



T.J. Arredondo  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 7-25-2023

PROPOSED MAEBELLE ESTATES SUBDIVISION, PRECINCT No. 3.

ENGINEER: M2 ENGINEERING, PLLC. DEVELOPER: ONESIMO GUERRERO

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 MOORFIELD ROAD APPROXIMATELY ¼ OF MILE SOUTH OF MILE 10 NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF MCALLEN

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-14-20223 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 5.0 FEET ONTO MOORFIELD ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-27-2023 BY, VICTOR GALLARDO, PRECINCT 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 6-29-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: SWSC. LINE SIZE: 6" LOCATION: MOORFIELD ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 6-29-2023: 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.

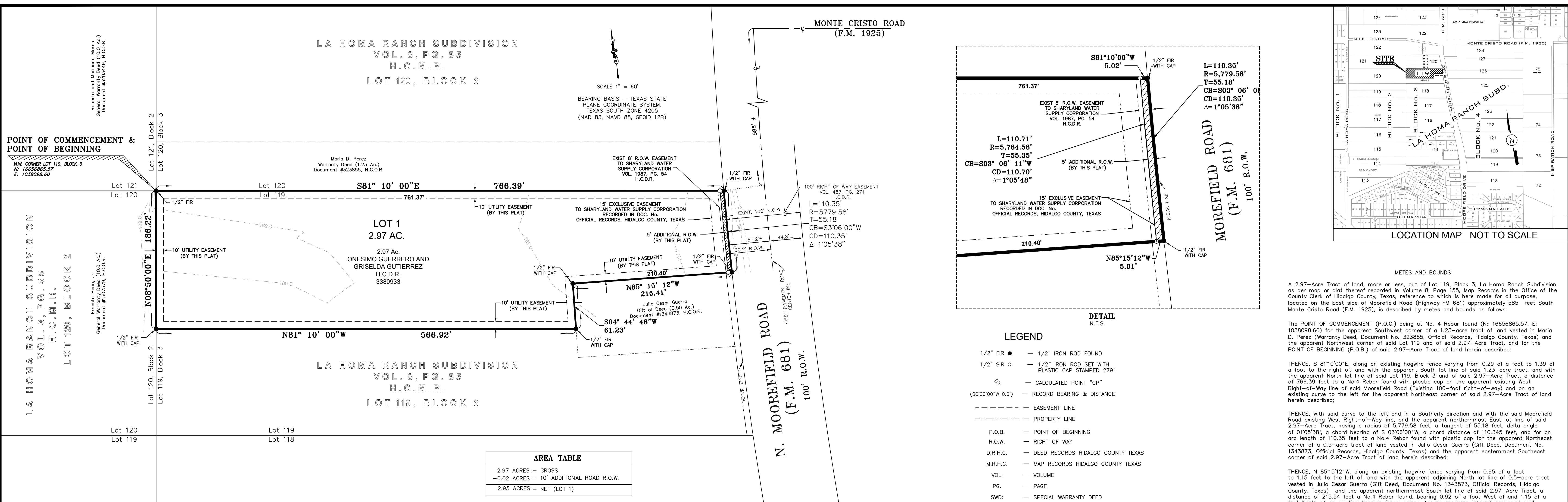
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

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

\*



STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, **ONESIMO GUERRERO & GRISELDA GUTIERREZ**, AS OWNER(S) OF THE 2.97 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MAEBELLE ESTATES, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 (e)(5) OF THE SUBDIVISION ORDINANCE, 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 STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND

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

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

14105 IRVING STREET \_\_\_\_\_ DATE: \_\_\_\_\_  
ALTON, TEXAS 78573

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF APPROVAL**  
**HIDALGO COUNTY IRRIGATION DISTRICT No. 6**

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 6, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HCID No. 6 RIGHT-OF-WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE HCID No. 6 MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

**SHARYLAND WATER SUPPLY CORPORATION**

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR MAEBELLE ESTATES SUBDIVISION LOCATED AT MCALLEN ETJ 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.

CARLOS LIMA \_\_\_\_\_ DATE \_\_\_\_\_  
GENERAL MANAGER

**HIDALGO COUNTY DRAINAGE DISTRICT No. 1**

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.

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

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CERTIFICATION OF SURVEYOR**

I, HOMERO LUIS GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**FOR PRELIMINARY REVIEW ONLY**

HOMERO LUIS GUTIERREZ, R.P.L.S. No. 2791



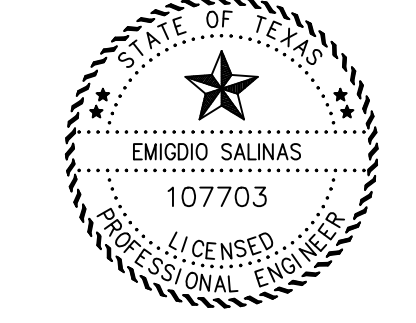
**STATE OF TEXAS  
COUNTY OF HIDALGO  
CERTIFICATION OF ENGINEER**

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

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**FOR PRELIMINARY REVIEW ONLY**

EMIGDIO "MILO" SALINAS, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER No. 107703  
FIRM REGISTERED No. F-19545



**GENERAL PLAT NOTES & RESTRICTIONS**

- FLOOD ZONE STATEMENT: SUBJECT PROPERTY IS LOCATED IN ZONE "X". ZONE "X" IS DESCRIBED AS: AREAS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF N. MOOREFIELD ROAD (F.M. 681)
- BUILDING SETBACKS NOTE: MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
FRONT: 45 FEET OR EASEMENT LINE WHICHEVER IS GREATER;  
SIDE: 6 FEET OR EASEMENT LINE WHICHEVER IS GREATER;  
REAR: 10 FEET OR EASEMENT LINE WHICHEVER IS GREATER;  
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
- TEMPORARY BENCH MARK (TBM) NOTE: HORIZONTAL COORDINATES AND VERTICAL ELEVATION: TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET
- DRAINAGE NOTE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 5,450 C.F. (0.13 AC.-FT.) OF STORM WATER RUNOFF.
- ALL CONSTRUCTION SHALL COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS.
- A 4 FOOT WIDE MINIMUM SIDEWALK REQUIRED ALONG N. MOOREFIELD ROAD.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- EASEMENTS NOTE: NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- LANDSCAPING AS PER CITY OF McALLEN UNIFIED DEVELOPMENT CODE.
- ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE FOR COMMERCIAL AREAS.
- SITE PLAN MUST BE REVIEWED/APPROVED BY HIDALGO COUNTY PRIOR TO ISSUANCE OF BUILDING PERMIT.
- PROPOSED DETENTION AREAS SHALL BE MAINTAINED BY THE LOT OWNER.
- ALL COMMON ACCESS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LOT OWNER.
- 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER CORPORATION.

COMMUNITY-PANEL NUMBER: 480334 0300 D  
MAP REVISED DATED: JUNE 6, 2000.

BENCHMARK - (DESC) \_\_\_\_\_  
NORTHING= \_\_\_\_\_  
EASTING= \_\_\_\_\_  
ELEVATION= \_\_\_\_\_

**STATE OF TEXAS  
CITY OF McALLEN  
MAYOR CERTIFICATION**

I, THE UNDERSIGNED, MAYOR OF THE CITY OF HIDALGO, 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 \_\_\_\_\_

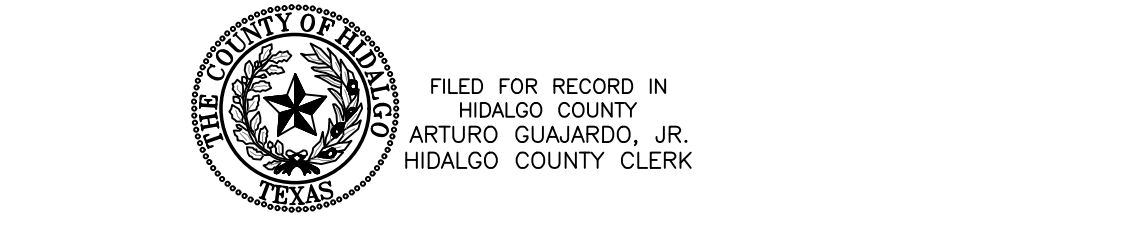
ATTESTED BY: \_\_\_\_\_ DATE \_\_\_\_\_

**STATE OF TEXAS  
CITY OF McALLEN  
PLANNING & ZONING COMMISSION CERTIFICATION**

I, THE UNDERSIGNED, ADMINISTRATOR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS MAEBELLE ESTATES CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR



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

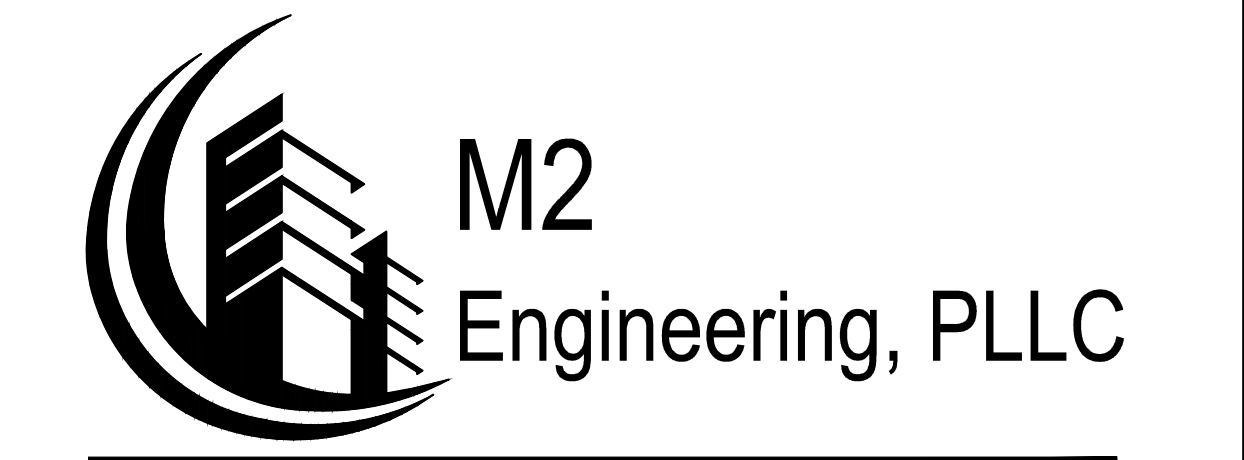
BY: \_\_\_\_\_ DEPUTY

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ONESIMO GUERRERO & GRISELDA GUTIERREZ	14105 IRVING STREET	ALTON, TEXAS 78573	(956) -
ENGINEER: EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600-8628
SURVEYOR: HOMERO LUIS GUTIERREZ, R.P.L.S.	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369-0988

PLAT OF  
**MAEBELLE ESTATES  
SUBDIVISION**

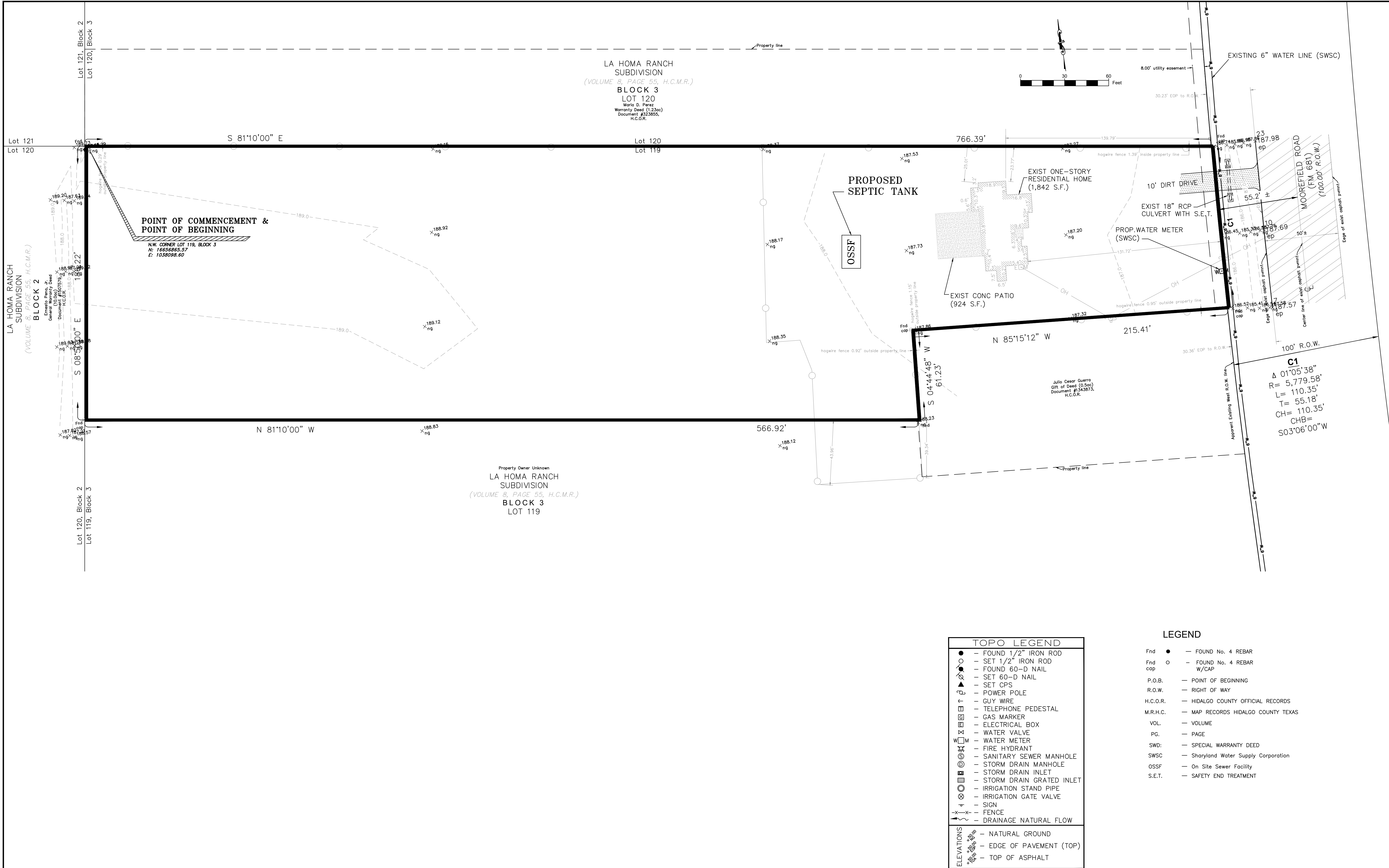
BEING A 2.97 ACRES TRACT OF LAND, OUT OF LOT 119, BLOCK 3, HOMA RANCH SUBDIVISION, AS RECORDED IN VOL 8, PG. 55, MAP RECORDS HIDALGO COUNTY, TEXAS



**TBPELS FIRM REGISTRATION F-19545**

1810 E. GRIFFIN PARKWAY  
MISSION TX 78572  
956-600-8628

\\server\m2\_engineering\ME\_Engineering (Server)\S\_Projects\Hidalgo\McAllen\p-xxx\_Design\Subdivision\04-DWG\_Design\_Files\p-xxx-EXIST\_CONDITIONS.dwg Jun 28/2023 - 10:24AM Hector



TOPO LEGEND	
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD
●	FOUND 60-D NAIL
○	SET 60-D NAIL
▲	SET CPS
⊕	POWER POLE
↑	GUY WIRE
⊞	TELEPHONE PEDESTAL
⊞	GAS MARKER
⊞	ELECTRICAL BOX
⊞	WATER VALVE
⊞	WATER METER
⊞	FIRE HYDRANT
⊞	SANITARY SEWER MANHOLE
⊞	STORM DRAIN MANHOLE
⊞	STORM DRAIN INLET
⊞	STORM DRAIN GRATED INLET
⊞	IRRIGATION STAND PIPE
⊞	IRRIGATION GATE VALVE
⊞	SIGN
⊞	FENCE
⊞	DRAINAGE NATURAL FLOW
ELEVATIONS	
○	NATURAL GROUND
○	EDGE OF PAVEMENT (TOP)
○	TOP OF ASPHALT

LEGEND	
●	FOUND No. 4 REBAR
○	FOUND No. 4 REBAR W/CAP
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
M.R.H.C.	MAP RECORDS HIDALGO COUNTY TEXAS
VOL.	VOLUME
PG.	PAGE
SWD:	SPECIAL WARRANTY DEED
SWSC	Sharyland Water Supply Corporation
OSSF	On Site Sewer Facility
S.E.T.	SAFETY END TREATMENT

1810 E. GRIGGIN PARKWAY  
MISSION TX 78573  
956.600.8628  
www.m2engineers.com  
FIRM REGISTRATION # F-19545



EXISTING CONDITIONS & PROPOSED UTILITY LAYOUT  
**MAEBELLE ESTATES SUBDIVISION**  
McALLEN, TEXAS

REVIEW SET  
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF EMICDIO "MILO" SALINAS P.E. 107703 ON 06/28/23  
IT IS NOT TO BE USED FOR CONSTRUCTION.

SCALE:  
DRAWN BY: DI  
CHECKED BY: MS  
SURVEYED BY:  
SHEET: OF