



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-31-2022

PROPOSED IVALEK SUBDIVISION, PRECINCT No. 3.

ENGINEER: TREVIÑO ENGINEERING DEVELOPER: HECTOR LUIS SOLIS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

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. FINAL APPROVAL DATE: 3-23-2022 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 3-21-2022 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. FINAL APPROVAL DATE: 3-21-2022 : 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: MARCH 22, 2022

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.

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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 2" 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.

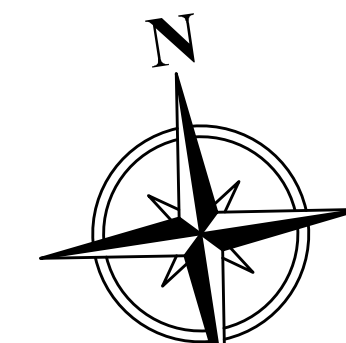
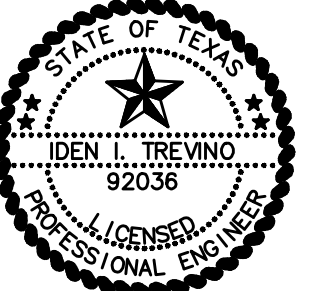
EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LA SUBDIVISION IVALEK CONSISTE DE UNA (1) LINEA DE SERVICIO DE 4" PULGADAS SERA EXTENDIDA HA ESTE LOTE. EL SERVICIO DE 4" PULGADAS QUE SE CONECTA CON EL CONDUCTO EXISTENTE DE DRENAJE DE 8" PULGADAS HA SIDO INSTALADO, HA UN COSTO TOTAL DE \$500.00 POR LOTE. 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 GOBIERNANDO 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.



SCALE: 1"=40'

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

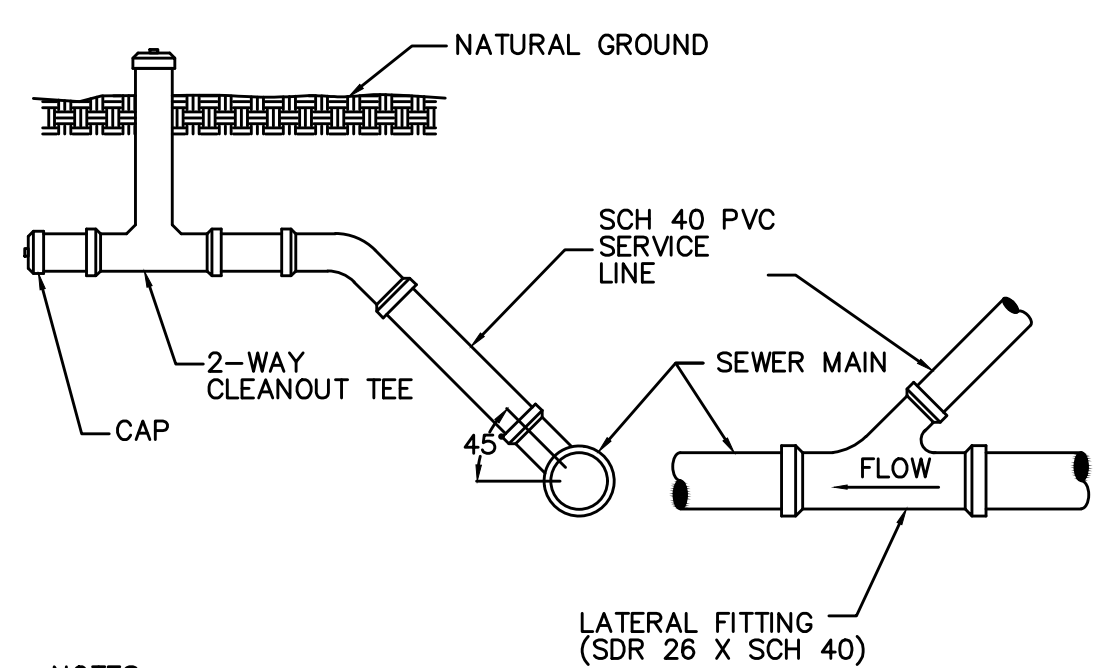
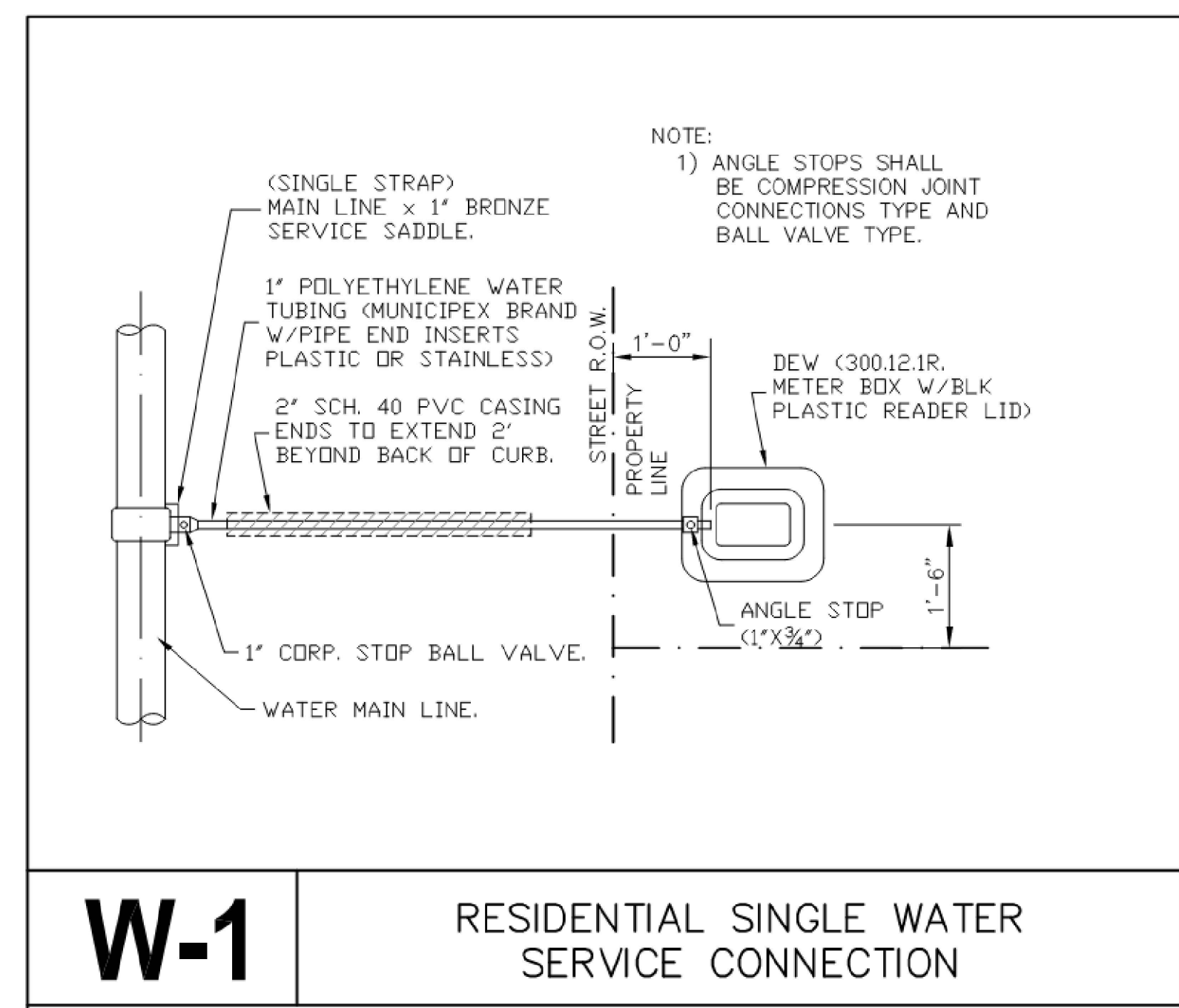
HECTOR LUIS SOLIS, OWNER DATE _____ ZOILA ESTRELLA SOLIS, OWNER DATE _____
 129 W. 3RD STREET 129 W. 3RD STREET
 LA JOYA, TEXAS 78560 LA JOYA, TEXAS 78560

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

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



- 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

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