



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo
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: 12-20-2022

PROPOSED LAKEHURST PHASE 2 SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT INC. DEVELOPER: SUNNI JO MILLER & TY ANDREW RUNGE

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: SOUTHEAST INTERSECTION OF MILE 8 ROAD AND TAYLOR ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MCALLEN

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-1-2022 PROPERTY LIES WITHIN FLOOD ZONE "A" & "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 8 ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 10.0 FEET ONTO MILE 8 ROAD & 15.00 FEET ONTO TAYLOR ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 12-19-2022 BY, H.C. PLANNING DEPT

H.C.H.D. PRELIMINARY APPROVAL DATE: 12-1-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: SWSC LINE SIZE: 6" LOCATION: MILE 8 ROAD

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 12-5-2022 : 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.

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

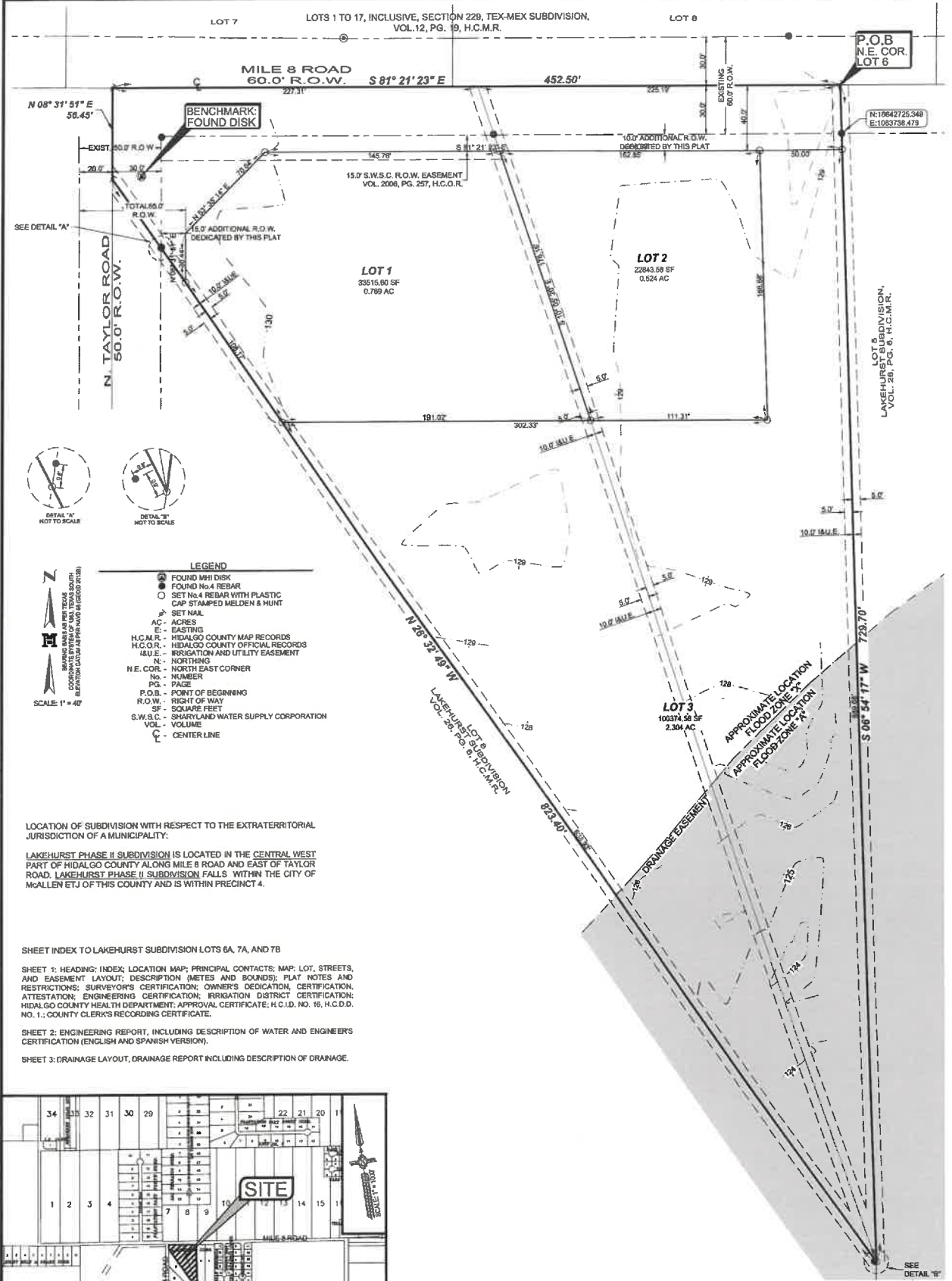
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of MCALLEN.

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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PLAT OF LAKEHURST PHASE II SUBDIVISION

BEING A RE-SUBDIVISION OF 4.095 ACRES BEING ALL OF LOTS 6 & 7 LAKEHURST SUBDIVISION, VOLUME 26, PAGE 6, H.C.M.R., HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

BEING A RE-SUBDIVISION OF A TRACT OF LAND CONTAINING 4.095 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOTS 6 & 7 LAKEHURST SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 22, PAGE 6, HIDALGO COUNTY MAP RECORDS, WHICH SAID 4.095 ACRES WERE CONVEYED TO SUNN J. MILLER, AS HER SOLE AND SEPARATE PROPERTY, AND TY ANDREW RUNGE, AS HIS SOLE AND SEPARATE PROPERTY BY VIRTUE OF A GIFT DEED RESERVING LIFE ESTATE RECORDED UNDER DOCUMENT NUMBER 3115423, HIDALGO COUNTY OFFICIAL RECORDS, SAID 4.095 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 6 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 54' 17" W ALONG THE EAST LINE OF SAID LOT 6, AT A DISTANCE OF 30.00 FEET PASS A No. 4 REBAR FOUND (N:19842725.349, E:1053738.479) ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 8 ROAD, CONTINUING A TOTAL DISTANCE OF 729.70 FEET TO A No. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
2. THENCE, N 28° 32' 49" W ALONG A WEST LINE OF SAID LOT 7, AT A DISTANCE OF 771.20 FEET PASS A No. 4 REBAR ON THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, CONTINUING A TOTAL DISTANCE OF 623.40 FEET TO A NAIL SET FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, N 08° 31' 51" E ALONG A WEST LINE OF SAID LOT 7 AND WITHIN THE EXISTING RIGHT-OF-WAY LINE OF N. TAYLOR ROAD, A DISTANCE OF 56.45 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 21' 23" E ALONG THE NORTH LINES OF SAID LOTS 6 & 7 AND WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 8 ROAD, A DISTANCE OF 452.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.095 ACRES, OF WHICH 0.345 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 8 ROAD AND N. TAYLOR ROAD, LEAVING A NET OF 3.750 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES AND RESTRICTIONS:

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "A". ZONE "A" IS "NO BASE FLOOD ELEVATIONS DETERMINED". FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED). ZONE "X" (UNSHADED) IS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN". AS PER FLOOD PLAN COMMUNITY-PANEL NO. 480334 0295 D; REVISED DATE: JUNE 6, 2000.
2. MINIMUM SETBACKS SHALL BE AS FOLLOWS: FRONT: 45.00 FEET OR GREATER FOR EASEMENTS REAR: 15.00 FEET OR GREATER FOR EASEMENTS SIDE: 6.00 FEET OR GREATER FOR EASEMENTS CORNER: 10.00 FEET OR GREATER FOR EASEMENTS GARAGE: 18.00 FEET OR GREATER FOR EASEMENTS
3. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE CURB. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE 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.
4. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 6.834 CUBIC FEET (0.157 ACRE-FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS).
6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
7. 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 OCCUPYING AN EASEMENT.
8. 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).
9. A 4-FOOT WIDE SIDEWALK IS REQUIRED ALONG N. TAYLOR ROAD AND MILE 8 ROAD.
10. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. TAYLOR ROAD.
11. UNITED IRRIGATION DISTRICT NOTES:
 - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
 - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
 - NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
 - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
12. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED IN AREAS INCLUDED IN FLOOD ZONE "X" AS INDICATED ON THIS PLAT (ZONE A), EXCEPT AS PROVIDED HEREIN. FURTHER, EACH OWNER OF A LOT ANY PORTION OF WHICH IS IN ZONE A SHALL KEEP SUCH PORTION OF THE LOT CLEAR OF ANY STRUCTURES THAT WOULD INTERFERE WITH THE NATURAL PONDS THAT IS INTENDED TO OCCUR WITHIN ZONE A. IN THE EVENT A LOT OWNER DESIRES TO DESTROY FILL OR CONSTRUCT STRUCTURES WITHIN ZONE A, SUCH LOT OWNER MUST FIRST OBTAIN WRITTEN VERIFICATION FROM HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 THAT SUCH FILL AND/OR STRUCTURES WILL BE FULLY COMPLIANT WITH HIDALGO COUNTY'S FLOODPLAIN MANAGEMENT REGULATIONS AND FEMA'S NATIONAL FLOOD INSURANCE PROGRAM.



M Melden & Hunt, Inc.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (959) 381-0891 - FAX: (959) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: S.A. DATE: 3-1-21
SURVEYED, CHECKED: DATE
FINAL CHECK: DATE

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: SUNN J. MILLER AND TY ANDREW RUNGE	P.O. BOX 2957	EDINBURG, TX 78540	N/A	N/A
ENGINEER: FRED L. KURTH, P.E., R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(959) 381-0981	(959) 381-1839
SURVEYOR: ROBERT N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(959) 381-0881	(959) 381-1839

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAKEHURST PHASE II SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT
ON _____ DAY OF _____, 20____.

ATTEST:
HIDALGO COUNTY JUDGE _____
HIDALGO COUNTY CLERK _____

UNITED IRRIGATION DISTRICT OF HIDALGO COUNTY
THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS
THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT _____ SECRETARY _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

APPROVED BY DRAINAGE DISTRICT:
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 AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER _____ DATE _____

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN _____ DATE _____

CITY SECRETARY _____ DATE _____

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

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

OWNERS' DEDICATION, CERTIFICATION, AND ATTESTATION

WE, AS OWNERS OF THE 4.095 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE LAKEHURST PHASE II SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOT MEETS, OR WILL MEET THE MINIMUM STATE STANDARDS;
 - (B) SEWER CONNECTION TO THE LOT OR SEPTIC TANK MEETS, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 - (C) ELECTRICAL CONNECTION PROVIDED TO THE LOT MEETS, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
 - (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT MEETS, OR WILL MEET THE MINIMUM STATE STANDARDS.
- WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

SUNN J. MILLER _____ DATE _____
P.O. BOX 2957
EDINBURG, TEXAS 78540

TY ANDREW RUNGE _____ DATE _____
P.O. BOX 2957
EDINBURG, TEXAS 78540

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SUNN J. MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, FOR THE STATE, TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED TY ANDREW RUNGE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, FOR THE STATE, TEXAS
MY COMMISSION EXPIRES: _____

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1436

DATED THIS THE _____ DAY OF _____, 20____.

RUBEN JAMES DE JESUS, PROFESSIONAL ENGINEER No. 128282
STATE OF TEXAS
DATE PREPARED: 3-1-2021
ENGINEERING JOB NO. 20203.00

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

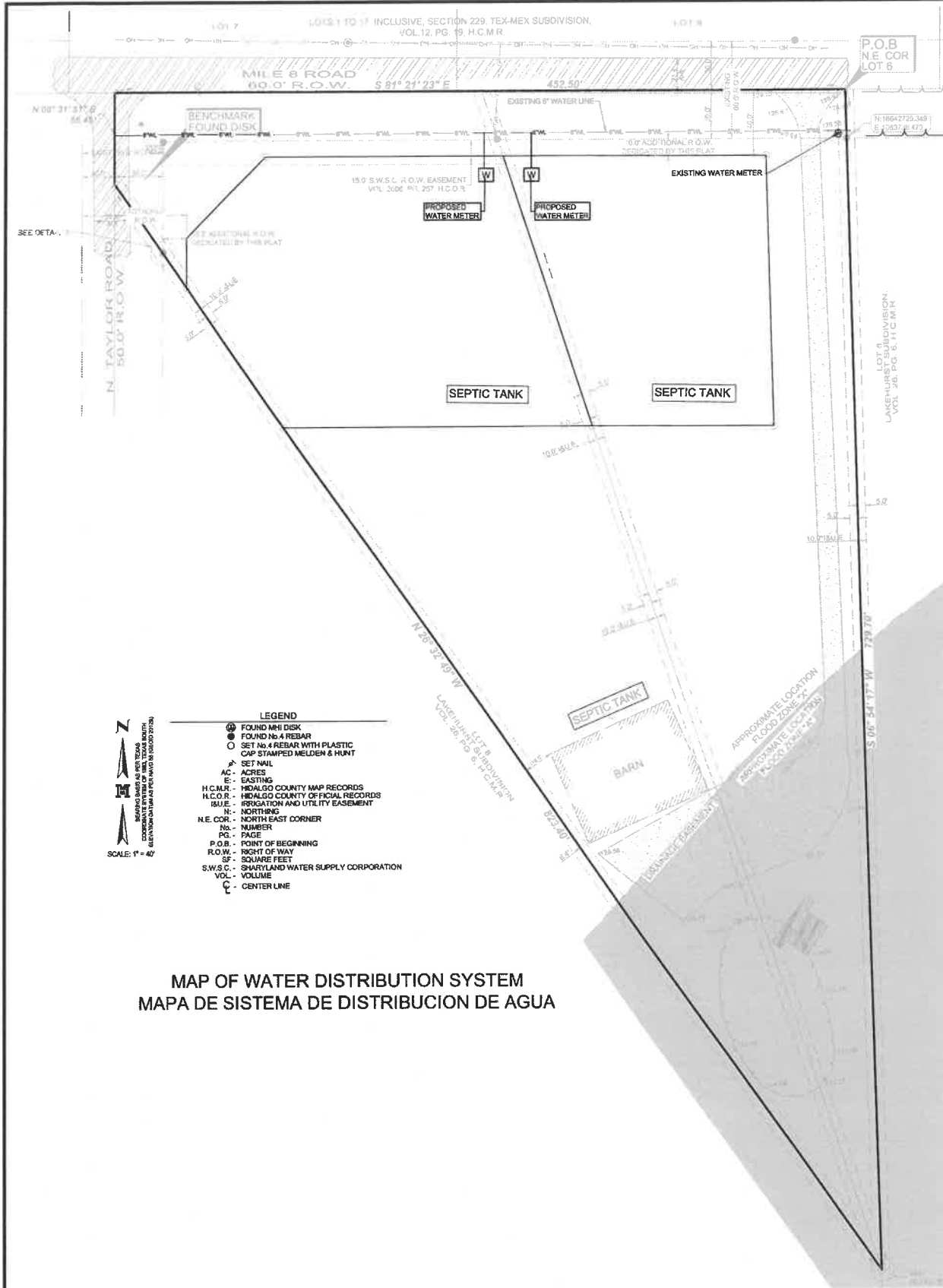
DATED THIS THE _____ DAY OF _____, 20____.

FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 11-2-2020
T-1109, PG. 48
SURVEYING JOB NO. 20203.02

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

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

BY: _____ DEPUTY



**FINAL WATER AND SEWER ENGINEERING REPORT FORMAT
WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:**

LAKEHURST PHASE II SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION 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 THIS SUBDIVISION.

S.W.S.C. HAS AN EXISTING 6" DIAMETER WATER LINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF MILE 8 ROAD. THE WATER SYSTEM FOR LAKEHURST PHASE II SUBDIVISION CONSISTS OF TWO PROPOSED SERVICE LINES THAT CONNECT TO THE EXISTING 6" WATER LINE PREVIOUSLY MENTIONED WITHIN THE LAKEHURST PHASE II SUBDIVISION. AN EXISTING WATER METER AND SERVICE LINE SERVICE LOT 6A WITHIN THE LAKEHURST SUBDIVISION.

WATER DISTRIBUTION FOR THE LAKEHURST PHASE II SUBDIVISION CONSISTS OF TWO (2) 1" DIAMETER SINGLE SERVICE LINES THAT TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 1" SINGLE SERVICES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF \$ _____ WHICH COVERS THE \$ _____ 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 LOT IN THIS 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 THIS PLAT.

SEWAGE FACILITIES DESCRIPTION, COST, AND OPERABILITY DATES:
SEWAGE FROM LAKEHURST PHASE II SUBDIVISION IS BEING TREATED BY INDIVIDUAL ON-SITE SEWAGE (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAIN FIELD. THE PROFESSIONAL ENGINEER NO. 126282, HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. THE LOTS HAVE ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:
THE LOTS IN THE PROPOSED SUBDIVISION ARE AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A BRENNAN FINE SANDY LOAM AND HIDALGO SANDY CLAY LOAM. THE SOIL IS A UNIFORM FINE SANDY LOAM EXTENDING UP TO 12" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 80' OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,400.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST \$ 2,800.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON _____.

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 16.341, 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 \$ _____.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ 1,400.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 2,800.00 FOR THE ENTIRE SUBDIVISION.

ENGINEERS SIGNATURE _____ DATE _____



COST ESTIMATE:

PAVING IMPROVEMENTS:	\$
DRAINAGE IMPROVEMENTS:	\$
WATER DISTRIBUTION:	\$
SEPTIC TANK SEWER IMPROVEMENTS / OSSF:	\$ 2,800.00

**INFORME FINAL DE AGUA Y DRENAJE DEL INGENIERO
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO**

LA SUBDIVISION LAKEHURST PHASE II SUBDIVISION RECIBIRA SU PROVISION DE AGUA POTABLE POR LA COMPANIA SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) EL DUERO 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 DESARROLLO FUTURO DE LA SUBDIVISION.

S.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 6" DE DIAMETRO QUE CORRE A LO LARGO DEL DERECHO DE VIA SUR DE MILE 8 ROAD. EL SISTEMA DE AGUA PARA LAKEHURST PHASE II SUBDIVISION CONSTA DE DOS LINEAS DE SERVICIO DE AGUA PROPUESAS QUE SE CONECTARAN A LA LINEA DE AGUA DE 6" EXISTENTE MENCIONADA ANTERIORMENTE UN MEDIDOR Y UNA LINEA DE SERVICIO DE AGUA YA EXISTE.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION LAKEHURST PHASE II SUBDIVISION CONSTA DE DOS (2) LINEAS DE SERVICIO UNICAS DE 1" DE DIAMETRO QUE TERMINAN EN LAS CASAS DEL MEDIDOR DE AGUA PARA CADA LOTE. LAS LINEAS DE 1" SERVICIOS UNICOS Y LAS CASAS DE MEDIDOR YA SE HAN INSTALADO A UN COSTO TOTAL DE \$ _____ O \$ _____ POR LOTE. ADAMAS, EL SUBDIVISIONADOR HA PAGADO A S.W.S.C. LA SUMA DE \$ _____ QUE CUBRE EL COSTO DE \$ _____ POR LOTE COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS, CUYA SUMA REPRESENTA EL COSTO TOTAL DE MEDIDOR DE AGUA, TARIFFAS DE ADQUISICION DE DERECHOS Y TODAS LAS TARIFFAS DE MEMBRÉSIA U OTRAS TARIFFAS ASOCIADAS CON LA CONEXION DEL LOTE INDIVIDUAL EN ESTA SUBDIVISION A S.W.S.C. A SOLICITUD DEL PROPIETARIO, S.W.S.C. INSTALARA INMEDIATAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR S.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE EN LA SUBDIVISION
EL SISTEMA DE FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDAO DE HIDALGO SEGUN EL REPORTE.

EL LOTE DE ESTA SUBDIVISION MIDE AL LO MENOS MEDIO ACRE. EL TERRENO ES BRENNAN FRANCO ARENOSO FINO Y HIDALGO ARENA ARCILLOSA Y SE EXTIENDE A 12 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESAS. EL AGUA FLUYE BIEN EN ESTA AREA.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSA SEPTICA ES \$ 1,400.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS LA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION DE LA SUBDIVISION FINAL DE LAKEHURST PHASE II SUBDIVISION A UN COSTO TOTAL DE \$ 2,800.00 DOLARES. EL DEPARTAMENTO DE SALUD DEL CONDAO DE HIDALGO HA INSPECCIONADO LA FOSA SEPTICA Y HA APROBADO LA INSTALACION DE LA FOSA SEPTICA DESDE _____.

CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBIERNANDO A LAS SUBDIVISIONES ADOPTADAS EN LA SECCION 16.341 DEL 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 CONSTRUICO CON EL MEDIDOR MECANICO DE AGUA QUE COSTARÁ UN TOTAL DE \$ _____ DOLARES.

DRENAJE: EL SISTEMA DE ALICANTARILLADO COSTARÁ \$ 1,400.00 DOLARES POR LOTE A UN COSTO TOTAL DE \$ 2,800.00 PARA LA SUBDIVISION.

ESTIMACION DE COSTOS:	
PAVIMENTACION DE CALLES:	\$
DRENAJE PLUVIAL:	\$
SERVICIO DE AGUA POTABLE:	\$
SERVICIO DE DRENAJE SANITARIO:	\$ 2,800.00

FIRMA DEL INGENIERO _____ FECHA _____

SUBDIVIDER CERTIFICATION:
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 AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
WE, SUNNI JO MILLER AND TY ANDREW RUNGE, SUBDIVIDERS OF LAKEHURST PHASE II SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & 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 STATE AND COUNTY REGULATIONS.

SUNNI JO MILLER _____ DATE _____
P.O. BOX 2957
EDINBURG, TEXAS 78540

TY ANDREW RUNGE _____ DATE _____
P.O. BOX 2957
EDINBURG, TEXAS 78540

STATE OF TEXAS §
COUNTY OF HIDALGO §
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SUNNI JO MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN

STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TY ANDREW RUNGE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN

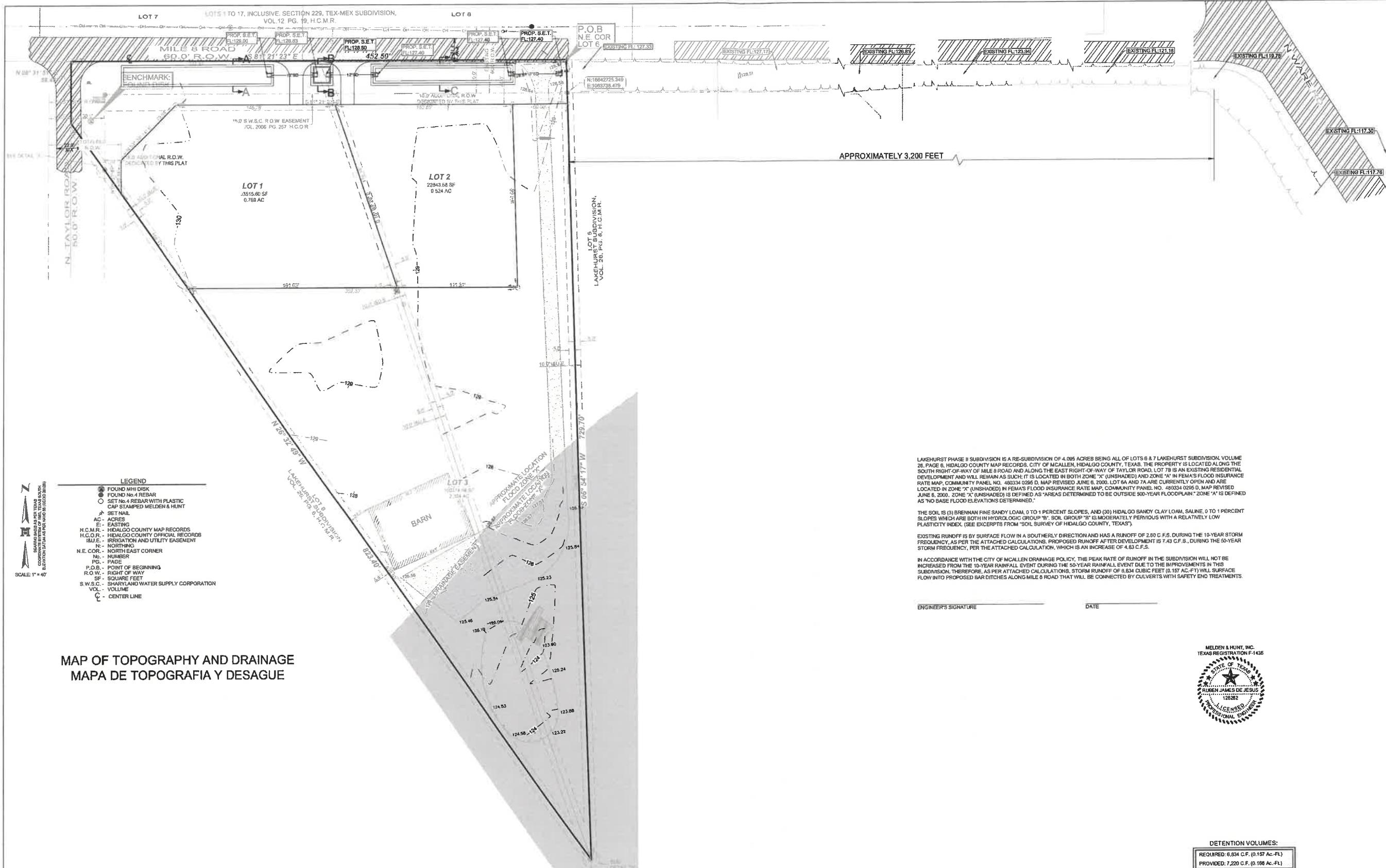
STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

**PLAT OF
LAKEHURST PHASE II
SUBDIVISION**
BEING A RE-SUBDIVISION OF 4.095 ACRES BEING ALL OF LOTS 6 & 7 LAKEHURST SUBDIVISION,
VOLUME 28, PAGE 6, H.C.M.R., HIDALGO COUNTY, TEXAS



DRAWN BY: SA	DATE 3-1-21
SURVEYED, CHECKED _____	DATE _____
FINAL CHECK _____	DATE _____



- LEGEND**
- FOUND MH DISK
 - FOUND No. 4 REBAR
 - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - ▲ SET NAIL
 - AC - ACRES
 - E - EASTING
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - I&U.E. - IRRIGATION AND UTILITY EASEMENT
 - N - NORTHING
 - N.E. COR. - NORTH EAST CORNER
 - NO. - NUMBER
 - PG. - PAGE
 - P.O.B. - POINT OF BEGINNING
 - R.O.W. - RIGHT OF WAY
 - SF - SQUARE FEET
 - S.W.S.C. - SHARPLAND WATER SUPPLY CORPORATION
 - VOL. - VOLUME
 - C - CENTER LINE

**MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAFIA Y DESAGUE**

LAKEHURST PHASE II SUBDIVISION IS A RE-SUBDIVISION OF 4.066 ACRES BEING ALL OF LOTS 6 & 7 LAKEHURST SUBDIVISION, VOLUME 28, PAGE 8, HIDALGO COUNTY MAP RECORDS, CITY OF McALLEN, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED ALONG THE SOUTH RIGHT-OF-WAY OF MILE 8 ROAD AND ALONG THE EAST RIGHT-OF-WAY OF TAYLOR ROAD. LOT 7 IS AN EXISTING RESIDENTIAL DEVELOPMENT AND WILL REMAIN AS SUCH; IT IS LOCATED IN BOTH ZONE "X" (UNSHADED) AND ZONE "A" IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0205 D, MAP REVISED JUNE 8, 2000. LOT 6A AND 7A ARE CURRENTLY OPEN AND ARE LOCATED IN ZONE "X" (UNSHADED) IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0205 D, MAP REVISED JUNE 8, 2000. ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN." ZONE "A" IS DEFINED AS "NO BASE FLOOD ELEVATIONS DETERMINED."

THE SOIL IS (3) BRENNAN FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES, AND (30) HIDALGO SANDY CLAY LOAM, SALINE, 0 TO 1 PERCENT SLOPES WHICH ARE BOTH IN HYDROLOGIC GROUP "B". SOIL GROUP "B" IS MODERATELY PERSISTENT WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHERLY DIRECTION AND HAS A RUNOFF OF 2.80 C.F.S. DURING THE 10-YEAR STORM FREQUENCY, AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 7.43 C.F.S. DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 4.63 C.F.S.

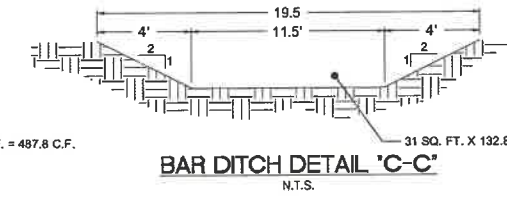
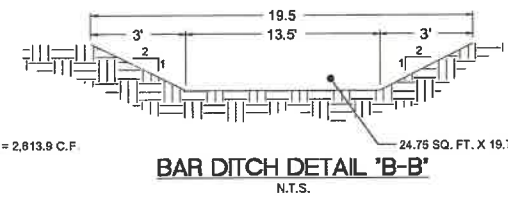
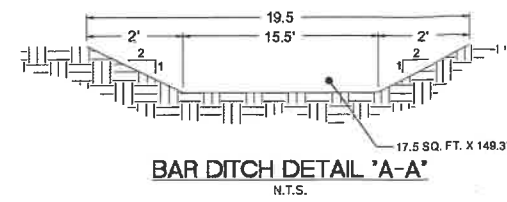
IN ACCORDANCE WITH THE CITY OF McALLEN DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED FROM THE 10-YEAR RAINFALL EVENT DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, STORM RUNOFF OF 8.834 CUBIC FEET (0.197 AC-FT) WILL SURFACE FLOW INTO PROPOSED BAR DITCHES ALONG MILE 8 ROAD THAT WILL BE CONNECTED BY CULVERTS WITH SAFETY END TREATMENTS.

ENGINEER'S SIGNATURE _____ DATE _____



DETENTION VOLUMES:

REQUIRED: 6.834 C.F. (0.197 AC-FT)
PROVIDED: 7.220 C.F. (0.186 AC-FT)



JOB No. 20203	
PROJECT ENG. E.V.Z.	BY
T-SHOCK, PG.	DATE
1. RELEASE DATE:	REVISION
2. RELEASE DATE:	MELDEN & HUNT, INC.
3. RELEASE DATE:	CONSULTANTS • ENGINEERS • SURVEYORS
SCALE: 1" = 40'	116 W. MONTYRE - EDINBURG, TX 78541
	PH: (850) 381-0861 - FAX: (866) 381-1839
	ESTABLISHED 1947 - www.meldenandhunt.com
LAKEHURST PHASE II SUBDIVISION MCALLEN, TEXAS HIDALGO COUNTY	
DRAINAGE LAYOUT	
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File Name: 20203	
SHEET 1	OF 1

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