



Anthony Uresti
Assistant Director

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: **8-22-2023**

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

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 **3-14-2023** 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. FINAL APPROVAL DATE: **8-02-2023** BY, **PRECINCT 3** R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: **8-02-2023** BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF HAS BEEN ESCROWED.

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

H.C.E.O.C. FINAL APPROVAL DATE: **8-02-2023**: 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.

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

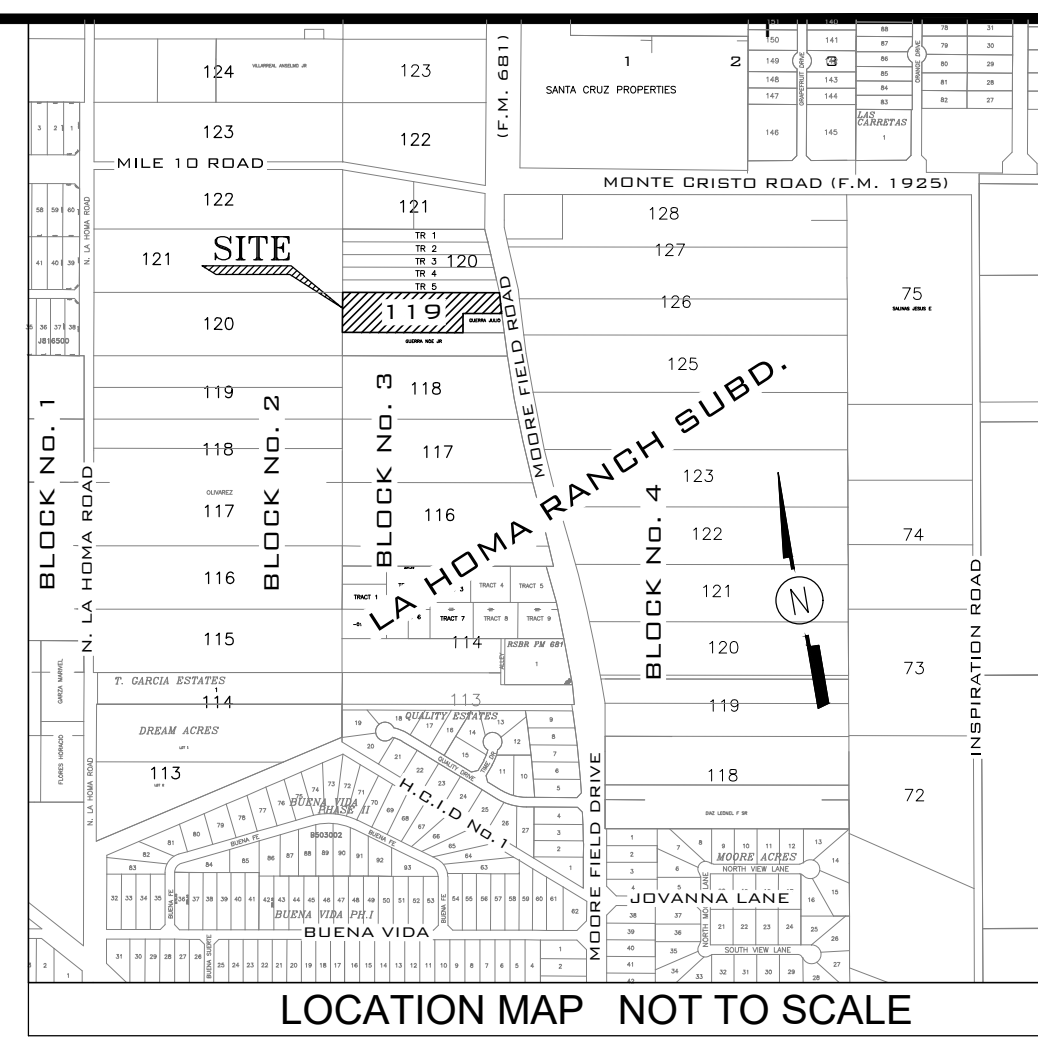
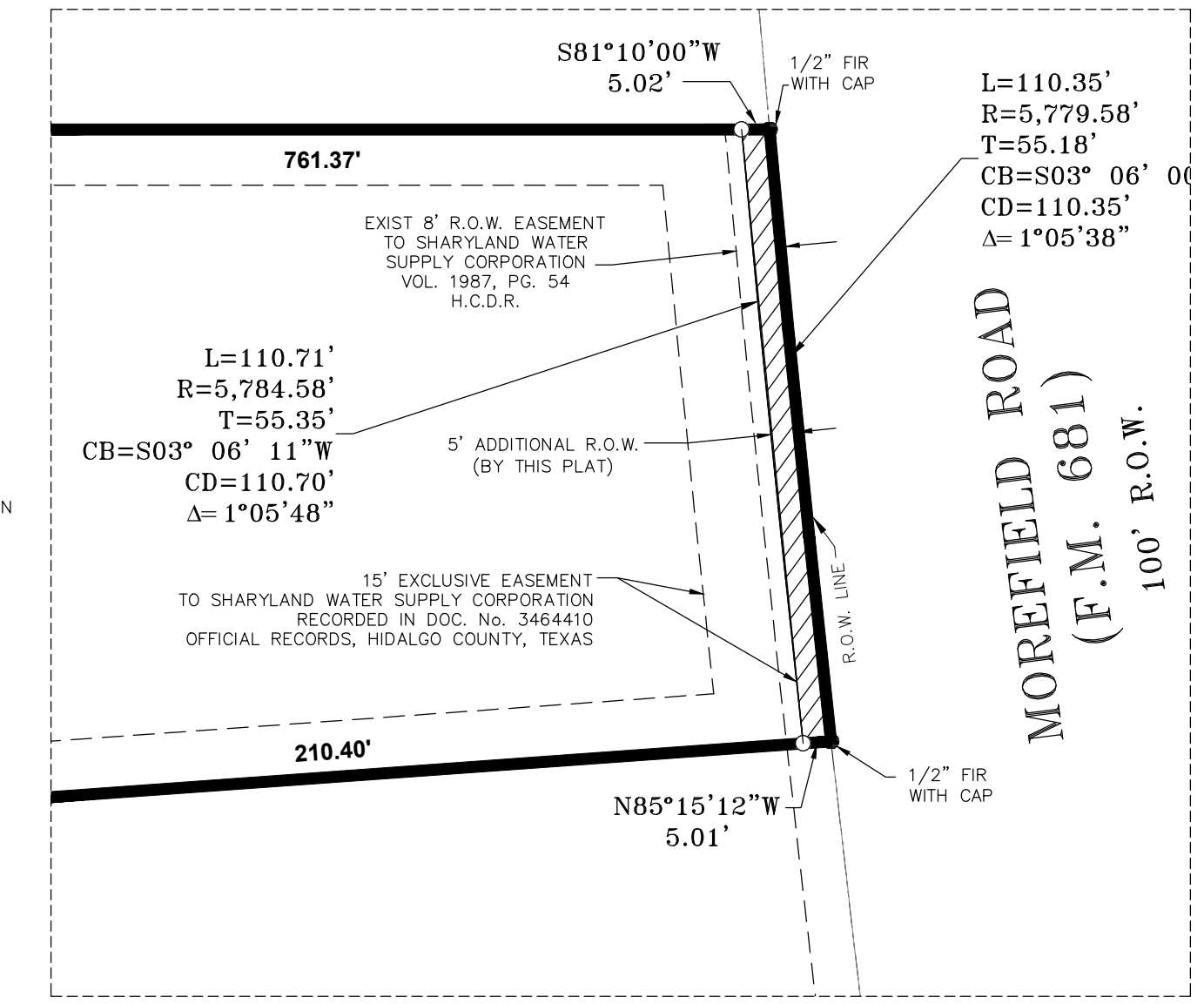
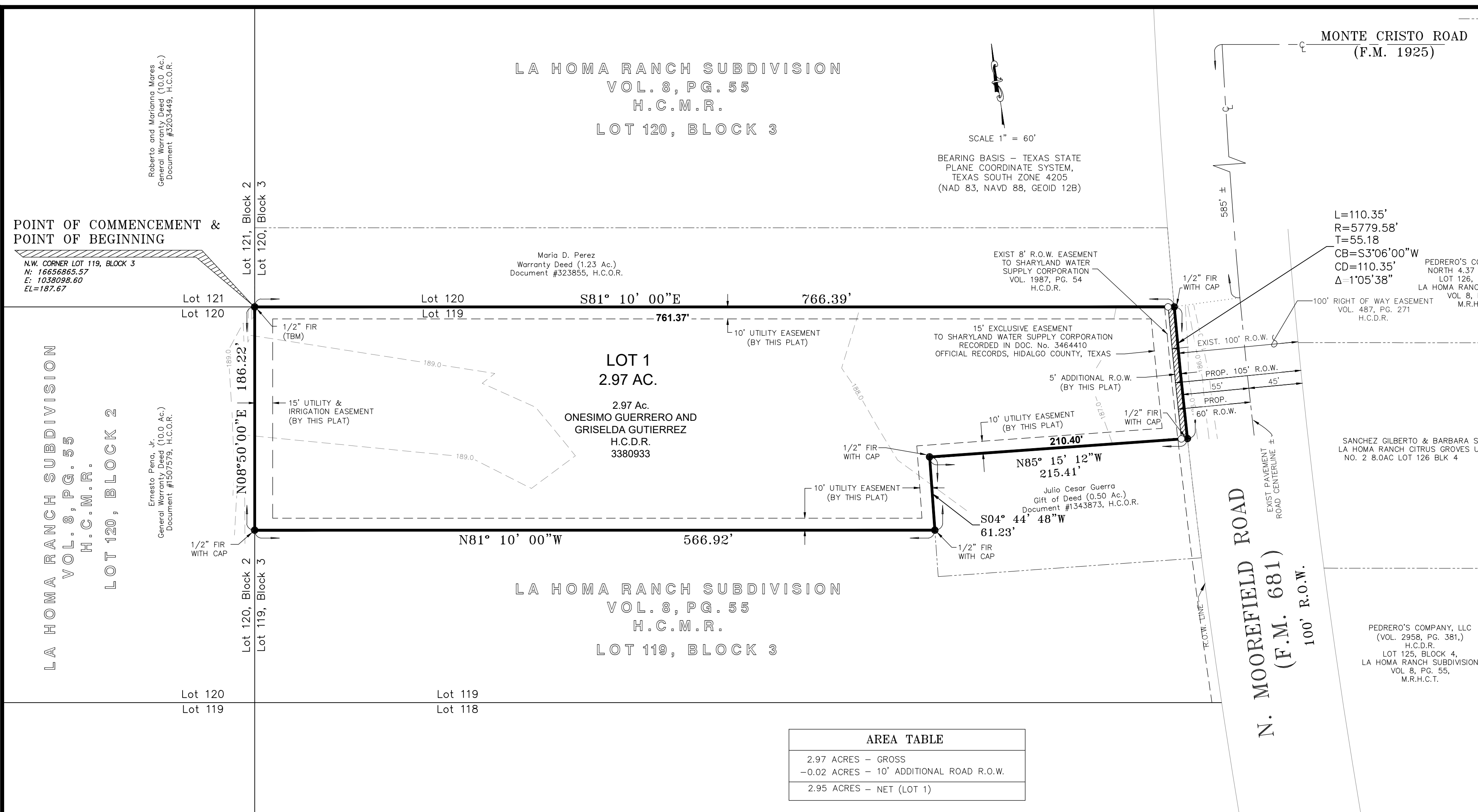
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: **JULY 25, 2023**

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

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.

*



LEGEND

- 1/2" FIR ● — 1/2" IRON ROD FOUND
- 1/2" SIR ○ — 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 2791
- — CALCULATED POINT "CP"
- (S0°00'00" 0.0') — RECORD BEARING & DISTANCE
- — EASEMENT LINE
- — PROPERTY LINE
- P.O.B. — POINT OF BEGINNING
- R.O.W. — RIGHT OF WAY
- D.R.H.C. — DEED RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C. — MAP RECORDS HIDALGO COUNTY TEXAS
- VOL. — VOLUME
- PG. — PAGE
- SWD: — SPECIAL WARRANTY DEED
- TBM — TEMPORARY BENCH MARK

AREA TABLE

2.97 ACRES - GROSS
-0.02 ACRES - 10' ADDITIONAL ROAD R.O.W.
2.95 ACRES - NET (LOT 1)

A 2.97-Acre Tract of land, more or less, out of Lot 119, Block 3, La Homa Ranch Subdivision, as per map or plat thereof recorded in Volume 8, Page 155, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purpose, located on the East side of Moorefield Road (Highway FM 681) approximately 585 feet South Monte Cristo Road (F.M. 1925), is described by metes and bounds as follows:

THE POINT OF COMMENCEMENT (P.O.C.) being at No. 4 Rebar found (N. 16656865.57, E. 1038098.60) for the apparent Southwest corner of a 1.23-acre tract of land vested in Maria D. Perez (Warranty Deed, Document No. 323855, Official Records, Hidalgo County, Texas) and the apparent Northwest corner of said Lot 119 and of said 2.97-Acre Tract, and for the POINT OF BEGINNING (P.O.B.) of said 2.97-Acre Tract of land herein described:

THENCE, S 81°10'00"E, along an existing hogwire fence varying from 0.29 of a foot to 1.39 of a foot to the right of, and with the apparent South lot line of said 1.23-acre tract, and with the apparent North lot line of said Lot 119, Block 3 and of said 2.97-Acre Tract, a distance of 766.39 feet to a No.4 Rebar found with plastic cap on the apparent existing West Right-of-Way line of said Moorefield Road (Existing 100-foot right-of-way) and on an existing curve to the left for the apparent Northeast corner of said 2.97-Acre Tract of land herein described;

THENCE, with said curve to the left and in a Southerly direction and with the said Moorefield Road existing West Right-of-Way line, and the apparent northernmost East lot line of said 2.97-Acre Tract, having a radius of 5,779.58 feet, a tangent of 55.18 feet, delta angle of 0°10'38" a chord bearing of S 03°00'00"W, a chord distance of 110.345 feet, and for an arc length of 110.35 feet to a No.4 Rebar found with plastic cap for the apparent Northeast corner of a 0.5-acre tract of land vested in Julio Cesar Guerra (Gift Deed, Document No. 1343873, Official Records, Hidalgo County, Texas) and the apparent easternmost Southeast corner of said 2.97-Acre Tract of land herein described;

THENCE, N 85°15'12"W, along an existing hogwire fence varying from 0.95 of a foot to 1.15 feet to the left of, and with the apparent adjoining North lot line of 0.5-acre tract vested in Julio Cesar Guerra (Gift Deed, Document No. 1343873, Official Records, Hidalgo County, Texas) and the apparent northernmost South lot line of said 2.97-Acre Tract, a distance of 215.44 feet to a No.4 Rebar found, bearing 0.92 of a foot West of and 1.15 of a foot North of an existing hogwire fence corner, for an apparent internal corner of said 2.97-Acre Tract of land herein described;

THENCE, S 04°44'48"W, along an existing hogwire fence varying from 0.92 of a foot to zero of a foot to the left of, and with the apparent West lot line of said 0.5-acre tract and the southernmost East lot line of said 2.97-Acre Tract, a distance of 61.23 feet to a No. 4 found for the apparent southernmost Southeast corner of said 2.97-Acre Tract of land herein described;

THENCE, N 81°10'00"W, with the apparent southernmost South lot line of said 2.97-Acre Tract, a distance of 566.92 feet to a No. 4 Rebar found with plastic cap for the apparent Southwest corner of said 2.97-Acre Tract of land herein described;

THENCE, N 08°50'00"E, with the apparent West lot line of said Lot 119 and of said 2.97-Acre Tract, a distance of 186.22 feet to the said No. 4 Rebar found for the Northwest corner of said 2.97-Acre Tract of land herein described, and being the POINT OF BEGINNING (P.O.B.), containing a gross of 2.97 acres of land, more or less.

**STATE OF TEXAS
COUNTY OF HIDALGO**

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE MAEBELLE ESTATES SUBDIVISION LOCATED AT MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL THE STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

ONESIMO GUERRERO
14105 IRVING ST
ALTON, TEXAS 78573

GRISELDA GUTIERREZ
14105 IRVING ST
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 BUILDING) SHALL BE PLACED UPON HCD No. 6 RIGHT-OF-WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE HCD 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
GENERAL MANAGER

RAUL E. SESIN, P.E., C.F.M.
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 HEREOF, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, 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.

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.

EMIGDIO "MILO" SALINAS, P.E.
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.
- COMMUNITY-PANEL NUMBER: 480334 0300 D MAP REVISED DATED: JUNE 6, 2000.
- 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.
- ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.
- TEMPORARY BENCH MARK (TBM) NOTE: HORIZONTAL COORDINATES AND VERTICAL ELEVATION: TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET. BENCHMARK = 1/2-INCH FOUND IRON ROD FOR THE NORTHWEST CORNER OF THIS PROPERTY. NORTHING=16656865.57 EASTING=1038098.60 ELEVATION=187.67.
- 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.
- 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.
- 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.
- THE ENTRANCE TO THE SUBDIVISION SHALL BE SOUTHBOUND ON MOOREFIELD ROAD, AND NOT ALLOWED VIA NORTHBOUND DUE TO LONGITUDINAL PAVEMENT MARKINGS OF SOLID LINE PROHIBITING CROSSING.

**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 _____

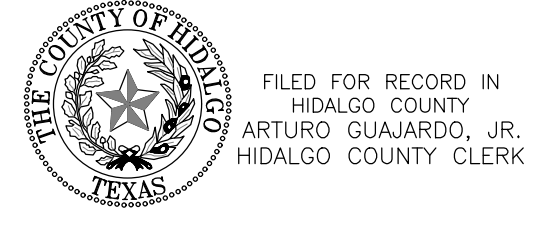
CITY SECRETARY _____ DATE _____

**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

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



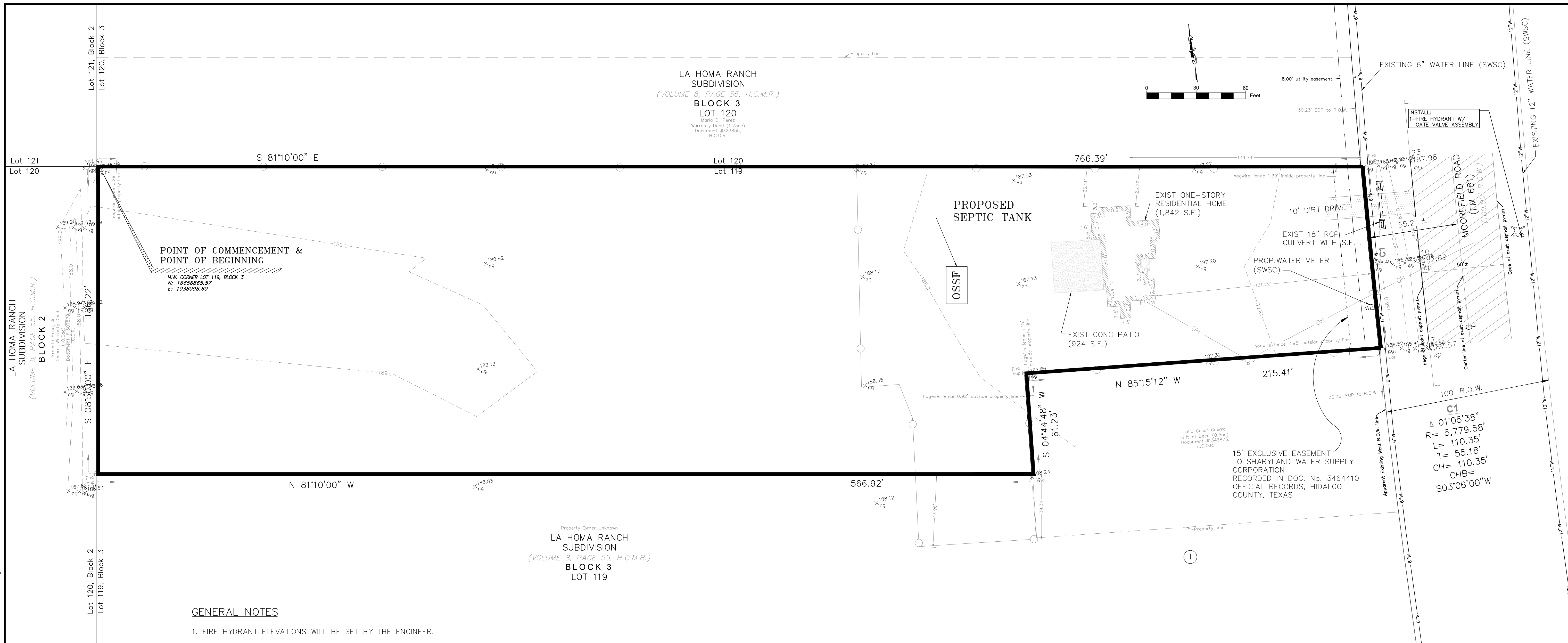
TBPELS FIRM REGISTRATION F-19545

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

PRINCIPAL CONTACTS:

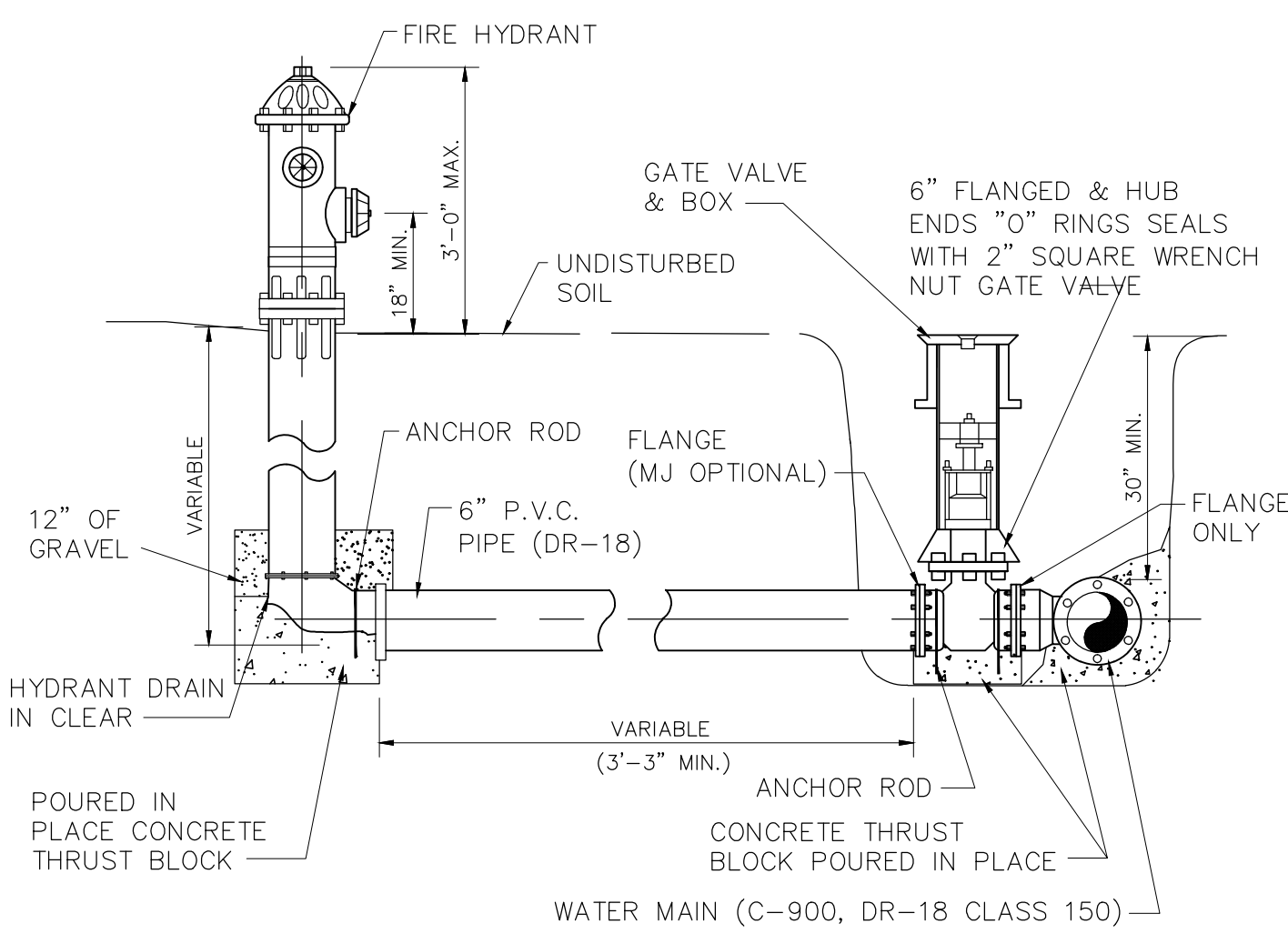
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ONESIMO GUERRERO & GRISELDA GUTIERREZ	14105 IRVING STREET	ALTON, TEXAS 78573	(956) -
ENGINEER: EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600-8628
SURVEYOR: HOMERO LUIS GUTIERREZ, R.P.L.S.	P.O. BOX 548	MCALLEN, TEXAS 78505	(956)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

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GENERAL NOTES

1. FIRE HYDRANT ELEVATIONS WILL BE SET BY THE ENGINEER.
2. FLANGE MUST BE AT FINISHED GRADE OR 3" TO 6" ABOVE 2. FLANGE MUST BE AT FINISHED GRADE OR 3" TO 6" ABOVE TOP OF CURB.
3. FLANGED GATE VALVE INSTALLATION TO BE USED WITH 10" WATER LINES OR GREATER.
4. BBF TEES TO BE USED WITH 10" WATER LINE OR GREATER BBF TEES TO BE USED WITH SMALLER DIA. PIPES.
5. ACCEPTABLE HYDRANT BRANDS ARE MUELLER, OR KENNEDY.



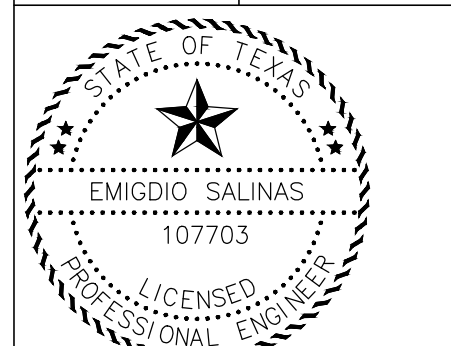
TOPO LEGEND	
●	- FOUND 1/2" IRON ROD
○	- SET 1/2" IRON ROD
●	- FOUND 60-D NAIL
○	- SET 60-D NAIL
▲	- SET CPS
⊕	- POWER POLE
⊙	- GUY WIRE
⊞	- TELEPHONE PEDESTAL
⊠	- GAS MARKER
⊞	- ELECTRICAL BOX
⊞	- WATER VALVE
⊞	- WATER METER
⊞	- FIRE HYDRANT
⊞	- SANITARY SEWER MANHOLE
⊞	- STORM DRAIN MANHOLE
⊞	- STORM 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

M2 Engineering, PLLC
TBPELS FIRM REGISTRATION F-19545

EXISTING CONDITIONS & PROPOSED UTILITY LAYOUT
MAEBELLE ESTATES SUBDIVISION
MCALLEN, TEXAS



This seal appearing on this document was authorized by Emigdio Salinas P.E. No. 107703 on the above designated date.
Emigdio "Milo" Salinas P.E. Date 07/20/23

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