



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-27-2022

PROPOSED POSZ ESTATES SUBDIVISION, PRECINCT No. 2.

ENGINEER: SALINAS ENGINEERING & ASSOCIATES. DEVELOPER: REBECCA A. POSZ TAMEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 3 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: NORTH OF ELDORA ROAD APPROXIMATELY 1/2 OF MILE EAST OF CESAR CHAVEZ ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF ALAMO

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-4-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO ELDORA ROAD SIDE DITCH DISCHARGING ONTO AN EXISTING GRATED INLET.

ROAD R.O.W. DEDICATION: 20.00 FT ONTO ELDORA ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-26-2022 BY, PLANNING DEPT

H.C.H.D. PRELIMINARY APPROVAL DATE: 8-10-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION ELDORA ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-7-2022 : 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.

VARIANCE REQUEST FROM: TITLE: B, CHAPTER: 2, SECTION: 2.8, ITEM: LOT WIDTH

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 ALAMO.

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.

SHEET 2

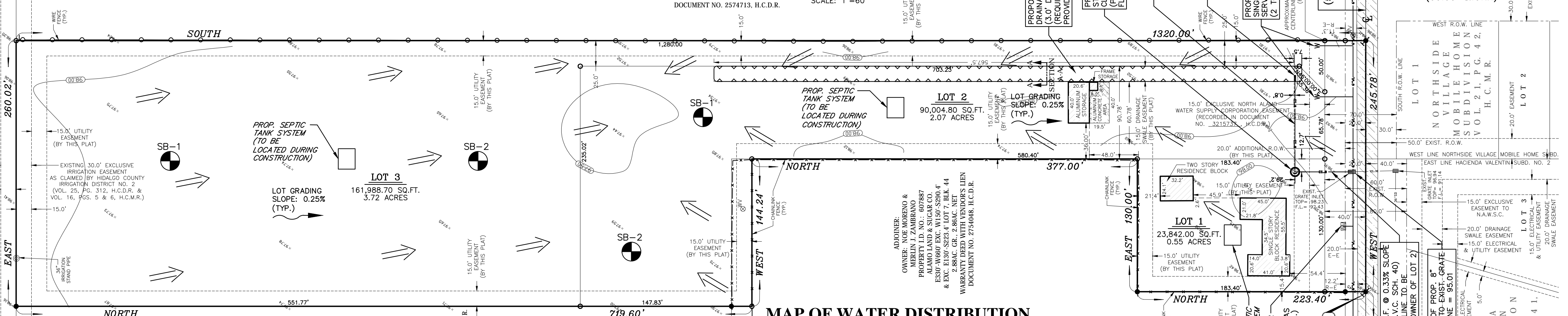
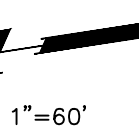
LEGEND

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERM...

Table with 2 columns: SOL EVALUATION REPORT INFORMATION (LOT 2) and SOL EVALUATION REPORT INFORMATION (LOT 3). Columns include Depth, Texture, Soil, Structure, Drainage, Restrictive Horizon, and Observations.

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ADJOINER: OWNER: LETICIA SALAZAR... ADJOINER: OWNER: LETICIA SALAZAR... ADJOINER: OWNER: LETICIA SALAZAR...



MAP OF WATER DISTRIBUTION, SANITARY SEWER COLLECTION, TOPOGRAPHY, PAVING AND DRAINAGE

POSZ ESTATES SUBDIVISION

HIDALGO COUNTY, TEXAS BEING A 6.56 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF THE WEST 30.0 ACRES OF LOT 7, BLOCK 44, ALAMO LAND & SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

REVISION NOTES table with columns: NO., SHEET, REVISION, DATE, APPROVED.

COST ESTIMATE CHART

Table with 2 columns: COST ESTIMATE and ESTIMACION DE COSTO. Lists items like PAVING IMPROVEMENTS, DRAINAGE IMPROVEMENTS, WATER DISTRIBUTION, etc.

Table with 2 columns: COST ESTIMATE and ESTIMACION DE COSTO. Lists items like PAVIMENTACION DE CALLES, DRENAJE PLUVIAL, SERVICIO DE AGUA POTABLE, etc.

FINAL ENGINEERING REPORT FOR POSZ ESTATES SUBDIVISION:

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE: POSZ ESTATES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION...

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES

SEWAGE FROM POSZ ESTATES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGNAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT...

ENGINEER CERTIFICATION:

BY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN CONFORMANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 164A, WATER CODE...

ENGINEERS SIGNATURE DATE

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION POSZ ESTATES SUBDIVISION:

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO: LA SUBDIVISION POSZ ESTATES SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION...

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION:

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE EN UN TANQUE SEPTICO DE INOCULACION Y EN UN CAMPO DE DRENAJE PARA SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA REALIZADO LA AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA SOLAR FOSAS SEPTICAS (OSSF)...

CERTIFICACION:

CON FIRMA CERTIFICADO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS NORMAS SUBDIVISIONALES Y LAS REGLAS GOBIERNANDO A LAS SUBDIVISIONES, ADOPTADAS POR LA SECCION 164A DEL TEXAS WATER CODE...

ENGINEERS SIGNATURE DATE

Drainage Report Narrative text describing the site conditions and drainage design.

Subdivider Certification text: I, by completing the improvements described on the plat, subdivider will comply with the minimum state standards...

Notary Public text for Subdivider Certification.

Subdivider Statements text: I, by completing the improvements described on the plat, subdivider will comply with the minimum state standards...

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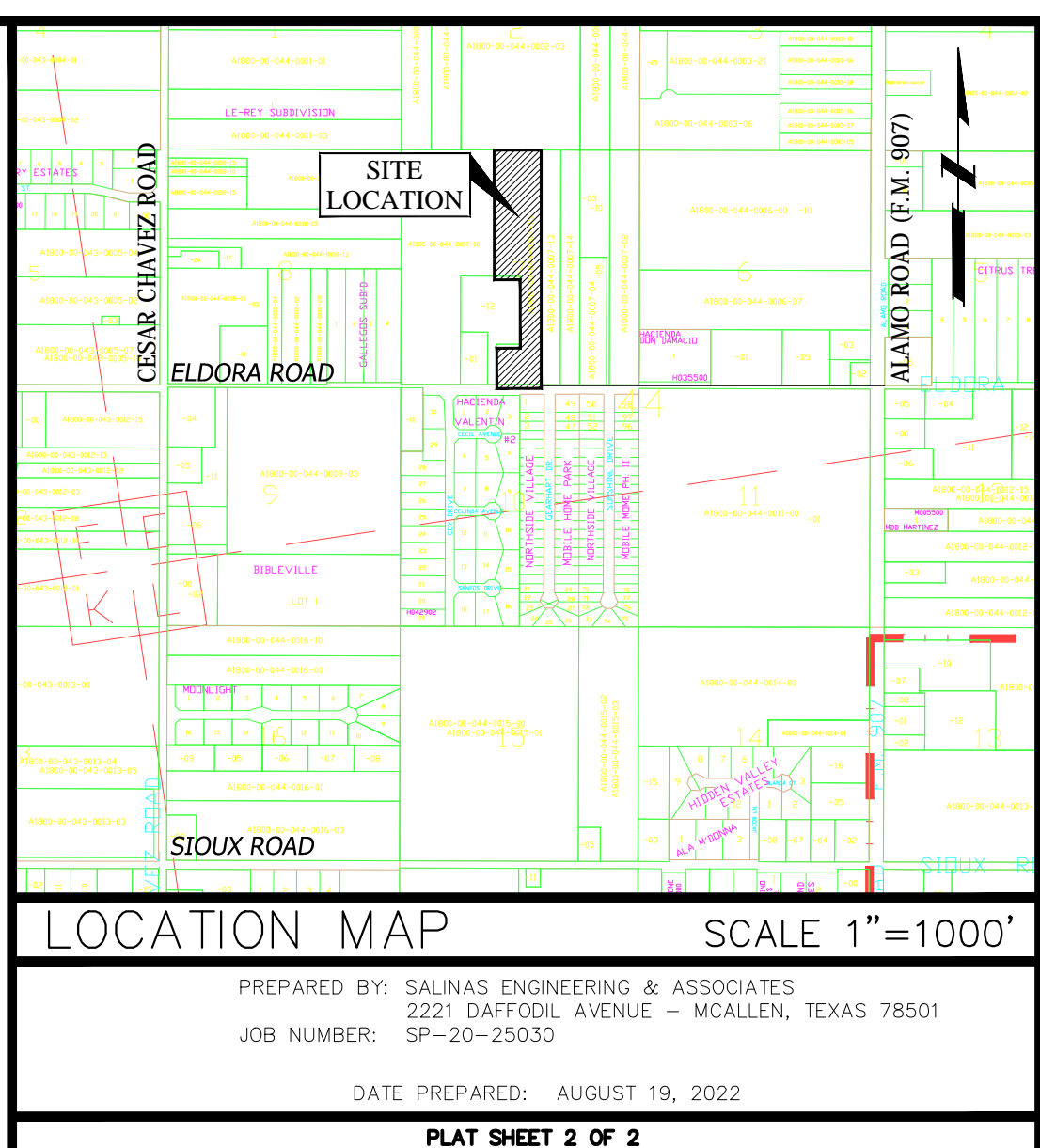
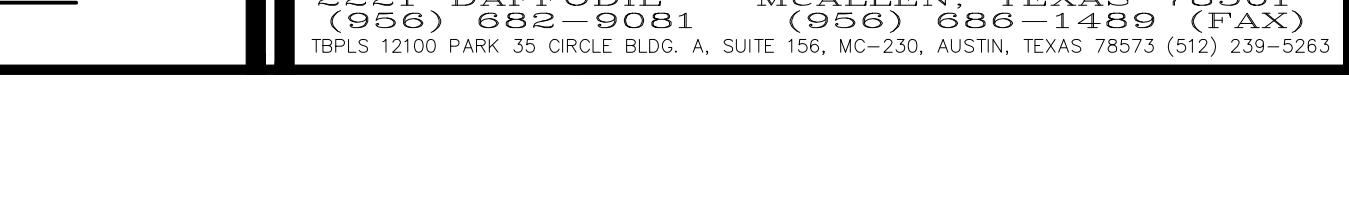
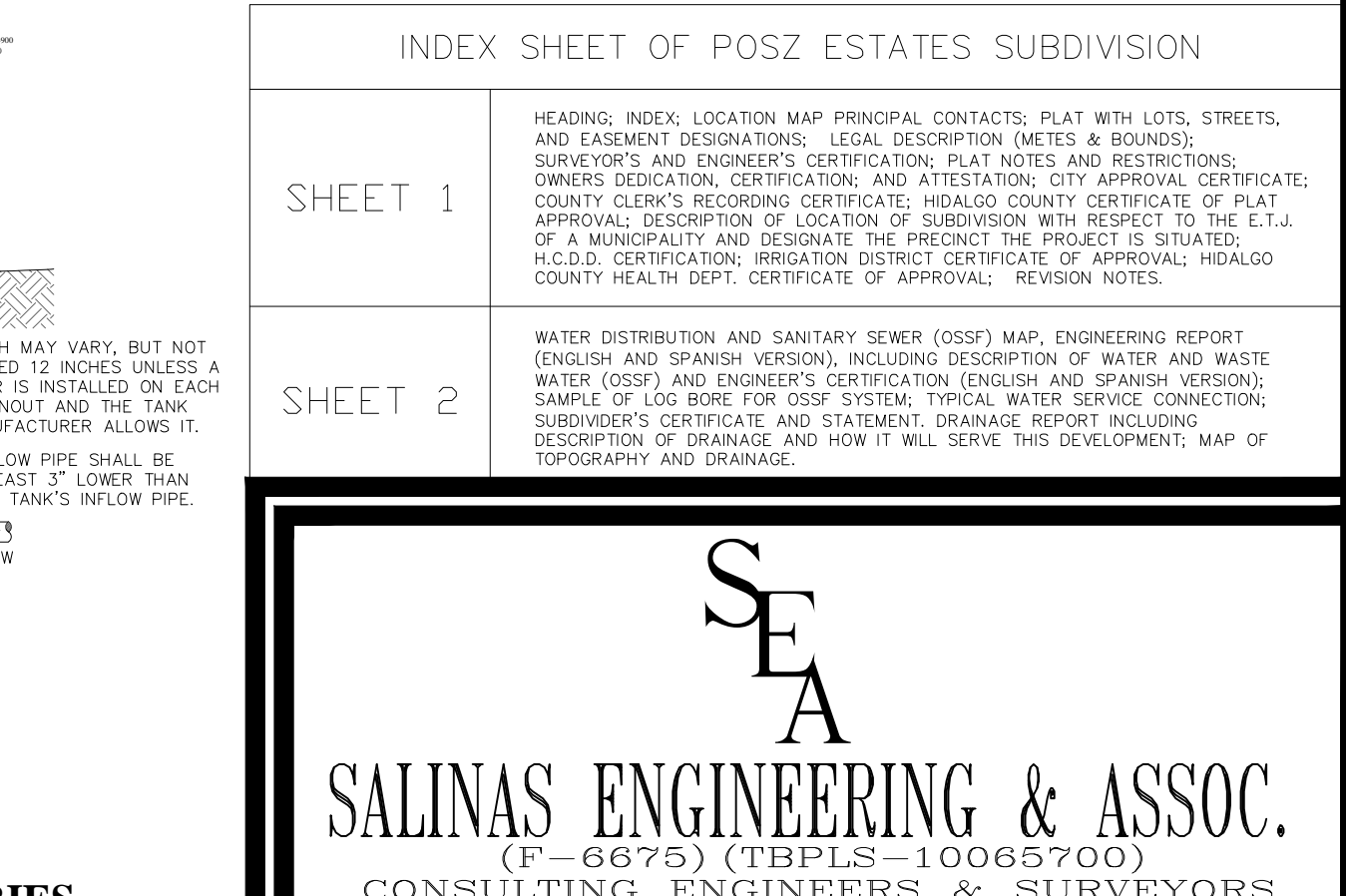
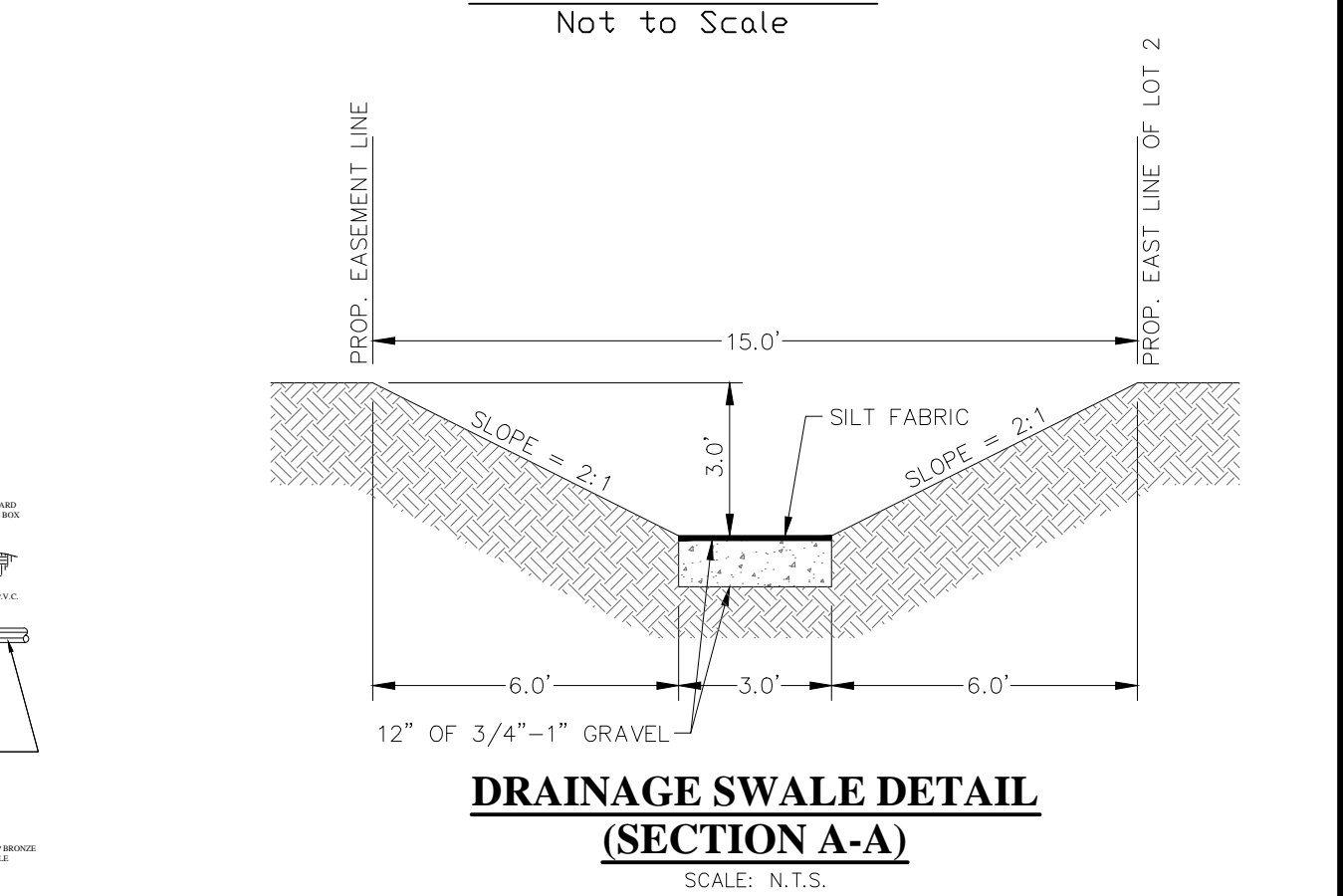
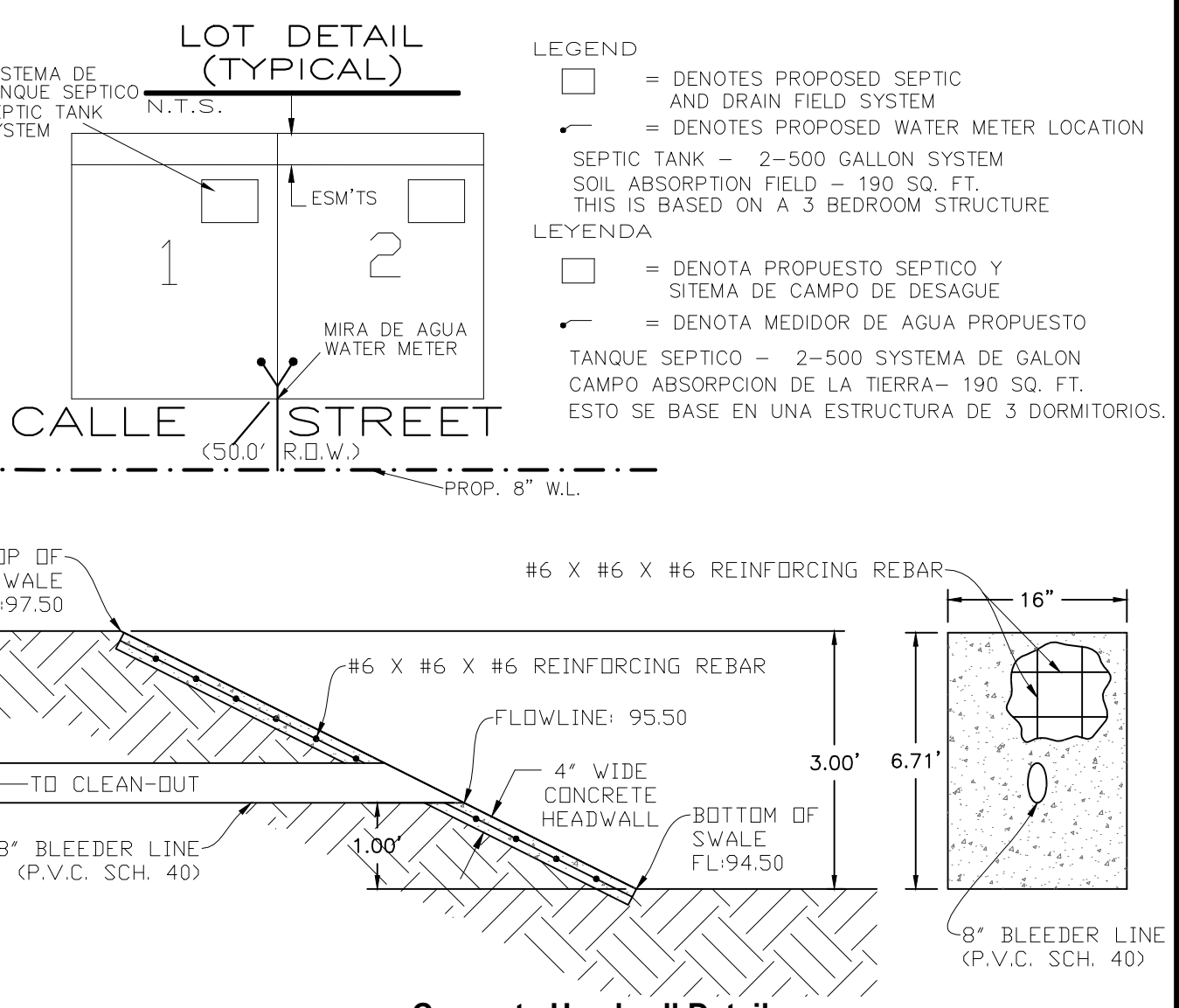
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INDEX SHEET OF POSZ ESTATES SUBDIVISION SHEET 1 SHEET 2

HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES & BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT METES AND BOUNDS, OWNERS' 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 E.T.A. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, RECORDING CERTIFICATE, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, HIDALGO COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL, REVISION NOTES.

SEAL OF SALINAS ENGINEERING & ASSOC. CONSULTING ENGINEERS & SURVEYORS 2221 DAFFODIL AVENUE - MCALLEN, TEXAS 78501 (512) 682-0811 (512) 682-1489 (FAX)

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