ZONE STATEMENT:** ZONE "B" OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL 480334 05258 EFFECTIVE DATE JANUARY 2, 2001. ZONE "B" IS DESCRIBED AS: AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100 YEAR AND 500 YEAR FLOODS. B ZONES ARE ALSO USED TO DESIGNATE BASE FLOODPLANS OF LESSER HAZARDS, SUCH AS AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD, OR SHALLOW FLOODING AREAS WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR DRAINAGE AREAS LESS THAN ONE SQUARE MILE.
  - SETBACKS:** (CITY) FRONT: 10 FEET REARS FEET OR GREATER FOR EASEMENTS. SIDES (ADJACENT TO STREET): 15 FEET OR GREATER FOR EASEMENTS. SIDES: 6 FEET OR GREATER FOR EASEMENTS. GARAGE - 20 FEET
  - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:** NO MORE THAN ONE SINGLE FAMILY DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND ALL CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
  - MINIMUM FINISH FLOOR NOTE:** MINIMUM FINISH FLOOR ELEVATION SHALL BE 1' TOP OF CURB AS MEASURED AT FRONT CENTER OF THE LOT
  - BENCHMARK NOTE:** SQUARE CHISEL MARK ON TOP OF INLET N. SIDE CORRAL DRIVE - SOUTHWEST SIDE OF CUL. DE SAC ELEV. 73.20
  - 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 22,830 CUBIC FEET, OR 0.52 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS; DETENTION AREA ON LOT 147.
  - LOT GRADING:** ALL LOTS SHALL HAVE POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND GUTTER AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.
  - PURCHASE CONTRACT:** 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, ELECTRICAL AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
  - NO PERMANENT STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT:** EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS, GROUND COVER OR FLOWERS) AND OTHER OBSTRUCTIONS AFFECTING THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  - PUBLIC EASEMENT:** ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 16.0 FEET UNLESS ABUTTING ANOTHER LOT WITH AN EASEMENT 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 AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
  - STREET ACCESS:** NO FRONTAGE OR ACCESS TO MIMOSA DRIVE FOR LOTS 148 AND 149. LOT 141 SHALL HAVE NO ACCESS TO MAIN GATE DRIVE
  - DRIVEWAYS:** CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH THE CITY OF WESLACO'S ACCESS MANAGEMENT ORDINANCE
  - STREETLIGHTS:** STREETLIGHTS TO BE LOCATED EVERY 300 FEET ALONG MAIN GATE DRIVE AND ALONG CORRAL DRIVE.
  - LOT CORNERS:** ALL LOT CORNERS TO BE MARKED WITH 1/2 INCH STEEL RODS
  - SIDEWALKS:** A 4 FOOT WIDE SIDEWALK IS REQUIRED ALONG THE EAST SIDE OF MAIN GATE DRIVE AND ALONG BOTH SIDES OF CORRAL DRIVE - TO BE CONSTRUCTED AT TIME OF BUILDING PERMIT. (CITY REQUIREMENT)
  - ALLOWABLE USES:** GREENER PASTURES MOBILE HOME SUBDIVISION PHASE II IS A MOBILE HOME SUBDIVISION. ALLOWABLE USES INCLUDE MOBILE HOMES AND SITE BUILT HOMES. NO COMMERCIAL USE IS ALLOWED
  - DETENTION VOLUME:** THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE PERMIT STAGE, THAT THE VOLUME REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
  - CLEARANCE FOR WATER METERS:** BEFORE PROVIDING CLEARANCE FOR WATER METERS(S), SANITARY SEWER AVAILABILITY MUST BE VERIFIED BY THE CITY OF WESLACO

### STATE OF TEXAS: COUNTY OF HIDALGO:

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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

RAUL E. SESIN, P.E., C.F.M.  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GREENER PASTURES MOBILE HOME SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF GREENER PASTURES MOBILE HOME SUBDIVISION PHASE II WAS REVIEWED AND

APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 2021

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

SHEET	INDEX-NORTH ARROW-SCALE-HEADING-LEGAL DESCRIPTION-LOCATION MAP AND ETJ NOTICE-MAIN CONTACTS
1	SUBDIVISION LAYOUT-LEGAL NOTES-OWNER DEDICATION, CERTIFICATION, AND ATTESTATION-HEALTH DEPT. CERTIFICATION-NOTARY PUBLIC-ENGINEER & SURVEYOR CERTIFICATE-CITY CERTIFICATION-DRAINAGE IRRIGATION DISTRICT DEDICATION-COUNTY CERTIFICATE-COUNTY CLERK'S CERTIFICATE-REVISION NOTE.
2	FINAL ENGINEERING REPORT FOR WATER & SANITARY SEWER (ENGLISH-SPANISH)-LEGEND-DRAINAGE REPORT TOPOGRAPHY & DRAINAGE LAYOUT-UTILITY LAYOUT-SUBDIVIDER CERTIFICATE & STATEMENT-ESTIMATE-DETAILS-REVISION NOTE-SHEET NUMBER.

1 OF 2 SHEETS

OWNER(S) JOHN G. PHILLIPS  
ENGINEER STEVE SPOOR  
SURVEYOR PABLO PENA, III

# GREENER PASTURES MOBILE HOME SUBDIVISION PHASE II

A 3.94 ACRE TRACT OF LAND BEING LOTS 82, 133, 134, 135, AND 136, GREENER PASTURES MOBILE HOME SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 35, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS

Prepared by:  
**Spoor Engineering Consultants, Inc.**  
Consulting Engineers - Civil Land Planning  
RBM # F-6003  
202 South 4th Street McAllen, Texas 78501  
SEC@spooreng.com (956) 683-1000



Mar. 26, 2021  
1" = 50'

**DRAINAGE STATEMENT**  
This 14 lot subdivision, containing 3.94 net acres, is located on the east side of Main Gate Drive, approximately 1,000 feet south of Mile 5 North Road, and is located in the ETJ of the City of Weslaco. As noted, it is a resubdivision of 5 existing lots from a recorded subdivision.  
This property falls in Zone "B" of the Flood Insurance Rate Maps, Community Panel 480334 0525 B. Effective Date of January 2, 1981. Zone "B" is described as "Area of moderate flood hazard, usually the area between the limits of the 100 year and 500 year floods. B zones are also used to designate base floodplains of levee hazards, such as areas protected by levees from 100 year floods, or shallow flooding areas with average depths of less than one foot or drainage areas less than one square mile."  
Topographic maps of the area indicate a natural ground slope to the east. This site falls in Area "2B" (Hidalgo Sandy Clay Loam, Group C, Unified Class CLS.L) of the Hidalgo County Soil Survey. A more detailed description of Hidalgo Sandy Clay Loam can be found in the attachments to this narrative.  
This site is currently vacant. Proposed is single family residential.  
Presently, this site is served by the drainage system of the County, consisting of a pair of curb inlets and an 18 inch drain on Corral Drive, draining southeast, approximately 250 feet. At this junction the 18 inch is intercepted by another curb inlet on Steer Drive, then drains east, via a 30 inch drain, into an existing, private, detention area. The existing detention area drains northwest, via and 18 inch drain, into an H.C.D.D. No. 1 drainage ditch, which flows east and south.  
Drainage improvements for this site include a private detention area and a 12 inch drain along Corral Drive, connecting to the above mentioned curb inlet. New curb inlets and a new drain crossing Corral Drive will route street runoff into the proposed detention area.  
In order to prevent an increase in runoff, rainfall detention will be accomplished on site in the detention areas, as approved by the City under the subdivision approval process and as shown on the attached drainage plan. In accordance with the attached drainage calculations, this property is required to detain 0.52 acre-feet (22,830 cubic feet). Data from Table 2 indicates an existing flowrate of 4.8 cubic feet per second (10 year), which will increase to 21.04 cubic feet per second (50 year) for developed conditions. Finished floor elevation will be set above the 100 year flood level.

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



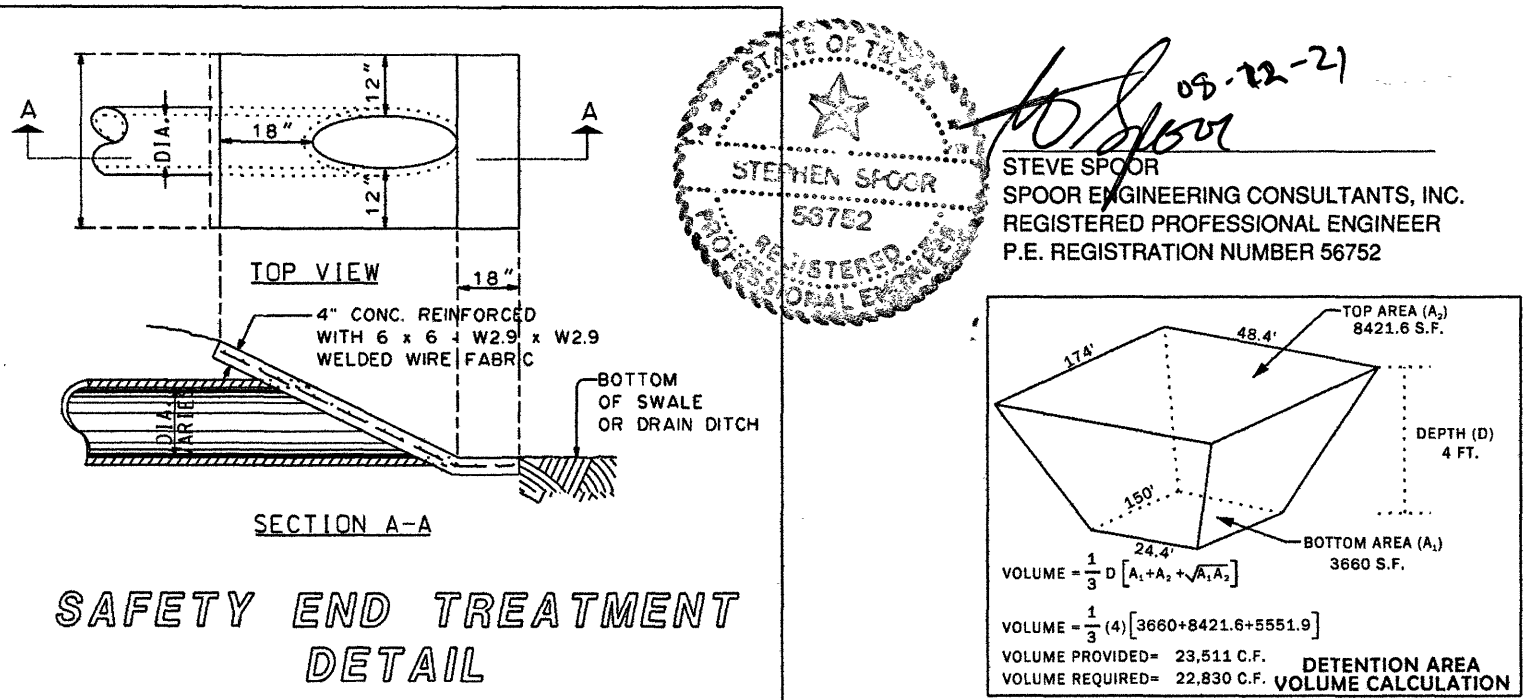
COUNTY CLERK'S RECORDING CERTIFICATE  
ON \_\_\_\_\_ AT \_\_\_\_\_ AM / PM  
DOCUMENT NUMBER: \_\_\_\_\_  
OF MAP RECORDS OF HIDALGO COUNTY  
BY: \_\_\_\_\_ DEPUTY:

**FINAL ENGINEERING REPORT FOR GREENER PASTURES MOBILE HOME SUBDIVISION PHASE II**  
BY STEVE SPOOR, P.E.  
GENERAL  
THIS RESUBDIVISION OF 5 RESIDENTIAL LOTS INTO 14 RESIDENTIAL LOTS WILL BE SERVED BY CITY OF WESLACO POTABLE WATER AND SANITARY SEWER.  
WATER SUPPLY - DESCRIPTION AND COSTS  
THE EXISTING GREENER PASTURES WATER SYSTEM CONSISTS OF 8 INCH AND 6 INCH LINES THAT SERVE THE EXISTING LOTS AND INCLUDES FIRE HYDRANTS AS MAINTAINED BY THE CITY OF WESLACO. A NEW 8 INCH LINE WILL CONNECT TO THE EXISTING 8 INCH LINE ON MAINGATE DRIVE AND WILL BE EXTENDED EAST ALONG THE NORTH SIDE OF CORRAL STREET. TWO EXISTING DEAD END LINES WILL BE LOOPED TO THE NEW CORRAL LINE. TWO NEW AND/OR RELOCATED FIRE HYDRANTS WILL BE INSTALLED ON THE CORRAL LINE. THE NEW LOTS ON CORRAL DRIVE WILL HAVE NEW WATER SERVICES INSTALLED ON THE NEW CORRAL LINE. THE NEW LOTS FRONTING ON MAINGATE DRIVE WILL HAVE NEW WATER SERVICES INSTALLED ON THE EXISTING 8 INCH LINE ON MAINGATE DRIVE. WATER SERVICES WILL CONSIST OF DUAL OR SINGLE 3/4 INCH METER STOPS READY FOR 3/4 INCH METERS TO BE FURNISHED BY THE CITY OF WESLACO.  
THE TOTAL COST OF THE PROPOSED SYSTEM IS \$60,311 OR \$4,310 PER LOT. THE PROPOSED SYSTEM WILL MEET CITY OF WESLACO STANDARDS FOR CONSTRUCTION AND WILL BE INSPECTED AND ACCEPTED BY THE CITY OF WESLACO WHEN ALL TESTING AND INSPECTIONS HAVE BEEN COMPLETED.  
SANITARY SEWER FACILITIES - DESCRIPTION AND COST  
RESIDENTIAL SEWER FACILITIES WILL BE BY GRAVITY FLOW TO EXISTING CITY OF WESLACO 8 INCH AND 6 INCH GRAVITY LINES LOCATED IN THE EXISTING ALLEY ALONG THE NORTHEAST LINE OF THIS SITE. THE TWO NEW LOTS ON THE CUL DE SAC WILL BE PROVIDED WITH 4 INCH SERVICES FROM THE EXISTING 8 INCH CITY OF WESLACO LINE TO THE SOUTH. EACH LOT WILL BE PROVIDED WITH A 4 INCH SERVICE WITH A 4 INCH RISER TO ABOVE GROUND FOR LOCATING THE SERVICE. THE ESTIMATED COST FOR THIS PROPOSED SYSTEM IS \$27,610 OR \$1,972 PER LOT. THE MONTHLY CHARGE FOR SANITARY SEWER COLLECTION AND TREATMENT WILL BE INCLUDED IN THE MONTHLY UTILITY BILL FROM THE CITY OF WESLACO.  
CERTIFICATION  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER 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 CONSTRUCTED WATER AND SEWER FACILITIES, DISCUSSED ABOVE ARE AS FOLLOWS:  
WATER FACILITIES - THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$60,311 WHICH EQUALS TO \$4,310 PER LOT.  
SEWER FACILITIES - SANITARY SEWER SYSTEM IS ESTIMATED TO COST \$27,610 WHICH EQUALS TO \$1,972 PER LOT.

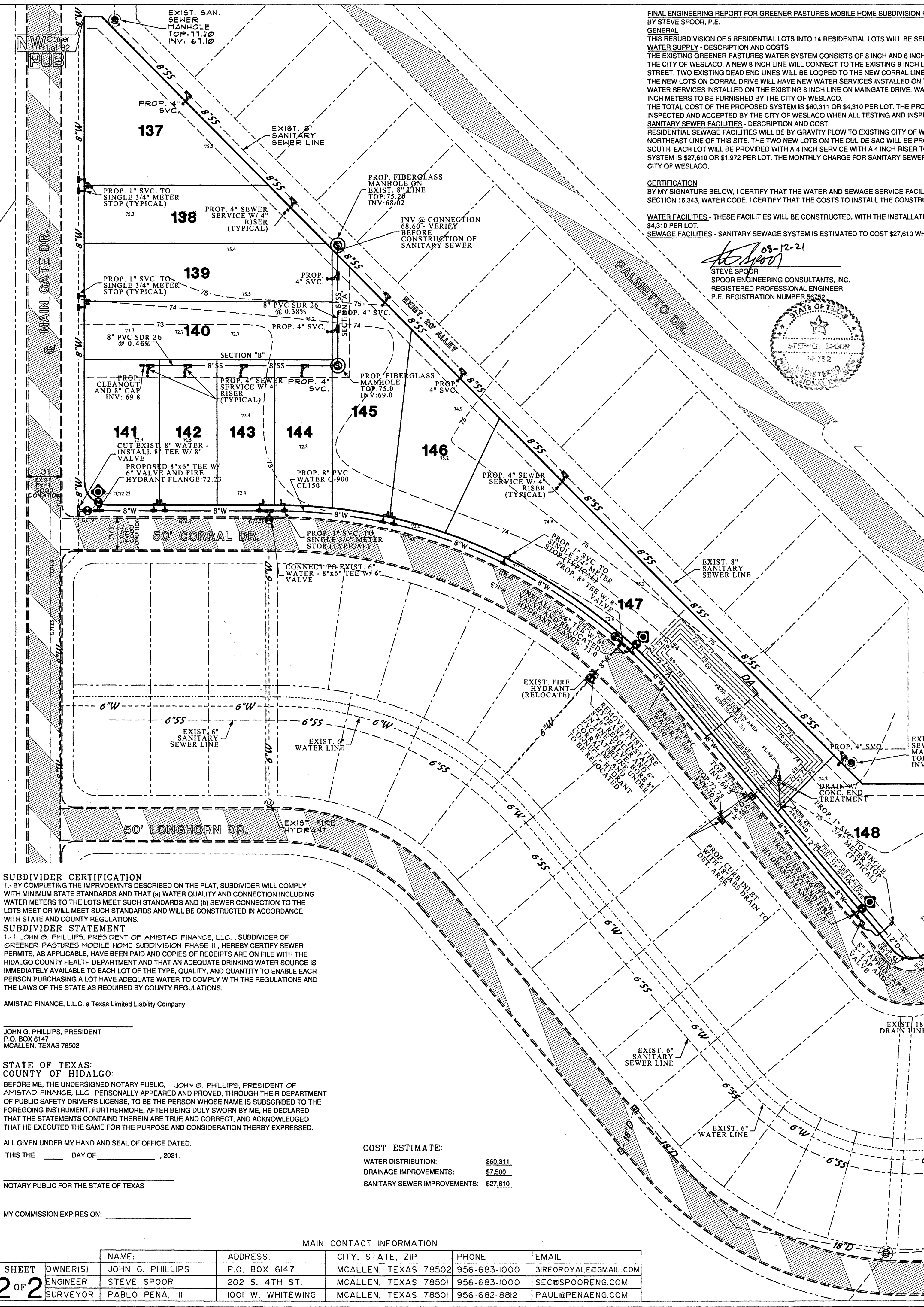
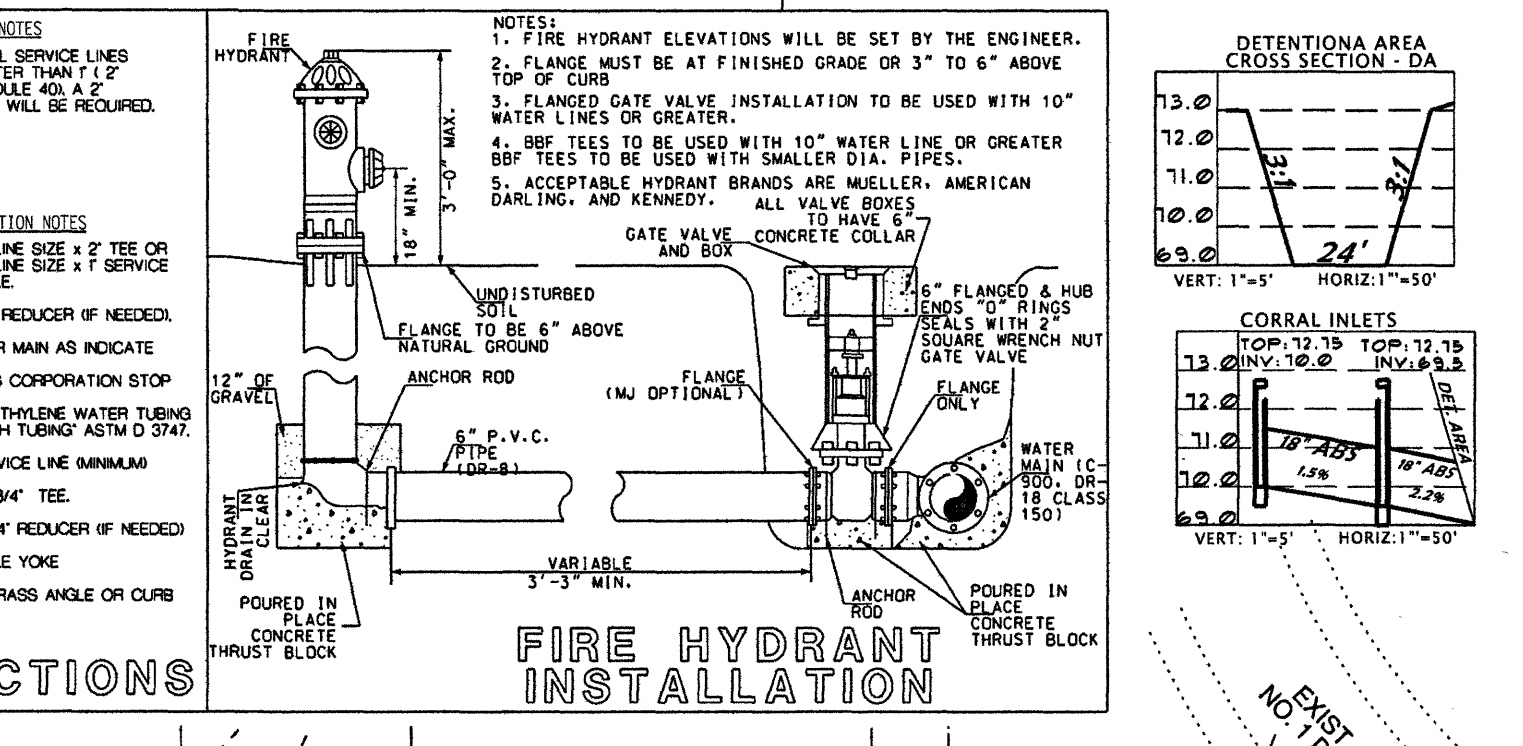
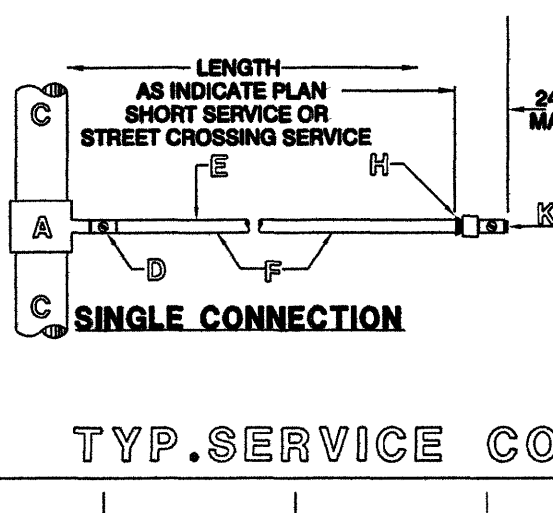
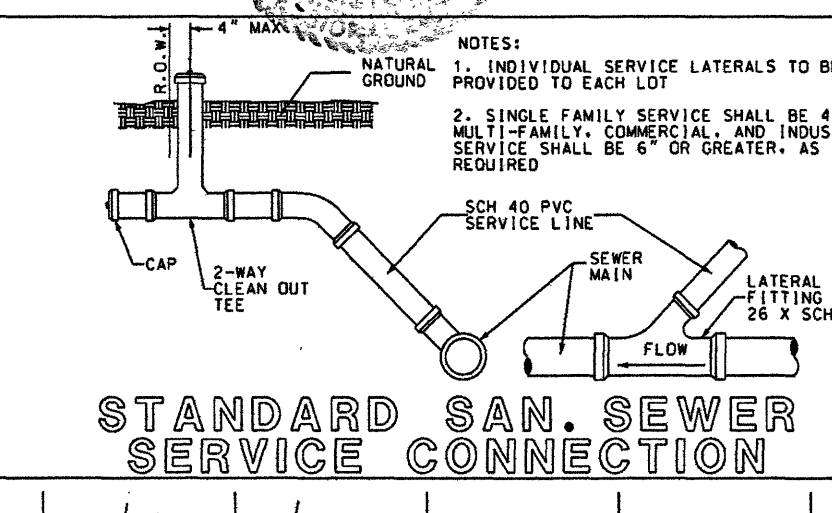
**INFORME FINAL DE INGENIERIA PARA LA SUBDIVISION DE GREENER PASTURES MOBILE HOME SUBDIVISION PHASE II**  
POR STEVE SPOOR, P.E.  
GENERAL  
ESTA RESUBDIVISION DE 5 LOTES RESIDENCIALES EN 14 LOTES RESIDENCIALES SERA SERVIDA POR LA CIUDAD DE WESLACO AGUA POTABLE Y ALICANTARILLADO SANITARIO.  
SUMINISTRO DE AGUA - DESCRIPCION Y COSTOS  
EL SISTEMA DE AGUA DE LOS PASTOS MAS VERDES EXISTENTE CONSTA DE LINEAS DE 8 PULGADAS Y 6 PULGADAS QUE SIRVEN LOS LOTES EXISTENTES E INCLUYE HIDRANTES CONTRA INCENDIOS MANTENIDOS POR LA CIUDAD DE WESLACO. UNA NUEVA LINEA DE 8 PULGADAS SE CONECTARA A LA LINEA EXISTENTE EN MAINGATE DRIVE Y SE EXTENDERA AL ESTE A LO LARGO DEL LADO NORTE DE CORRAL STREET. DOS LINEAS EXISTENTES DE FINALES MUERTOS SERAN ENROLLADAS A LA NUEVA LINEA CORRAL. SE INSTALARAN DOS HIDRANTES CONTRA INCENDIOS NUEVOS Y O RELOCADOS EN LA LINEA CORRAL. LOS NUEVOS LOTES EN CORRAL DRIVE TENDRAN NUEVOS SERVICIOS DE AGUA INSTALADOS EN LA NUEVA LINEA DE CORRAL. LOS NUEVOS LOTES FRONTALES EN MAINGATE DRIVE TENDRAN NUEVOS SERVICIOS DE AGUA INSTALADOS EN LA LINEA EXISTENTE DE 8 PULGADAS EN MAINGATE DRIVE. LOS SERVICIOS DE AGUA CONSTRUIRAN EN PARADAS DE MEDIDAS DE 3/4 PULGADAS DOBLES O SIMPLES LISTAS PARA METROS DE 3/4 PULGADAS PARA SER AMUEBLADAS POR LA CIUDAD DE WESLACO.  
EL COSTO TOTAL DEL SISTEMA PROPUUESTO ES \$60,311 O \$ 4,310 POR LOTE. EL SISTEMA PROPUUESTO CUMPLIRA CON LOS ESTANDARES DE CONSTRUCCION DE LA CIUDAD DE WESLACO Y SERA INSPECCIONADO Y ACEPTADO POR LA CIUDAD DE WESLACO CUANDO SE HAYAN COMPLETADO TODAS LAS PRUEBAS E INSPECCIONES.  
INSTALACIONES DE ALICANTARILLADO SANITARIO - DESCRIPCION Y COSTO  
LAS INSTALACIONES RESIDENCIALES DE AGUAS RESIDUALES SERAN POR FLUJO DE GRAVEDAD HACIA LAS LINEAS DE GRAVEDAD EXISTENTES DE LA CIUDAD DE WESLACO DE 8 PULGADAS Y 6 PULGADAS UBICADAS EN EL CALLEJON EXISTENTE A LO LARGO DE LA LINEA NOROCCIDENTE DE ESTE SITIO. LOS DOS LOTES NUEVOS EN EL CUL DE SAC SERAN PROPORCIONADOS CON SERVICIOS DE 4 PULGADAS DESDE LA CIUDAD DE WESLACO AL SUR. CADA LOTE SERA PROPORCIONADO CON UN SERVICIO DE 4 PULGADAS CON UN ELEVADOR DE 4 PULGADAS POR ENCIMA DEL SUELO PARA UBICAR EL SERVICIO. EL COSTO ESTIMADO PARA ESTE SISTEMA PROPUUESTO ES \$ 27,610 O \$ 1,972 POR LOTE. EL CARGO MENSUAL POR RECOGIDA Y TRATAMIENTO DE ALICANTARILLAS SANITARIAS ESTARA INCLUIDO EN LA FACTURA MENSUAL DE SERVICIOS PUBLICOS DE LA CIUDAD DE WESLACO.  
CERTIFICACION  
CON MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALICANTARILLADO DESCRITAS ARRIBA CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343, CODIGO DE AGUA. CERTIFICO QUE LOS COSTOS DE INSTALACION DE LAS INSTALACIONES DE AGUA Y ALICANTARILLADO CONSTRUIDAS, ANTERIORES, SON LOS SIGUIENTES:  
INSTALACIONES DE AGUA - ESTAS INSTALACIONES SERAN CONSTRUIDAS, CON LA INSTALACION DE CAJAS DE MEDIDOR DE AGUA, HAN COSTADO UN GRAN TOTAL DE \$ 60,311 QUE ES IGUAL A \$ 4,310 POR LOTE.  
INSTALACIONES DE AGUAS RESIDUALES - EL SISTEMA DE AGUAS RESIDUALES SANITARIAS COSTARA \$ 27,610, LO QUE ES IGUAL A \$ 1,972 POR LOTE.

09-12-21  
STEVE SPOOR  
SPOOR ENGINEERING CONSULTANTS, INC.  
REGISTERED PROFESSIONAL ENGINEER  
P.E. REGISTRATION NUMBER 56752

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**SUBDIVIDER CERTIFICATION**  
I, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, 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 LOTS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.  
**SUBDIVIDER STATEMENT**  
JOHN G. PHILLIPS, PRESIDENT OF AMISTAD FINANCE, L.L.C., SUBDIVIDER OF GREENER PASTURES MOBILE HOME SUBDIVISION PHASE II, HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS 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, AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY COUNTY REGULATIONS.

AMISTAD FINANCE, L.L.C. a Texas Limited Liability Company  
JOHN G. PHILLIPS, PRESIDENT  
P.O. BOX 8147  
MCALLEN, TEXAS 78502  
STATE OF TEXAS:  
COUNTY OF HIDALGO:  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JOHN G. PHILLIPS, PRESIDENT OF AMISTAD FINANCE, L.L.C., PERSONALLY APPEARED AND PROVED, THROUGH THEIR DEPARTMENT OF PUBLIC SAFETY DIVISION LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, HE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED 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: \_\_\_\_\_

**COST ESTIMATE:**  
WATER DISTRIBUTION: \$60,311  
DRAINAGE IMPROVEMENTS: \$7,500  
SANITARY SEWER IMPROVEMENTS: \$27,610

MAIN CONTACT INFORMATION

NAME:	ADDRESS:	CITY, STATE, ZIP	PHONE	EMAIL
OWNER(S) JOHN G. PHILLIPS	P.O. BOX 6147	MCALLEN, TEXAS 78502	956-683-1000	JIREORROYALE@GMAIL.COM
ENGINEER STEVE SPOOR	202 S. 4TH ST.	MCALLEN, TEXAS 78501	956-683-1000	SEC@SPOORENG.COM
SURVEYOR PABLO PENA, III	1001 W. WHITEWING	MCALLEN, TEXAS 78501	956-682-8812	PAUL@PENAENG.COM

09-12-21  
STEVE SPOOR  
SPOOR ENGINEERING CONSULTANTS, INC.  
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