



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-28-2022

PROPOSED MAGNOLIA FARM SUBDIVISION PRECINCT No. 4.

ENGINEER: MAS ENGINEERING LLC. DEVELOPER: JOHN A. TAGLE

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 WARE ROAD APPROXIMATELY 400 FEET SOUTH OF MILE 6 ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF McALLEN

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-31-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND DETENTION WILL BE PROVIDED BY PRIVATE DRAINAGE EASEMENT.

ROAD R.O.W. DEDICATION: 50.00 FEET ONTO WARE ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 6-21-2022 BY, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 6-21-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF HAS BEEN ESCROWED.

WATER SERVICE PROVIDER: SWSC EXISTING LINE SIZE: 5" LOCATION: WARE ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 6-21-2022 : 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.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT:** Amount: 1,500.00 For: (1) OSSF

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

STAFF RECOMMENDS: **Preliminary Approval** subject comments and future recommendations by planning and other departments.

Final Approval with financial guarantee.

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.

PALLENQUE DRIVE (60' R.O.W.)

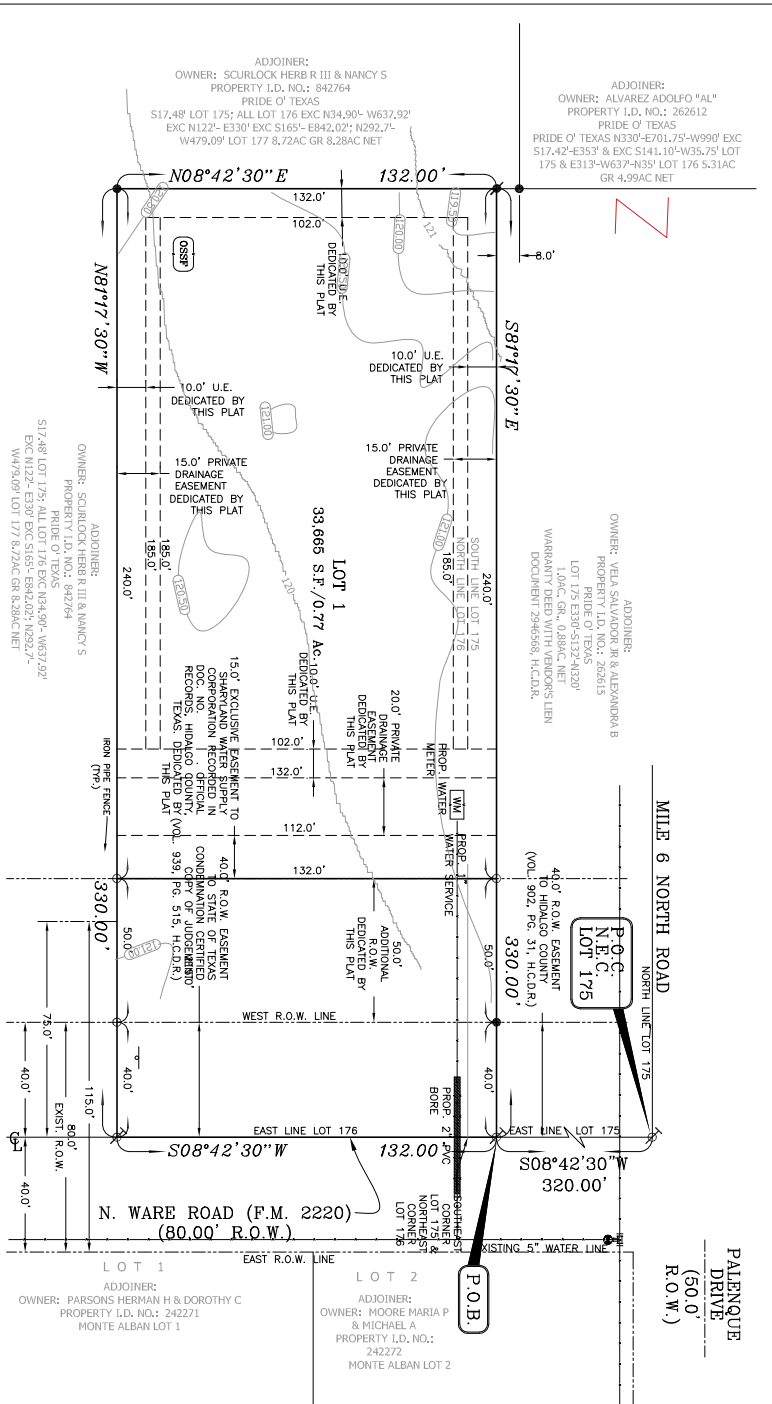


SCALE 1" = 30'

DATE OF PREPARATION: 08-29-2019

BEING A 1.00 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 175 AND 176, PRIDE OF TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGES 56-59, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

MAP OF MAGNOLIA FARM SUBDIVISION HIDALGO COUNTY, TEXAS



ADJOINER: ALVAREZ ADOLFO "AL" PROPERTY I.D. NO.: 262612 PRIDE OF TEXAS
ADJOINER: VEJA SALVADOR JR & ALEXANDRA B PROPERTY I.D. NO.: 262813 PRIDE OF TEXAS
ADJOINER: MOORE MARIA P & MICHAEL A PROPERTY I.D. NO.: 242271 MONTE ALBAN LOT 2
ADJOINER: PARSONS HERMAN H & DOROTHY C PROPERTY I.D. NO.: 242271 MONTE ALBAN LOT 1

SUBDIVIDER CERTIFICATION:

I, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, 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 THE SELLER AS REQUIRED BY SECTION 7.41.4 (B) F OF THE COUNTY REGULATIONS

SUBDIVIDER STATEMENT:

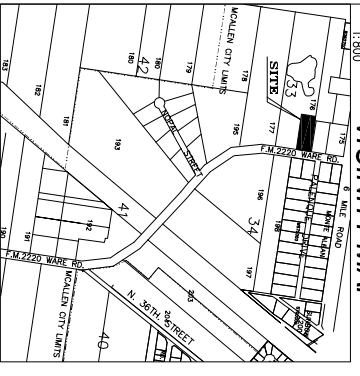
I, JOHN TAGLE AND CLAUDIA TAGLE, SUBDIVIDER OF MAGNOLIA FARM SUBDIVISION, SUBDIVISION, HEREBY CERTIFY THAT SEPTIC TANK OR SEWER PERMIT ARE ALREADY PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT. THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY, AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF STATE AS REQUIRED BY SECTION 7.41.4 (B) F OF THE COUNTY REGULATIONS.

JOHN TAGLE DATE CLAUDIA TAGLE DATE
8443 N 23RD ST 8443 N 23RD ST
MCALLEN TEXAS, 78904 MCALLEN TEXAS, 78904
HIDALGO COUNTY, TEXAS HIDALGO COUNTY, TEXAS

STATE OF TEXAS, COUNTY OF HIDALGO, BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN TAGLE, 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.

NOTARY PUBLIC

VICINITY MAP



MAGNOLIA FARM SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4 IN THE WEST SIDE OF HIDALGO COUNTY AND THE NORTHWEST INTERSECTION OF NORTH WARE ROAD AND N. 23RD STREET. THE SUBDIVISION IS BOUNDED BY NORTH WARE ROAD TO THE NORTH, N. 23RD STREET TO THE WEST, N. 30TH STREET TO THE SOUTH, AND N. 37TH STREET TO THE EAST. THE SUBDIVISION IS BOUNDED BY N. 23RD STREET TO THE WEST, N. 30TH STREET TO THE SOUTH, AND N. 37TH STREET TO THE EAST. THE SUBDIVISION IS BOUNDED BY N. 23RD STREET TO THE WEST, N. 30TH STREET TO THE SOUTH, AND N. 37TH STREET TO THE EAST.

PRINCIPAL CONTACTS:
Name Address City & Zip Phone
OWNER: JOHN TAGLE 8443 N. 23 TH. ST. McAllen, Tx, 78904 (956) 867-3282
ENGINEER: MARIO A. SALINAS 3911 N. 10 TH. ST. SUITE H McAllen, Tx, 78901 (956) 537-1311
SURVEYOR: DAVID O. SALINAS 2221 Bedford Ave. McAllen, Tx, 78901 (956) 662-9081

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

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 PLAT.



MARIO A. SALINAS
PROFESSIONAL ENGINEER # 96611
3911 N. 10TH STREET, SUITE H
MCALLEN, TEXAS 78901

DATE: _____

SHEET 2 OF 3

REVISION NOTES		
NO.	SHEET	REVISIONS

- 1 LOCATION MAP AND ETC. PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION AND ATTENTION, CITY APPROVAL, DESCRIPTION OF THE PROJECTS STUDIED, H.C.O.D. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATION OR APPROVAL, HIGH CERTIFICATION AND REVISION NOTES.
- 2 WATER DISTRIBUTION AND SANITARY SEWER (SWSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (GWSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), SUB-DIVIDER CERTIFICATION AND STATEMENT.
- 3 PRELIMINARY REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES.

I N D E X

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499
3911 N. 10TH STREET, SUITE H
MCALLEN, TEXAS, 78901
PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATTNET

DATE OF PREPARATION: 01-05-22

**MAP
OF
MAGNOLIA FARM SUBDIVISION**
HIDALGO COUNTY, TEXAS

BRING A 1.00 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 175 AND 176, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAN THEREOF RECORDED IN VOLUME 05, PAGES 58-59, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT
MAGNOLIA FARM SUBDIVISION
MCALLEN, TEXAS

BEING A 1.00-ACRE TRACT OF LAND, MORE OR LESS, OUT AND FORMING A PART OF LOT 175 AND 176, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAN THEREOF RECORDED IN VOLUME 5, PAGE 58 AND 59, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THIS IS A ONE LOT RESIDENTIAL SUBDIVISION, THE PROPERTY IS LOCATED ON NORTH WARE ROAD APPROX. 300 FEET SOUTH FROM 6 MILE LINE ON THE WEST SIDE, WITHIN THE CITY OF MCALLEN, TEXAS E.T.

THE TRACT LIES IN ZONE X-3 IS DEFINED AS AREAS WITH 500-YEAR FLOOD AREAS OF 100 YEAR FLOOD WITH AN AVERAGE DEPTH OF LESS THAN 6 FEET AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOODS. IN ACCORDANCE WITH F.E.M.A. FIRM MAP NO. 48334 0285 D, MAP REVISED JUNE 6, 2000.

THE SOIL ACCORDING TO THE SOIL SURVEY OF HIDALGO COUNTY, INDICATES THAT THIS PROPERTY LIES IN AREA 3 (BROWN) FINE SANDY LOAM, 0 TO 7 PERCENT SLOPE, (TERRACONIC GROUP B) AND AREA 60 (BAY CLAY LOAM) OF THE SOIL SURVEY OF HIDALGO COUNTY.

EXISTING DRAINAGE FOR THE AREA CONSISTS OF THE FOLLOWING SYSTEM: THE TRACT LIES NORTH AND NORTH WEST OF A 6 MILE LINE, THEN NORTH TO SAME ROADSIDE DITCH TO 6 MILE LINE, THEN TURN WEST ON 6 MILE LINE THRU A ROADSIDE DITCH, FINALLY OUTFALLS INTO THE PERRIN-MCALLEN LATERAL OWNED BY THE CITY OF MCALLEN. EXISTING ROOFGIF IS 0-129 CUBIC FEET PER SECOND BASED ON A 10-YEAR FREQUENCY OF STORM.

A SINGLE RESIDENTIAL LOT IS PROPOSED IN THIS SUBDIVISION, THE DRAINAGE DETENTION IS ONLY AN ESTIMATE DETERMINED BY THE PROJECT ENGINEER. A SINGLE RESIDENTIAL LOT IS PROPOSED IN THIS SUBDIVISION, THE DRAINAGE DETENTION IS ONLY AN ESTIMATE DETERMINED BY THE PROJECT ENGINEER. A SINGLE RESIDENTIAL LOT IS PROPOSED IN THIS SUBDIVISION, THE DRAINAGE DETENTION IS ONLY AN ESTIMATE DETERMINED BY THE PROJECT ENGINEER.

AFTER THIS DEVELOPMENT (RESIDENTIAL USE) THE RUNOFF WILL BE 0-463.00 CUBIC FEET PER SECOND, WITH AN INCREASE OF 2.21 CUBIC FEET PER SECOND. THE DRAINAGE DETENTION VOLUME WILL BE PROVIDED IN A DRAINAGE DETENTION POND WITHIN THE GREEN AREAS OF THE LOT ON A PRIVATE DRIVE. THE DRAINAGE DETENTION VOLUME WILL BE PROVIDED IN A DRAINAGE DETENTION POND WITHIN THE GREEN AREAS OF THE LOT ON A PRIVATE DRIVE. THE DRAINAGE DETENTION VOLUME WILL BE PROVIDED IN A DRAINAGE DETENTION POND WITHIN THE GREEN AREAS OF THE LOT ON A PRIVATE DRIVE.

ENGINEERING FLOOD CERTIFICATION
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "X" AS SHOWN
ON THE FLOOD HAZARD MAP, NUMBER 48334 0285 D, MAP REVISED JUNE 6, 2000.

MARIO A. SALINAS
LICENSED PROFESSIONAL ENGINEER # 46611
3911 N. 10TH STREET, SUITE H
MCALLEN, TEXAS 78501



DATE: _____

I N D E X

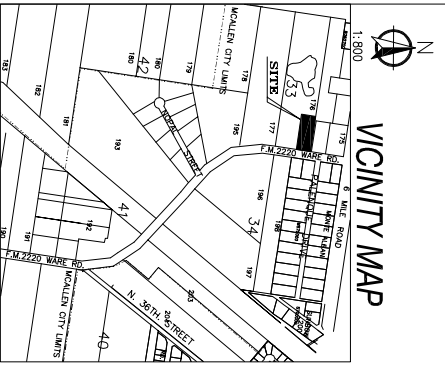
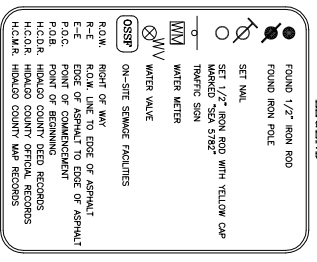
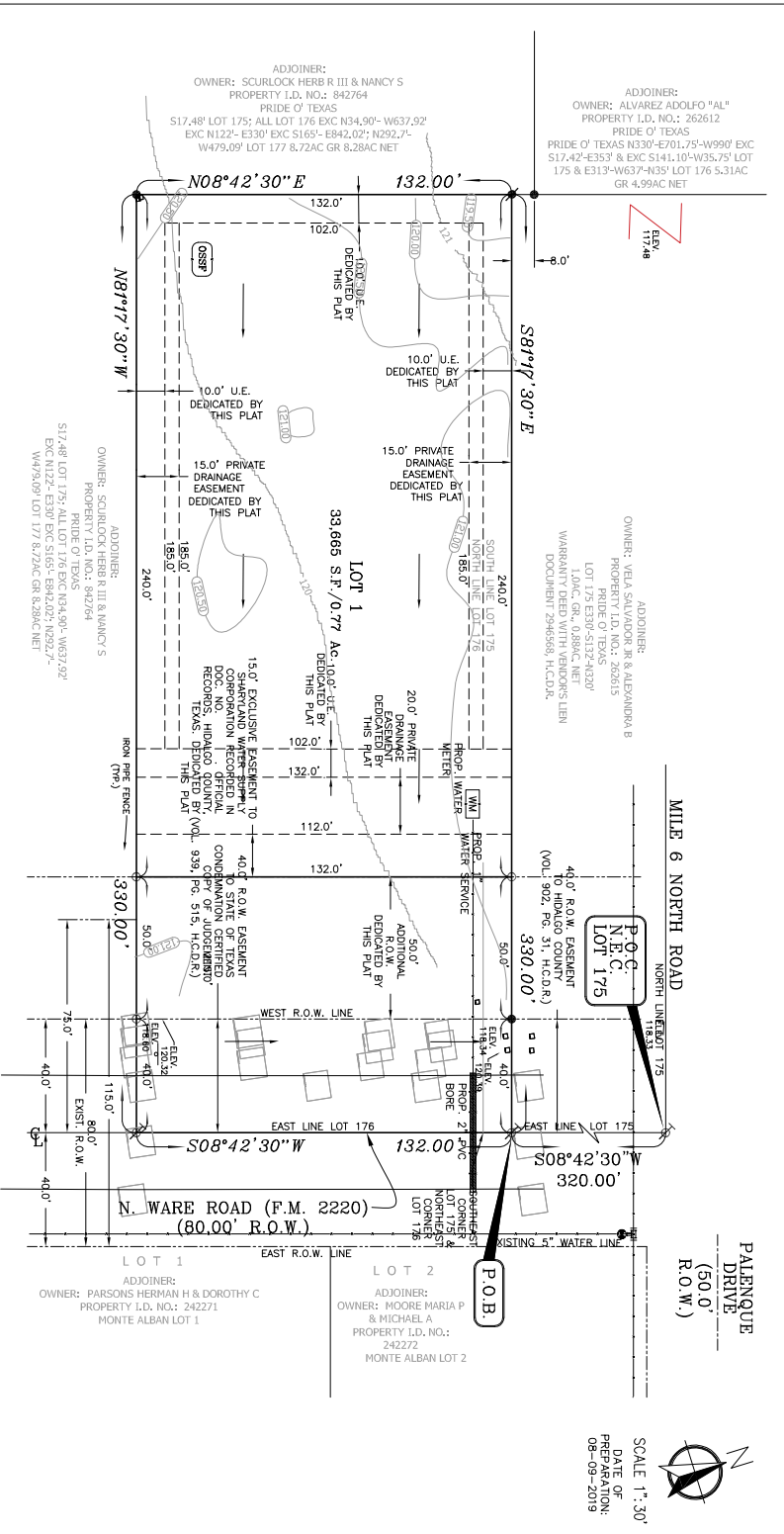
- SHEETS LOCATION MAP AND ETL, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EXHIBIT DESIGNATIONS, RESTRICTIONS, OWNERS DEDICATION, CERTIFICATION AND ATTESTATION, CITY APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.U. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT H.O.D. CERTIFICATION, REVISION NOTES.
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- 3

DATE OF PREPARATION: 7-10-21

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

REVISION NOTES		
NO.	SHEET	DATE

SHEET 3 OF 3



MAGNOLIA FARM SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4 IN THE WEST SIDE OF HIDALGO COUNTY. THE NORTHWEST INTERSECTION OF NORTH WARE ROAD AND PALENOQUE DRIVE IS THE CORNER OF THE SUBDIVISION. ONLY NEARBY MUNICIPALITY IS THE CITY OF MCALLEN, TEXAS. THE CITY OF MCALLEN IS THE OFFICE OF THE ENGINEER. THE CITY OF MCALLEN IS APPROXIMATELY 1.0 MILE SOUTH OF THE PROJECT. THE CITY OF MCALLEN IS APPROXIMATELY 1.0 MILE SOUTH OF THE PROJECT. THE CITY OF MCALLEN IS APPROXIMATELY 1.0 MILE SOUTH OF THE PROJECT.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
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ENGINEER: MARIO A. SALINAS	3911 N. 10 TH. ST. SUITE H	McAllen, Tx. 78501	(956) 537-1311
SURVEYOR: DAVID O. SALINAS	2221 Duffield Ave.	McAllen, Tx. 78501	(956) 662-0981