



# 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: 3-22-2022

PROPOSED IVALEK SUBDIVISION, PRECINCT No. 3.

ENGINEER: TREVIÑO ENGINEERING DEVELOPER: HECTOR SOLIS

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 1  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST OF SCHUERBACH ROAD APPROXIMATELY 1/2 OF MILE NORTH FROM 2 MILE ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF MISSION.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-12-2021 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO SCHUERBACH ROAD, SIDE DITCH.

ROAD R.O.W. DEDICATION: 15.00 FT ONTO SCHUERBACH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 12-17-2021 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-5-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER  
SEWER SYSTEM: CITY OF MISSION. LINE SIZE: 8" LOCATION: SCHUERBACH ROAD.

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 6" LOCATION: SCHUERBACH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-5-2022 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

**SMALL CONSTRUCTION**

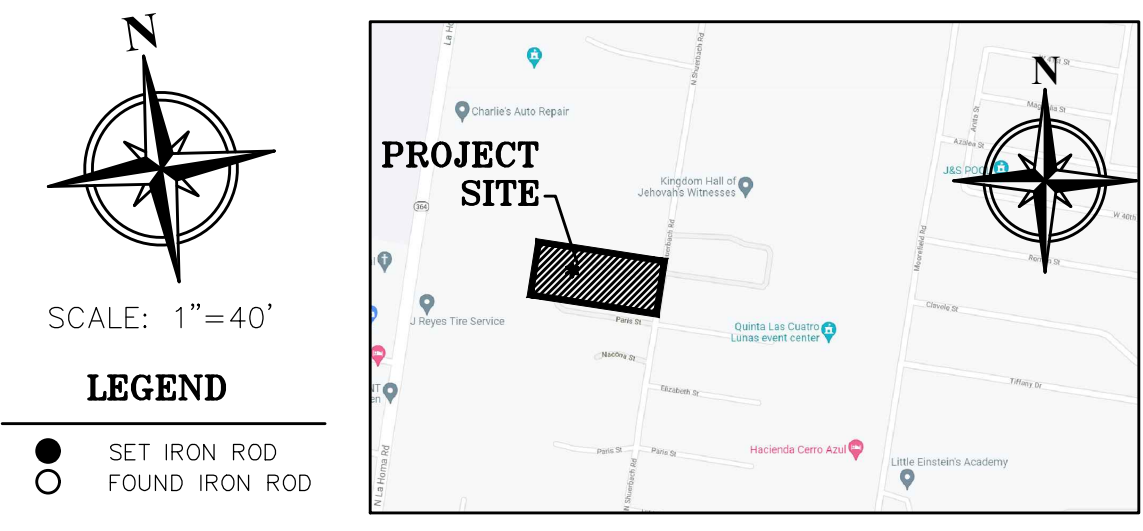
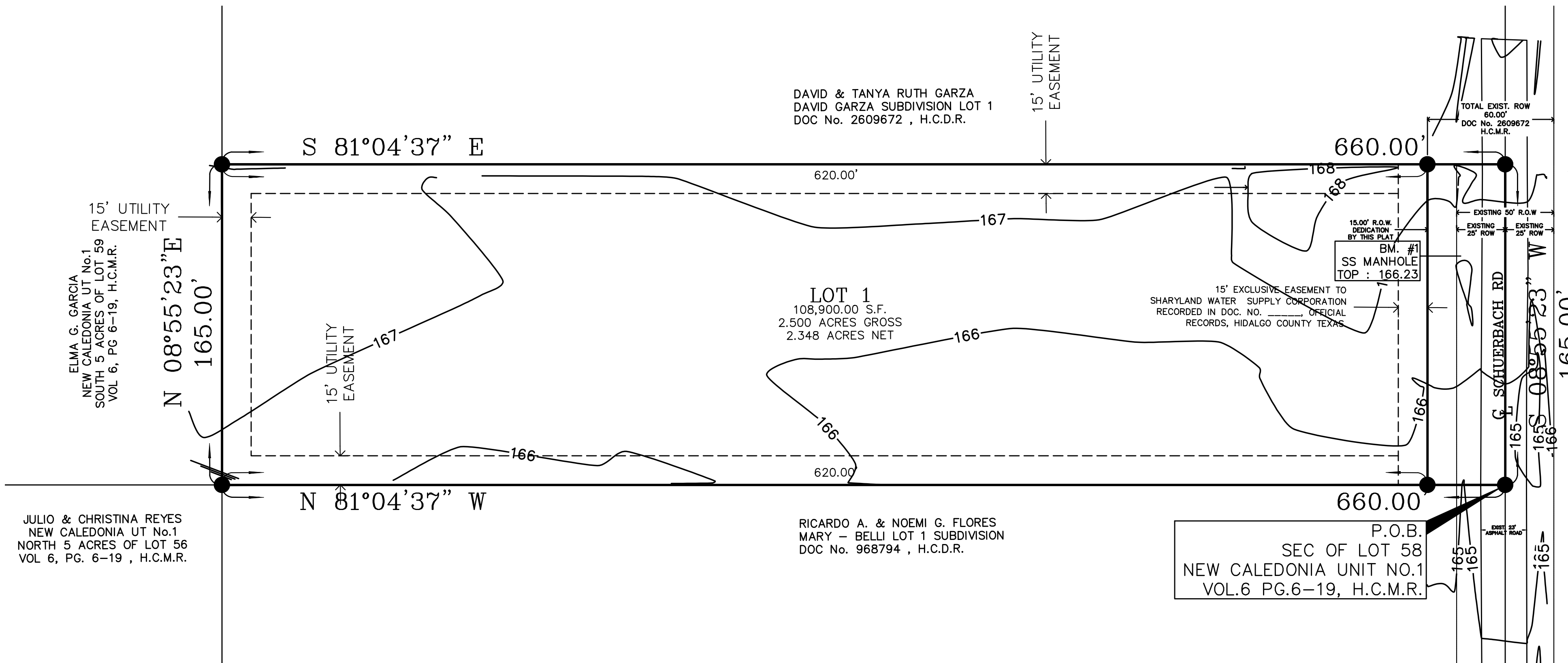
The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

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

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.



# IVALEK SUBDIVISION

THE SOUTH 2.5 ACRES OF LOT 58, NEW CALEDONIA UNIT No.1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 6, PAGE 19, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY: IVALEK SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PCT. NO. 3 ON THE WEST SIDE OF SCHUERBACH ROAD, APPROXIMATELY 0.55 MILES NORTH FROM 2 MILE LINE RD. NEARBY MUNICIPALITY IS THE CITY OF MISSION, TEXAS, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION. (POPULATION 180,000) IVALEK SUBDIVISION LIES APPROXIMATELY 0.06 MILES SOUTH FROM THE CITY LIMITS AND IS WITHIN THE CITY'S 3.5 EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 AND WITHIN THE CITY'S FIVE-MILE ETJ UNDER LOCAL GOVERNMENT CODE § 212.001.

### METES AND BOUNDS

THE SOUTH 2.50 ACRES OF LOT 58, NEW CALEDONIA UNIT No.1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 6, PAGE 19, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS DESCRIPTION AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 58, AND ALSO BEING THE CENTERLINE OF SCHUERBACH ROAD, FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION AND FOR THE POINT OF BEGINNING OF THIS TRACT OF LAND;

THENCE, N 81°04'37" W, WITH AND ALONG THE SOUTH LINE OF LOT 58, A DISTANCE OF 25.00 FEET PASS A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND AT THE EXISTING WEST RIGHT-OF-WAY LINE OF SHUERBACK ROAD, AND A TOTAL DISTANCE OF 660.00 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER AND ALSO BEING THE SOUTHWEST CORNER OF LOT 58, THE SOUTHEAST CORNER OF LOT 59, AND THE NORTHWEST CORNER OF LOT 1, MARY-BELL SUBDIVISION;

THENCE, N 08°55'23" E, WITH AND ALONG THE WEST LINE OF LOT 58 AND EAST LINE OF LOT 59, A DISTANCE OF 165.00 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 1, OF DAVID GARZA SUBDIVISION, ALSO BEING THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, S 81°04'37" E, WITH AND ALONG THE SOUTH LINE OF LOT 1, DAVID GARZA SUBDIVISION, AND PARALLEL TO THE SOUTH LINE OF LOT 58, A DISTANCE OF 635.00 FEET PASS ONE-HALF (1/2) INCH DIAMETER IRON ROD SET AT THE EXISTING WEST RIGHT-OF-WAY LINE OF SHUERBACH ROAD, AND A TOTAL DISTANCE OF 660.00 FEET TO A POINT FOR THE NORTHEAST CORNER, AND ALSO BEING THE CENTERLINE OF SHUERBACH ROAD;

THENCE, S 08°55'23" W, SOUTH WITH AND ALONG THE EAST LINE OF LOT 58, ALSO BEING THE CENTERLINE OF SHUERBACH ROAD, A DISTANCE OF 165.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION FOR THE POINT OF BEGINNING OF THIS TRACT OF LAND, CONTAINING 2.50 ACRES MORE OR LESS.

### STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

HECTOR LUIS SOLIS AND ZOILA ESTRELLA SOLIS, AS OWNERS OF THE 2.5 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED IVALEK SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, 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 STATE STANDARDS.

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

(C) GAS CONNECTIONS, IF AVAILABLE, PROVIDE TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

HECTOR LUIS SOLIS, OWNER  
129 W. 3RD STREET  
LA JOYA, TEXAS 78560

ZOILA ESTRELLA SOLIS, OWNER  
129 W. 3RD STREET  
LA JOYA, TEXAS 78560

### STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED HECTOR LUIS SOLIS AND ZOILA ESTRELLA SOLIS, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

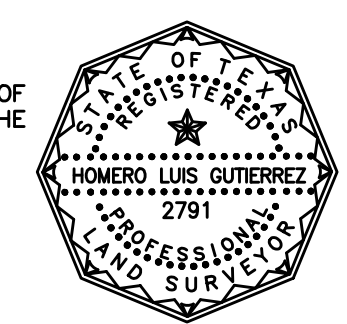
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
MY COMMISSION EXPIRES ON :

### STATE OF TEXAS COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, 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.

HOMERO LUIS GUTIERREZ RPLS No. 2791 DATE



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

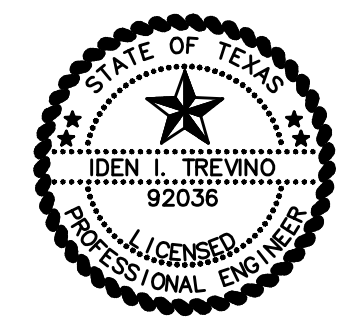
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF MAP RECORDS OF HIDALGO COUNTY TEXAS

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

### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF IVALEK SUBDIVISION WAS RECEIVED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT.

ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.



### STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, IDEN I. TREVINO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

IDEN I. TREVINO, PE NO. 92036 DATE

### UNITED IRRIGATION DISTRICT No. 6

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No.6

ON THIS \_\_\_ DAY OF \_\_\_, 20\_\_\_, NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREE, FENCES AND BUILDING) SHALL BE PLACED UPON HOLDING RIGHT OF WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

DIANA IZAGUIRRE PRESIDENT HIDALGO COUNTY IRRIGATION DISTRICT No.6 DATE

BRANDON THOMPSON SECRETARY HIDALGO COUNTY IRRIGATION DISTRICT No.6 DATE

RAUL SESIN, P.E., CFM GENERAL MANAGER HIDALGO COUNTY DRAINAGE DISTRICT No.1 DATE

### CITY OF MISSION PLANNING AND ZONING COMMISSION

UNDER LOCAL GOVERNMENT CODE 212.0115(B), WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF IVALEK SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS.

MAJOR OF CITY OF MISSION DATE

ATTEST: CITY SECRETARY DATE

### CITY OF MISSION PLANNING AND ZONING COMMISSION

THIS PLAT OF IVALEK SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

CHAIRMAN DATE

### SHARYLAND WATER SUPPLY CORPORATION

I, SHERILYN DAHLBERG, HEREBY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR IVALEK SUBDIVISION LOCATED AT CITY OF MISSION IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

SHERILYN DAHLBERG GENERAL MANAGER SHARYLAND WATER SUPPLY CORPORATION DATE

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF IVALEK SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

### GENERAL NOTES

- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "C" (UNSHADED)  
COMMUNITY PANEL NO. 480334 0400C  
REVISED NOVEMBER 16, 1982
- ZONE "C" (UNSHADED) AREAS OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE C MAY HAVE PONDING AND LOCAL DRAINAGE PROBLEMS THAT DO NOT WARRANT A DETAILED STUDY OR DESIGNATION AS BASE FLOOD PLAIN.
- THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN 500-YEAR FLOOD PLAIN. COMMUNITY PANEL NO. 480334 0400C REVISED ON NOVEMBER 16, 1982 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 500-YEAR FLOOD PLAIN.
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 500-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:  
FRONT: 40.00 FEET  
REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE 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 MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF SCHUERBACH ROAD OR 18" ABOVE THE 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. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
--> B.M. No.1 - TOP OF SANITARY SEWER MANHOLE LOCATED APPROXIMATELY 47.21 FEET SOUTH AND 19.82 FEET WEST OF THE NORTHWEST CORNER OF THIS TRACT OF LAND. (NORTHING: 16618516.9400', EASTING: 1032048.0400', ELEVATION:166.23')
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO RETAIN A TOTAL OF 4.237 CUBIC-Feet OR 0.0973 Acre-Feet OF STORMWATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DRAINAGE RETENTION POND SHALL TO BE CONSTRUCTED IN DESIGNATED AREAS AS DESIGNATED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE RETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITH IN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, PLANTINGS, AND OTHER CONSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTING (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 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 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, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH, AND RE-GRADING OF ROADSIDE DITCH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE/ THIS IS IN ACCORDANCE WITH THE HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON 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 METERS.
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETAINED 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.

DATE OF PREPARATION: JANUARY 28, 2021

INDEX TO SHEET OF IVALEK SUBDIVISION	
SHEET 1	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENTS DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY 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. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, DRAINAGE REPORT INCLUDING DESCRIPTION; TOPOGRAPHY, DRAINAGE AND ENGINEER'S ACKNOWLEDGEMENT.

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: HECTOR & ZOILA SOLIS	129 W. 3RD STREET	LA JOYA, TEXAS	(956) 205-8928
ENGINEER: IDEN I. TREVINO, P.E.	200 S. 10TH ST. SUITE 1303	MCALLEN, TEXAS 78501	(956) 283-8847
SURVEYOR: HOMERO L. GUTIERREZ, RPLS	2520 BUDDY OWNENS BLVD.	MCALLEN, TEXAS 78504	(956) 249-8061

PLAT 1.0

**TREVIÑO ENGINEERING**  
FIRM No. F-7906  
TEL No. (956) 283-8847 200 S. 10th St. Ste. 1303  
McAllen, Texas 78501  
ident@trevinoengineering.com

**FINAL WATER AND SEWER ENGINEERING REPORT FORMAT.**

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:  
 IVALEK SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. S.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE RIGHT-OF-WAY OF SCHUERBACH ROAD. THE WATER SYSTEM FOR IVALEK SUBDIVISION CONSISTS OF A 1" POLYETHYLENE WATER SERVICE LINE ENCASED AND BORE IN A 2" SCH. 40 PVC. 1" SERVICE WILL TAP INTO THE EXISTING 8" WATER MAIN WITH SERVICE SADDLE THAT TERMINATES AT A PROPOSED 1" X 3/4" ANGLE STOP COVERED WITH A WATER METER BOX FOR THIS LOT. THE 3/4" SINGLE SERVICE AND THE METER BOX WILL BE INSTALLED, AT A COST OF \$3,405.00 AND \$2,275.00 FOR THE 2" BORE AND CASING, AT A TOTAL COST OF \$5,680.00. IN ADDITION, THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF \$1,825.00 WHICH COVERS THE \$1,825.00 COST PER LOT 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 IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

WASTEWATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:  
 IVALEK SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF MISSION. THE OWNER AND CITY OF MISSION HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF MISSION HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF MISSION HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF MISSION HAS AN EXISTING 8" DIAMETER SEWER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF SCHUERBACH RD. THE WASTEWATER SYSTEM FOR IVALEK SUBDIVISION CONSISTS OF A 4" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING 8" LINE. FROM THE 8" LINE, ONE (1) 4" DIAMETER SEWER SERVICE LINES RUN FOR THIS LOT. THE 4" SERVICE LINE WILL BE INSTALLED, AT A TOTAL COST OF \$500.00 PER LOT. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF MISSION AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**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 16.543, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND 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 \$5,680.00 WHICH EQUALS TO \$5,680.00 PER LOT.  
 SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$500.00 WHICH EQUALS TO \$500.00 PER LOT.

**FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH** (WATER AND WASTE WATER DISTRIBUTION SYSTEM BEING INSTALLED)

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO  
 LA SUBDIVISION IVALEK RECIBIRA SU PROVISION DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA S.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y S.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. S.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION IVALEK CONSISTE DE UN CONDUCTO DE AGUA DE 8" PULGADAS DE DIAMETRO QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA SCHUERBACH RD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION IVALEK CONSISTE DE UN CONDUCTO INDIVIDUAL DE AGUA DE UNA 1" PULGADA DE DIAMETRO Y UNA PERFORACION DE MATERIAL SCHEDULE 40 PVC. EL CONDUCTOR DE 1" PULGADA SE CONECTARA AL CONDUCTOR DE AGUA EXISTENTE DE 8" PULGADAS CON UNA SILLA 6" X 1" DE BRONZE Y TERMINARA EN LA PROPIEDAD CON UN ANGULO DE TOPE DE 1" X 3/4" CON UNA CAJA DE MEDIDOR. EL MEDIDOR INDIVIDUAL DE AGUA DE 3/4" DE PULGADA DE DIAMETRO, Y LA CAJA DE MEDIDOR SERA INSTALADA A UN COSTO DE \$3,405.00 Y \$2,275.00 PARA LA PERFORACION Y PROTECCION DE 2" PULGADAS A UN COSTO TOTAL DE \$5,680.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA S.W.S.C. \$ 1,825.00, QUE CUBRE EL COSTO POR LOTE QUE INDICA EN EL CONTRATO DE PROVISION DE AGUA POR LOS 30 AÑOS. ESTE PRECIO DE \$5,680.00 INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.E.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION  
 LA SUBDIVISION IVALEK RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE MISSION. EL DUEÑO DE LA SUBDIVISION Y CIUDAD DE MISSION HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. CIUDAD DE MISSION HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE MISSION TIENE UN CONDUCTO EXISTENTE DE DRENAJE DE 8" PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA SCHUERBACH RD.

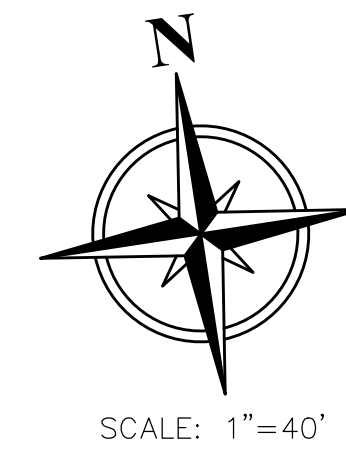
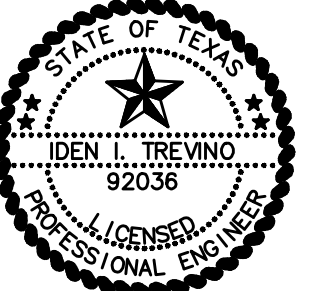
EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LA SUBDIVISION IVALEK CONSISTE DE UNA (1) LINEA DE SERVICIO DE 4" PULGADAS SERA EXTENDIDA HA ESTE LOTE. EL SERVICIO DE 4" PULGADAS QUE SE CONECTA CON EL CONDUCTO EXISTENTE DE DRENAJE DE 8" PULGADAS HA SIDO INSTALADO, HA UN COSTO TOTAL DE \$500.00 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACION:  
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBIERNADO LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.543 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO INCLUYENDO EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$5,680.00 O \$5,680.00 POR LOTE.  
 DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$500.00 O \$500.00 POR LOTE.

**STATE OF TEXAS COUNTY OF HIDALGO**

I, THE UNDERSIGNED, IDEN I. TREVINO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



- LEGEND**
- SET IRON ROD
  - FOUND IRON ROD
  - EXISTING FENCE
  - - - EXISTING FENCE
  - X-X- EXISTING FENCE
  - ⊕ POWER POLE
  - GUY WIRE
  - ⊙ SANITARY SEWER MANHOLE

**HCDD#1 APPROVED DRAINAGE REPORT STATEMENT.**

INTRODUCTION:  
 THE PROPOSED IVALEK SUBDIVISION (INTENDED FOR RESIDENTIAL) IS 2.5 ACRES OF LOT 58, NEW CALEDONIA UNIT No.1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 6, PAGE 19, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

THIS PROPERTY IS LOCATED ON THE WEST SIDE OF SCHUERBACH RD APPROXIMATELY 0.55 MILES NORTH FROM 2 MILE LINE RD., IN MISSION HIDALGO COUNTY, TEXAS. CURRENTLY, THE PROPERTY IS VACANT. THE SUBDIVISION IS FLANKED BY RESIDENTIAL PROPERTIES ON ALL FOUR SIDES. PLEASE SEE ATTACHED LOCATION MAP AND PLAT FOR REFERENCE.

FEMA:  
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS, THE SUBDIVISION IS IN "ZONE C" (UNSHADED) COMMUNITY PANEL NUMBER 480334 0400C MAP EFFECTIVE DATE NOVEMBER 16,1982, "ZONE C" ARE AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE C MAY HAVE POUNDING AND LOCAL DRAINAGE PROBLEMS THAT NOT WARRANT A DETAILED STUDY OR DESIGNATION AS BASE FLOODPLAIN.

SOIL:  
 ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICES, THE SITE CONSISTS OF ONE SOIL TYPE: (25)-HIDALGO FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES, GROUP B SOILS HAVE A MODERATE INFILTRATION RATE. THIS GROUP CONSISTS CHEFLY OF DEEP WELL DRAINED SOILS WITH A MODERATELY FINE TO MODERATELY COARSE TEXTURE AND A MODERATE RATE OF WATER TRANSMISSION. MORE DETAILS MAY BE FOUND IN THE SOILS PORTERIES PORTION OF THIS DOCUMENT.

EXISTING DRAINAGE CONDITIONS:  
 THE PROPERTY TOPOGRAPHY NATURALLY SLOPES TO THE SOUTH SCHUERBACH RD. DRAIN INTO BAR DITCHES ON EACH SIDES OF THE ROAD.

DRAINAGE REQUIREMENTS:  
 THE POST-DEVELOPED STORM RUNOFF IN THE AMOUNT OF 4,237 CUBIC FEET (0.0973 ACRE-FT) WILL BE DETAINED WITHIN THE PROPERTY WITH OUTFALL. THE EXISTING PEAK RUNOFF FROM A 10-YEAR STORM DETERMINED USING THE RATIONAL METHOD IS 2.53 CFS FOR A 10-YEAR RETURN FREQUENCY AND THE ANTICIPATED PEAK RUNOFF AFTER DEVELOPMENT IS CALCULATED TO BE 6.77 CFS FOR A 50-YEAR RETURN FREQUENCY.

IN COORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS OF NOT INCREASING THE AMOUNT OF EXISTING RUNOFF, WE HAVE CALCULATED THAT 4,237 CUBIC FEET OF STORM RUNOFF TO BE DETAINED WITHIN ALONG THE WEST SIDE BAR DITCH ALONG SCHUERBACH RD. SCHUERBACH RD. BELONGS TO HIDALGO COUNTY PRECINT NO.3.

**STATE OF TEXAS COUNTY OF HIDALGO**

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

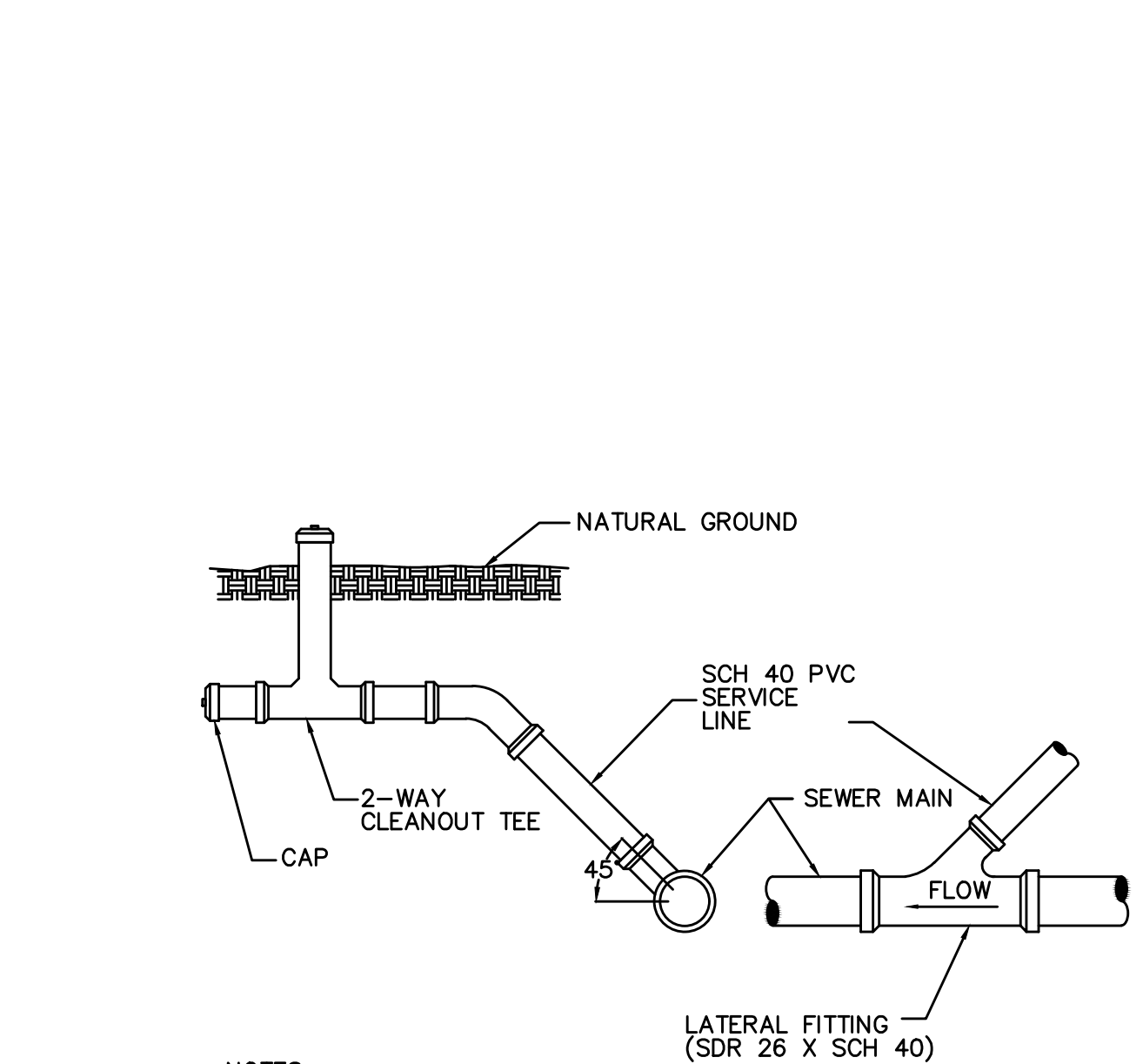
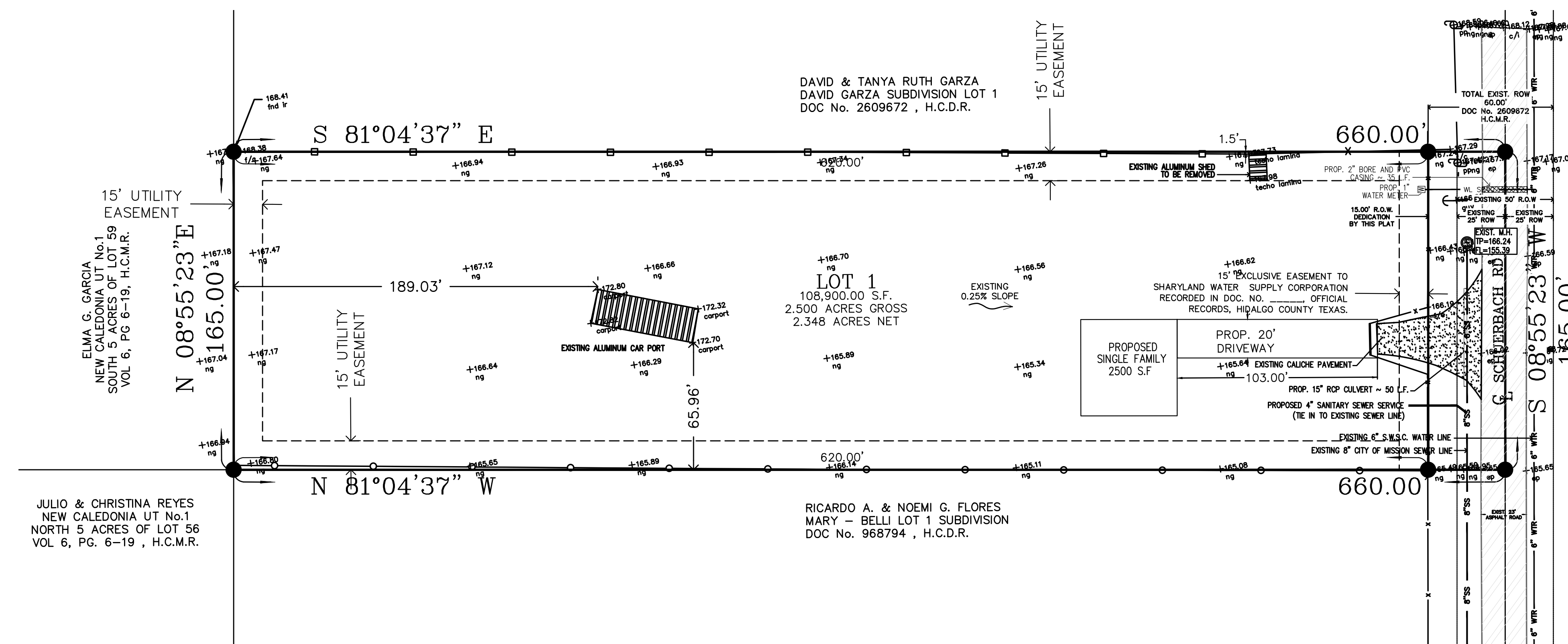
HECTOR LUIS SOLIS AND ZOILA ESTRELLA SOLIS, AS OWNERS OF THE 2.5 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED IVALEK SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

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 STATE STANDARDS.
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS.
- (C) GAS CONNECTIONS, IF AVAILABLE, PROVIDE TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

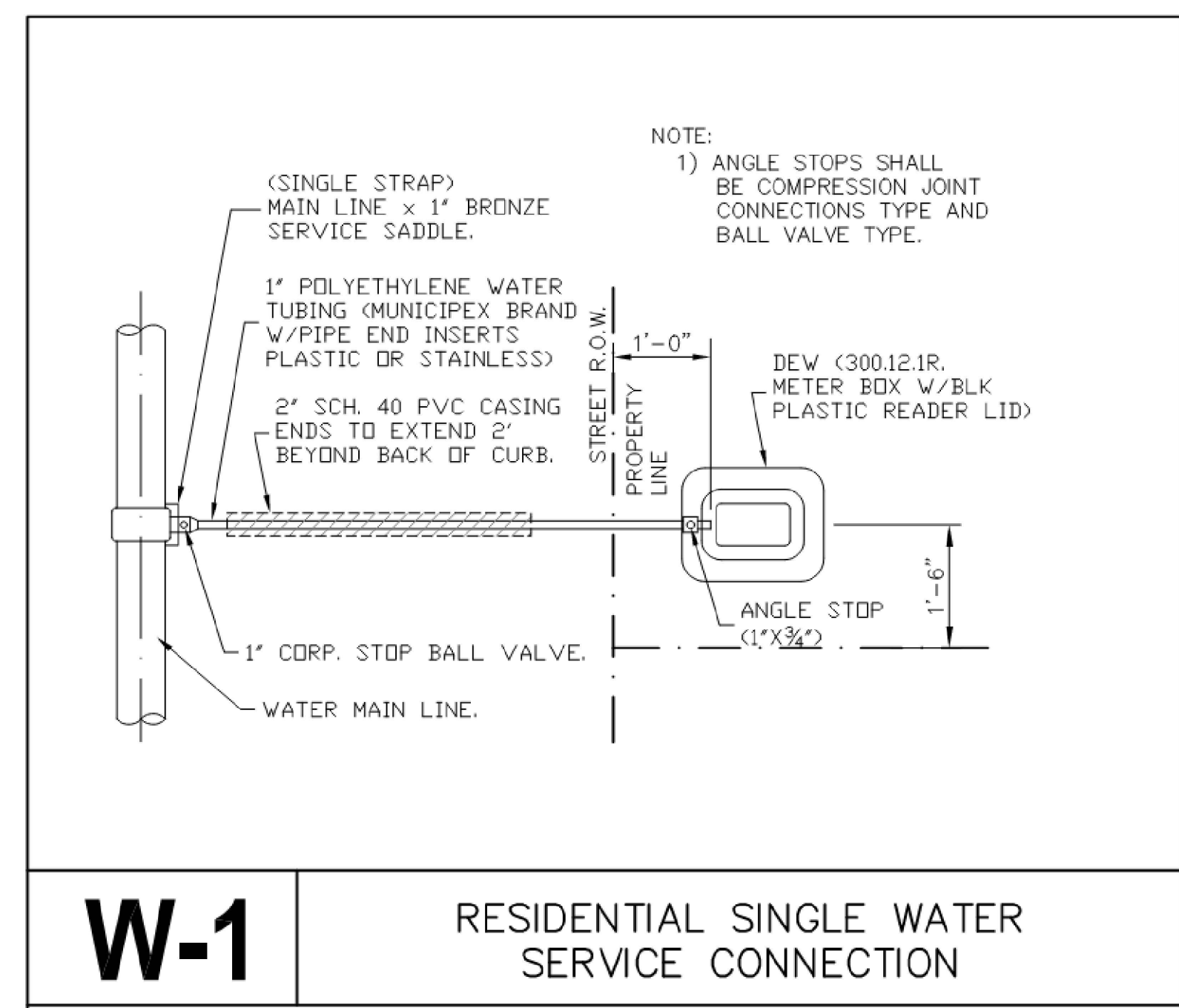
WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE

HECTOR LUIS SOLIS, OWNER DATE \_\_\_\_\_ ZOILA ESTRELLA SOLIS, OWNER DATE \_\_\_\_\_  
 129 W. 3RD STREET 129 W. 3RD STREET  
 LA JOYA, TEXAS 78560 LA JOYA, TEXAS 78560



- NOTES**
- INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
  - SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

**STANDARD SEWER SERVICE CONNECTION DETAIL**  
 Not to Scale



**W-1 RESIDENTIAL SINGLE WATER SERVICE CONNECTION**

SHEET	DESCRIPTION
P1.0	SUBDIVISION PLAT
P2.0	SUBDIVISION UTILITIES

NO.	SHEET	REVISION	DATE	APPROVED

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: HECTOR & ZOILA SOLIS	129 W. 3RD STREET	LA JOYA, TEXAS	(956) 205-8928
ENGINEER: IDEN I. TREVINO, P.E.	200 S. 10TH ST. SUITE 1303	MCALLEN, TEXAS 78501	(956) 283-8847
SURVEYOR: HOMERO L. GUTIERREZ, RPLS.	2520 BUDDY OWNENS BLVD.	MCALLEN, TEXAS 78504	(956) 249-8061

**IVALEK SUBDIVISION**

THE SOUTH 2.5 ACRES OF LOT 58, NEW CALEDONIA UNIT No.1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 6, PAGE 19, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS DATE OF PREPARATION: JANUARY 28, 2021

PLAT UTILITIES	2.0
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**TREVINO ENGINEERING**  
 FIRM No. F-7906  
 TEL No. (956) 283-8847 200 S. 10th St. Ste. 1303  
 McAllen, Texas 78501  
 ident@trevenoengineering.com