



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: **10-31-2023**

PROPOSED **MALUZ II SUBDIVISION**, PRECINCT No. **3**.

ENGINEER: **SOUTH TEXAS INFRASTRUCTURE GROUP** DEVELOPER: **JULIO CERDA**

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: **21** *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: **N/A**

FILLING STATIONS: **3**

LOCATION DESCRIPTION: **SOUTH EAST INTERSECTION OF MILE 4 ROAD AND IOWA ROAD**

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF **MISSION**

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON **9-02-2022** PROPERTY LIES WITHIN FLOOD ZONE "**X**" AS PER FEMA.

DRAINAGE DESIGN: **DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO IOWA ROAD SIDE DITCH & MILE 4 ROAD SIDE DITCH.**

ROAD R.O.W. DEDICATION: **30.0 FEET ONTO IOWA ROAD & 20.00 FEET ONTO 4 MILE LINE ROAD.**

H.C.R.O.W. FINAL APPROVAL DATE: **9-08-2023** BY, **PRECINCT 3** R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: **9-06-2023** BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: **AGUA SUD** LINE SIZE: **8"** LOCATION: **4 MILE LINE ROAD.**

H.C.E.O.C. FINAL APPROVAL DATE: **9-06-2023** : BY **MARTIN RAMIREZ** ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI 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.

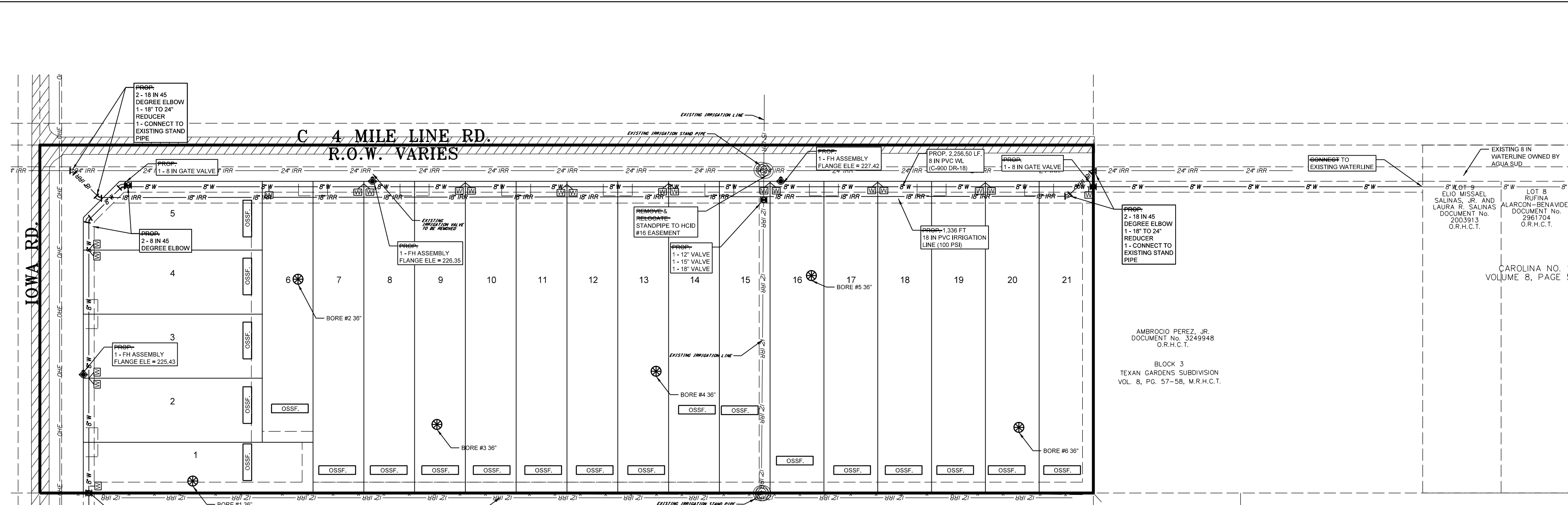
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: **2-02-2023**

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

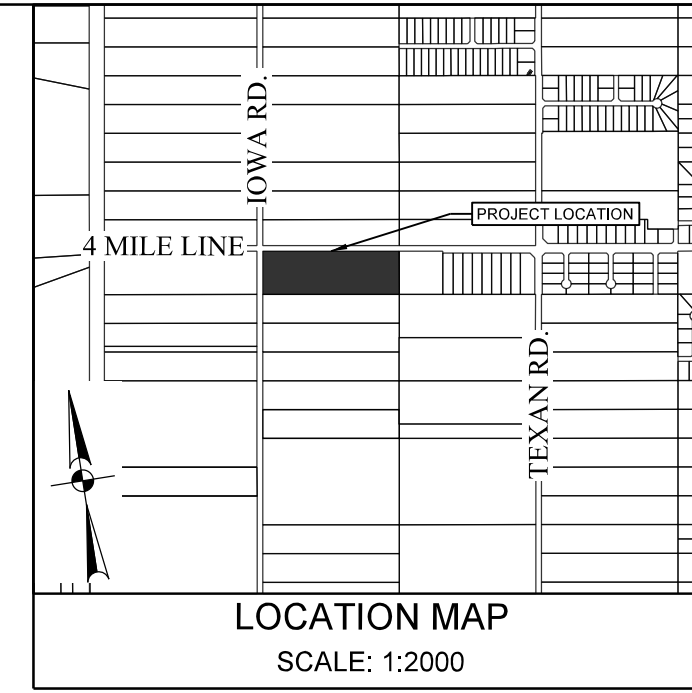
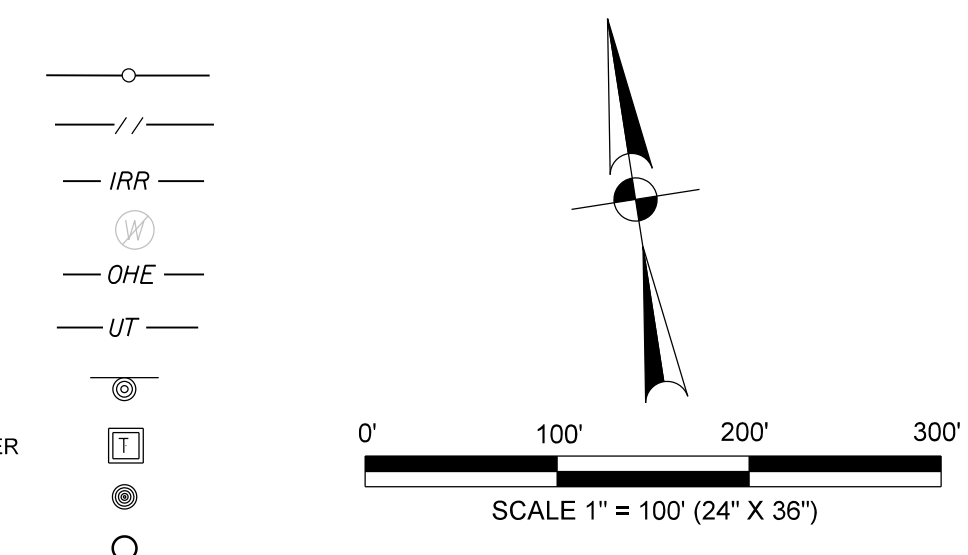
Final Approval subject to recommendations other departments

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.**



- LEGEND:**
- CHAIN LINK FENCE
 - EXIST. WOOD FENCE
 - EXIST. IRRIGATION LINE
 - EXIST. WATER METER
 - OVERHEAD ELECTRIC
 - EXIST. TELEPHONE LINE
 - STREET SIGN
 - EXIST. UTILITY TRANSFORMER
 - EXISTING POWER POLE
 - FOUND IRON ROD, UNLESS OTHERWISE NOTED
 - BENCHMARK
 - SOIL BORING LOCATION



WATER AND SEWER ENGINEERING REPORT
WATER SUPPLY (DESCRIPTION, COST, AND OPERABILITY DATE):
 MALUZ II SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND AGUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SUD 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.

WATER DISTRIBUTION FOR MALUZ II SUBDIVISION CONSISTS OF NINE (9) 2" DIAMETER DOUBLE SERVICE SHORT LINES, AND THREE (3) 2" DIAMETER SINGLE SERVICE SHORT SERVICES THAT RUN INTO THE LOTS, THE 8" LINE, THE 3" SINGLE SERVICE LINES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL OF \$168,341.00, OR \$5,873.38 PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID AGUA SUD THE SUM OF \$2,750.00, WHICH COVERS THE \$2,250.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SHOWS REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA SUD UPON REQUEST BY THE LOT OWNER. AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED THREE (3) FIRE HYDRANTS AT A UNIT COST OF \$6,150.00. FOR A TOTAL COST OF \$ 18,450.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SUD AND SAID DISTRIBUTION SYSTEM OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAN.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE
 SEWAGE FROM MALUZ II SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAIN FIELD ON LOTS 1 TO 34. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCERNING THE SUITABILITY OF THE SITE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:
 EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE AREAS OF THE SUBDIVISION, A TOTAL OF 14 SOIL BORING EXCAVATIONS WERE PERFORMED. ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS SOIL AREA. THE SOIL IS A UNIFORM SANDY CLAY EXTENDING UP TO 2' BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 2' OF BOTTOM OF THE PROPOSED EXCAVATIONS, THE SUBDIVISION DRAINS WELL.

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 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE 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 \$ 182,791.00.
 SEWAGE FACILITIES: SEPTIC SYSTEM IS ESTIMATED TO COST \$ 61,950.00

REPORT DE INGENIERIA DE AGUA Y DRENAJE
WATER SUPPLY (DESCRIPCION, GASTOS Y FECHAS DE INICIO):
 LA SUBDIVISION MALUZ II RECIBIRA SU PROVISION DE AGUA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL DUEÑO DE LA SUBDIVISION Y AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRASU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. AGUA SUD HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.
 LA SUBDIVISION MALUZ II TIENE 21 LOTES. AGUA SUD TIENE UNA LINEA EXISTENTE DE AGUA CORRIENDO SOBRE LA CALLE 4 MILE LINE. ES DE 8 PULGADAS DE DIAMETRO Y CORRE SOBRE EL LADO SUR DE LA CALLE 4 MILE LINE.
 LA SUBDIVISION MALUZ II SERA CONECTADA CON UNA VALVULA. LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION MALUZ II CONSISTE EN NUEVE (9) SERVICIOS DOBLES CORTOS DE 2" DE DIAMETRO, Y TRES (3) SERVICIOS SENCILLOS CORTOS DE 1" DE DIAMETRO QUE CORREN HACIA LOS LOTES. SE HAN INSTALADO LA LINEA DE 8" LOS SERVICIOS DE 1" Y LAS CAJAS DE LOS MEDIDORES A UN COSTO TOTAL DE \$168,341.00 O \$5,873.38 POR LOTE. EL DISEÑO/REPRESENTANTE DE LA SUBDIVISION LE HA PAGADO A AGUA SUD LA CANTIDAD DE \$ 2,750.00, QUE CUBRE EL COSTO DE LOS MEDIDORES DE \$ 2,250.00. POR CADA LOTE, ESTE PRECIO INCLUYE TAMBIEN EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION CUANDO EL DUEÑO DE ALGUNO DE LOS LOTES SOLICITE UN MEDIDOR DE AGUA. AGUA SUD LO INSTALARA SIN COSTO ALGUNO. EL DISEÑO/REPRESENTANTE DE LA SUBDIVISION HA INSTALADO 3 HIDRANTES CONTRA INCENDIO A UN COSTO DE \$ 6,150.00. POR CADA UNO, LO CUAL REPRESENTA UNA CANTIDAD TOTAL DE \$ 18,450.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.
DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
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REPORT DE EVALUACION DE SUELO:
 CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE MAS DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS DE LA SUBDIVISION, UN TOTAL DE 14 EXCAVACIONES DE EVALUACION FUERON REALIZADAS. (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO MICELOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA A 36 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.
 EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSA SEPTICA ES DE \$ 2,950.00. DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$ 61,950.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACION DE LA FOSA SEPTICA DESDE...
CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBIERNANDO LAS SUBDIVISIONES, ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SON:
 AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTAR UN TOTAL DE \$ 182,791.00.
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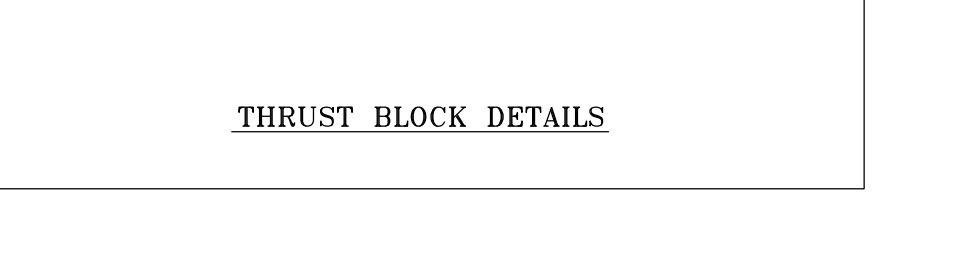
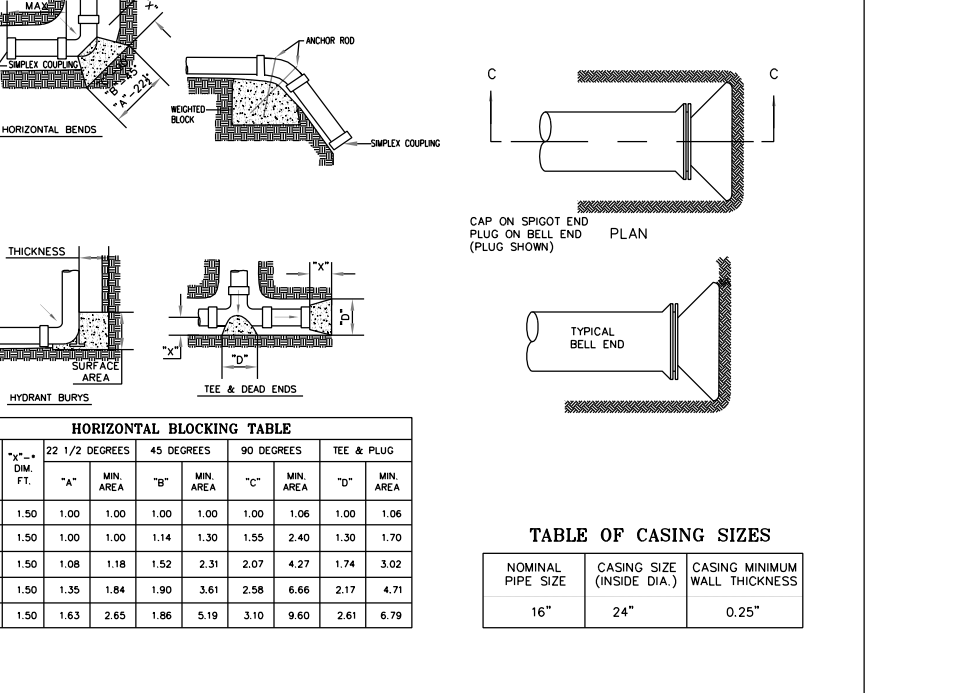
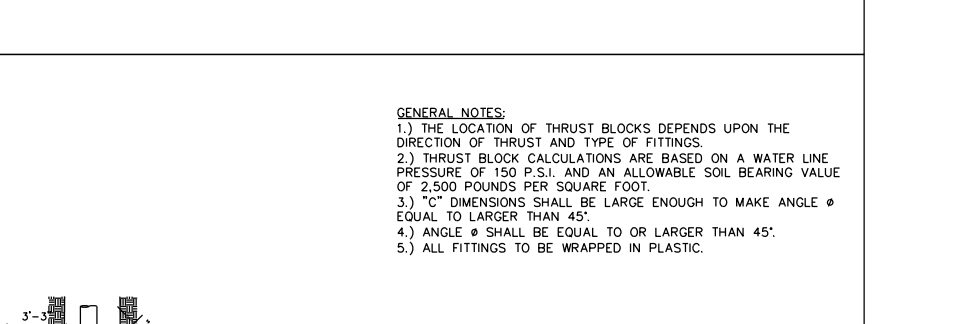
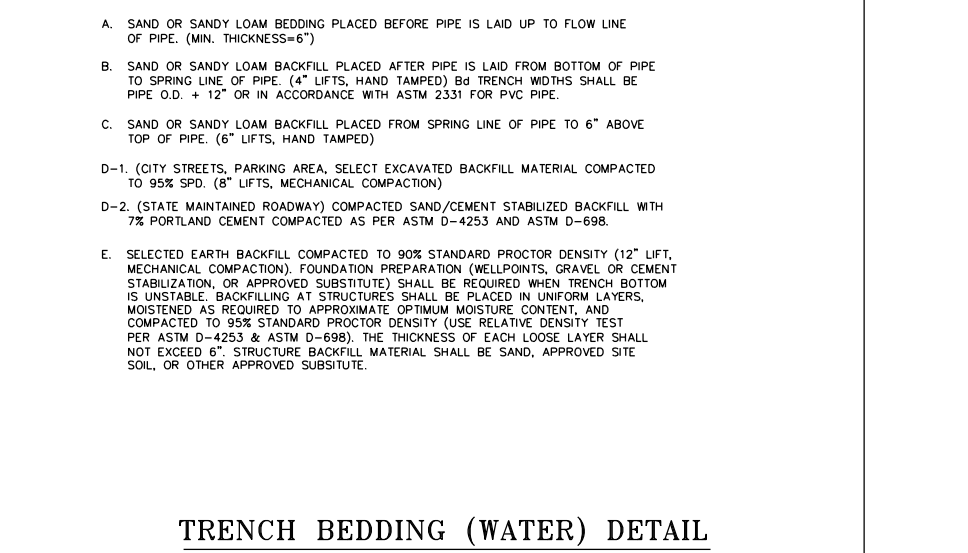
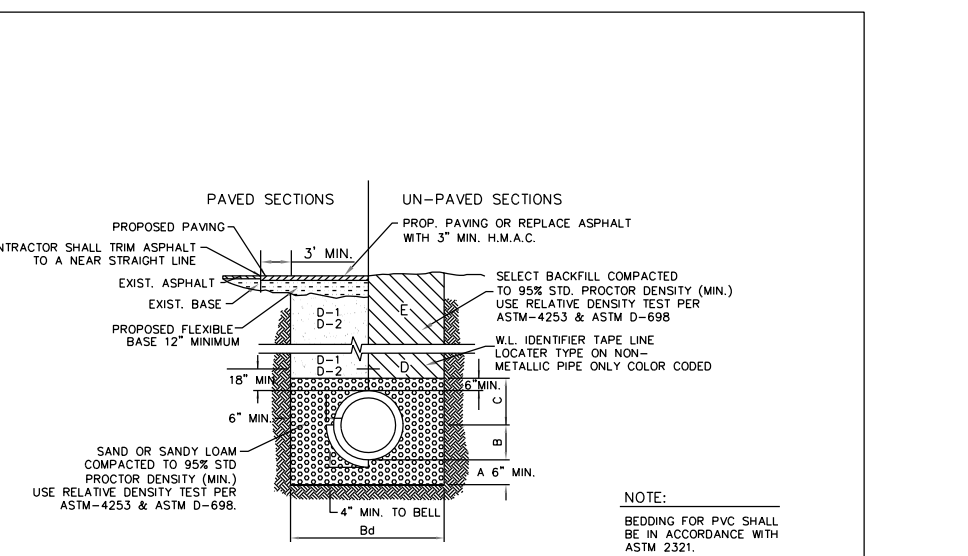
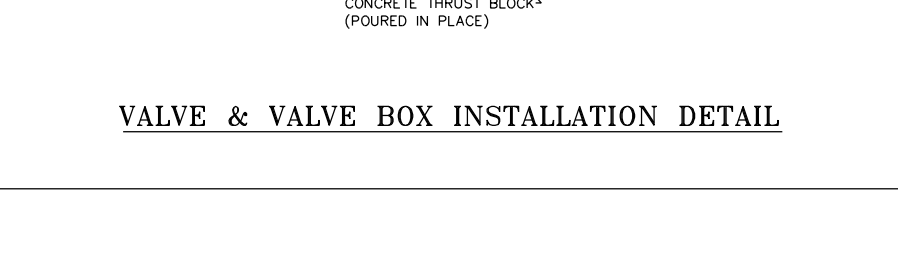
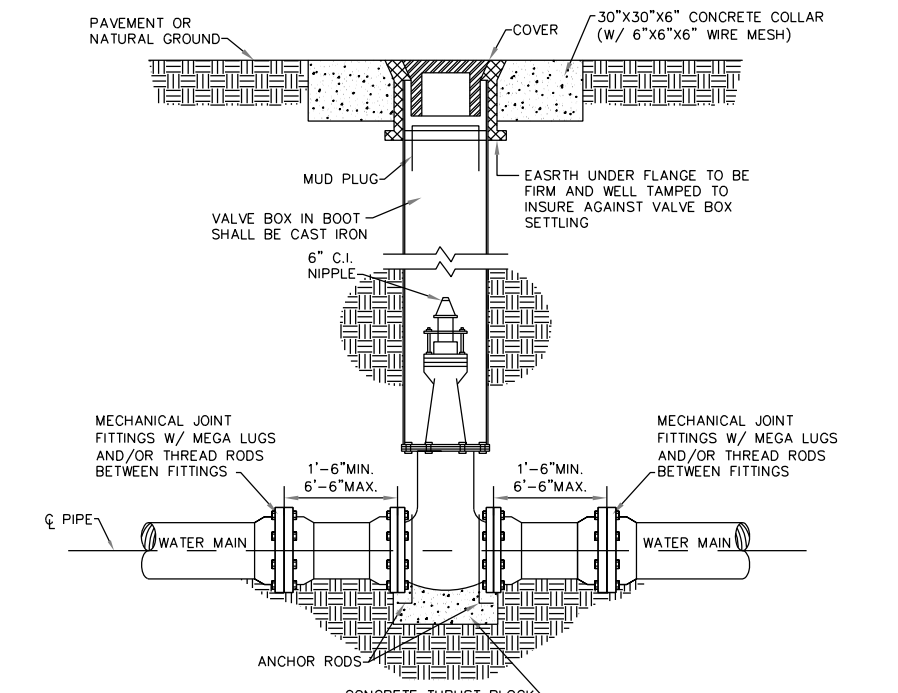
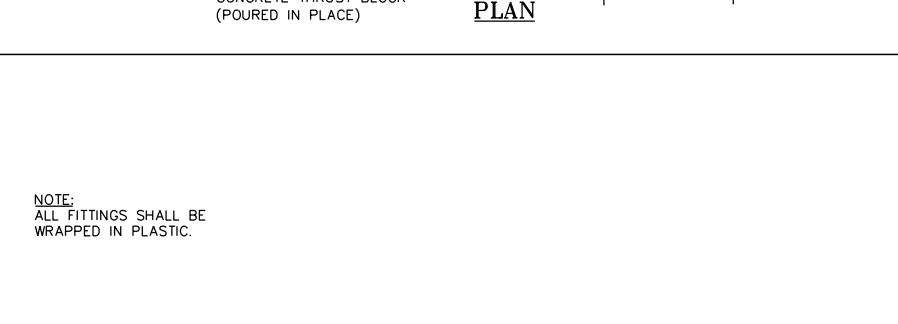
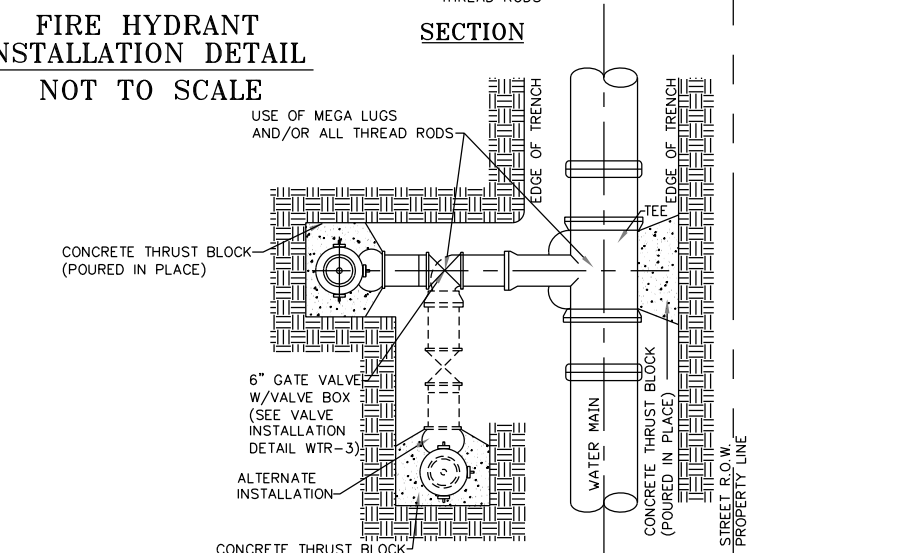
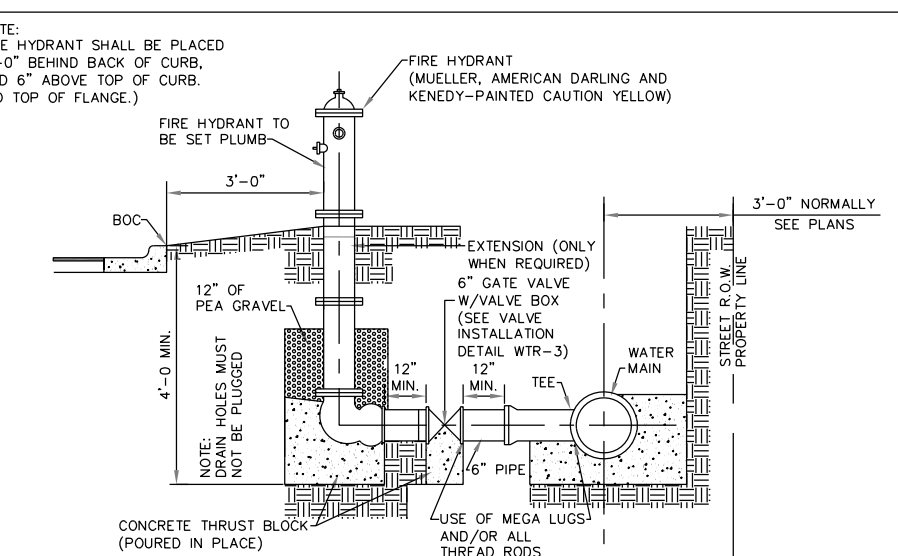
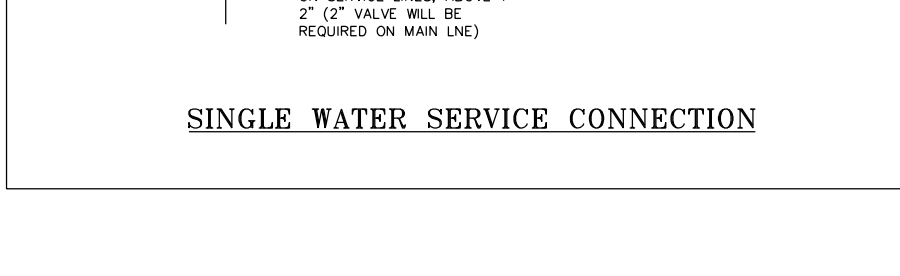
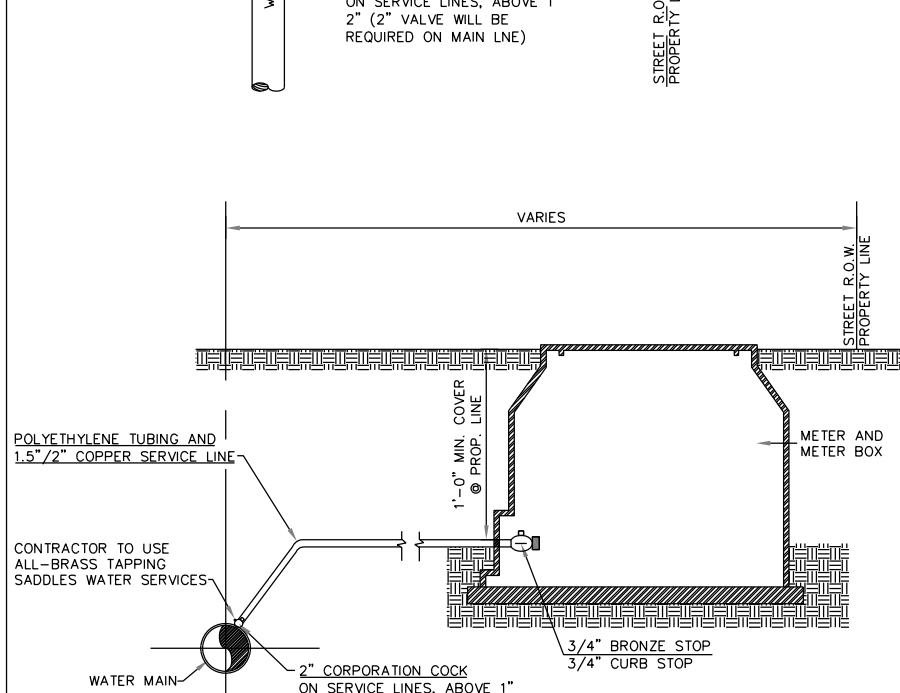
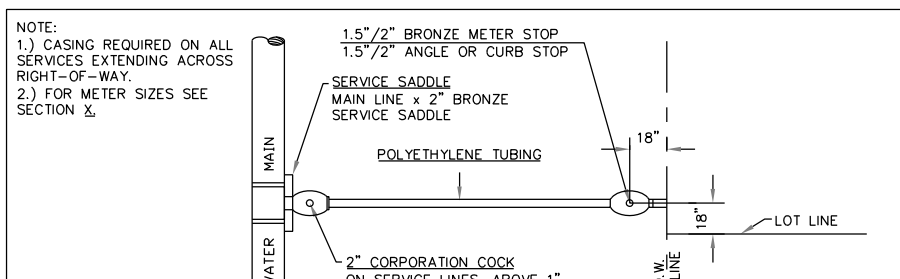
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SUBDIVIDER CERTIFICATION
 I, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAN, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS 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:
 I, (NAME) JULIO CERDA SUBDIVIDER FOR MALUZ II SUBDIVISION HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND 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 HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

STATE OF TEXAS
COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JULIO CERDA 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 THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____

NOTARY PUBLIC
 VICTOR H. TREVIÑO, P.E.
 LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195



COST ESTIMATE

| | |
|-----------------------|---------------|
| WATER DISTRIBUTION: | \$ 144,341.00 |
| DRAINAGE IMPROVEMENT: | \$ 23,648.00 |
| SEPTIC TANK (OSSF): | \$ 61,950.00 |
| FIRE HYDRANT: | \$ 18,450.00 |
| EROSION CONTROL: | \$ 6,340.00 |

PRINCIPAL CONTACTS

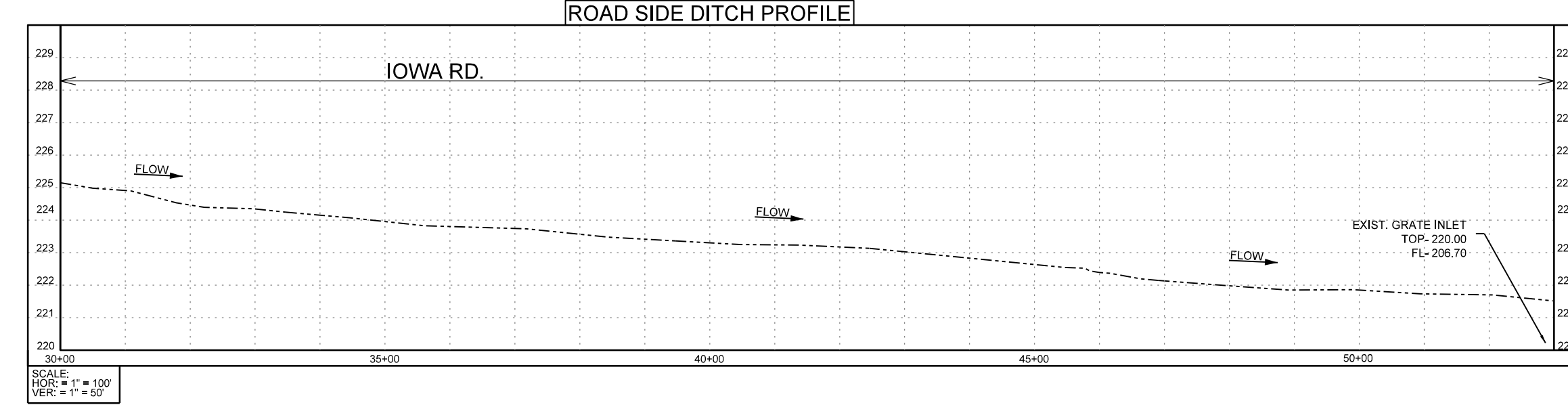
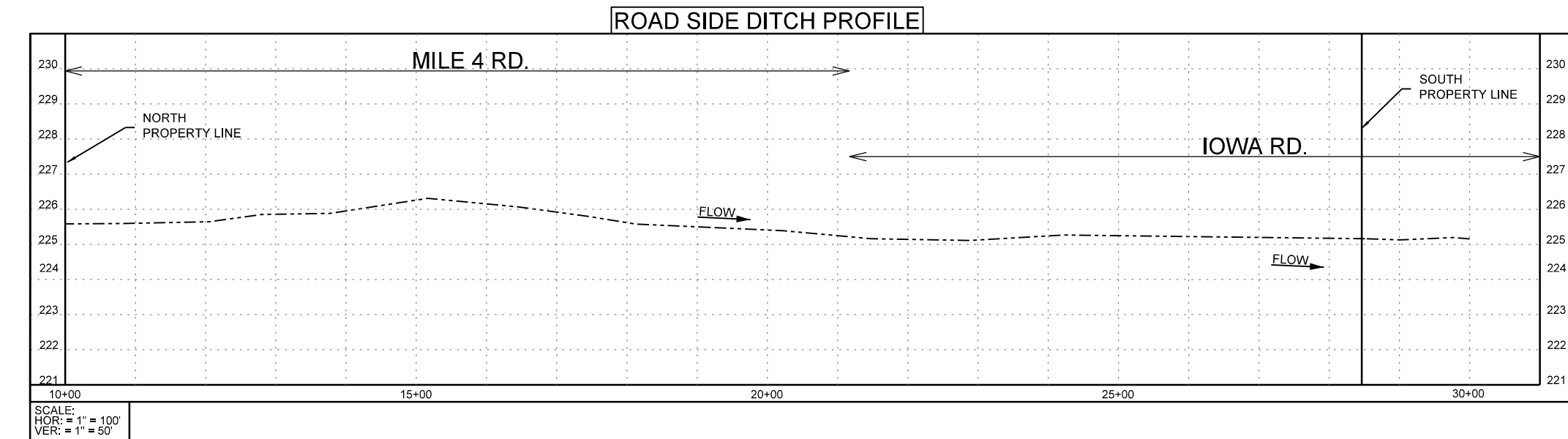
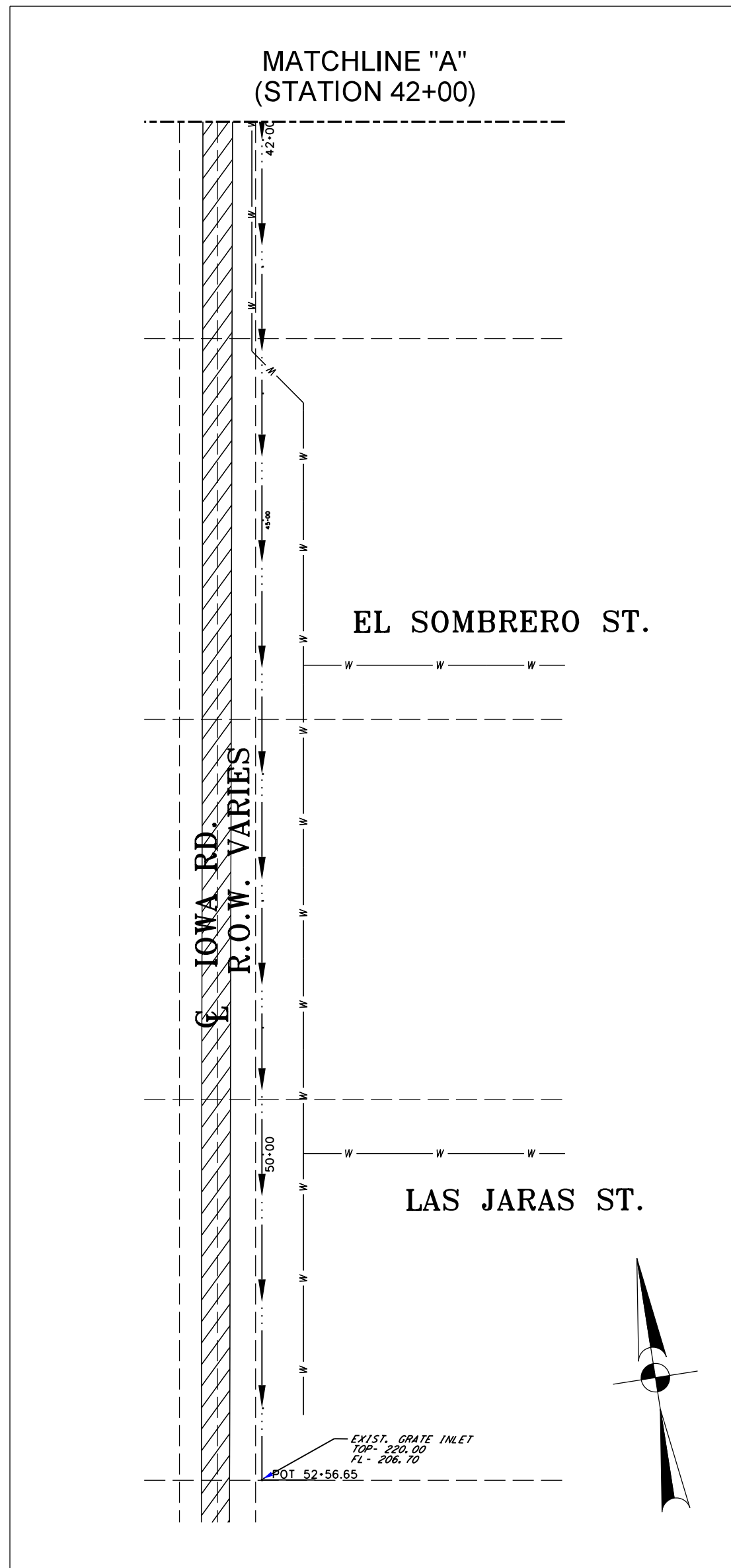
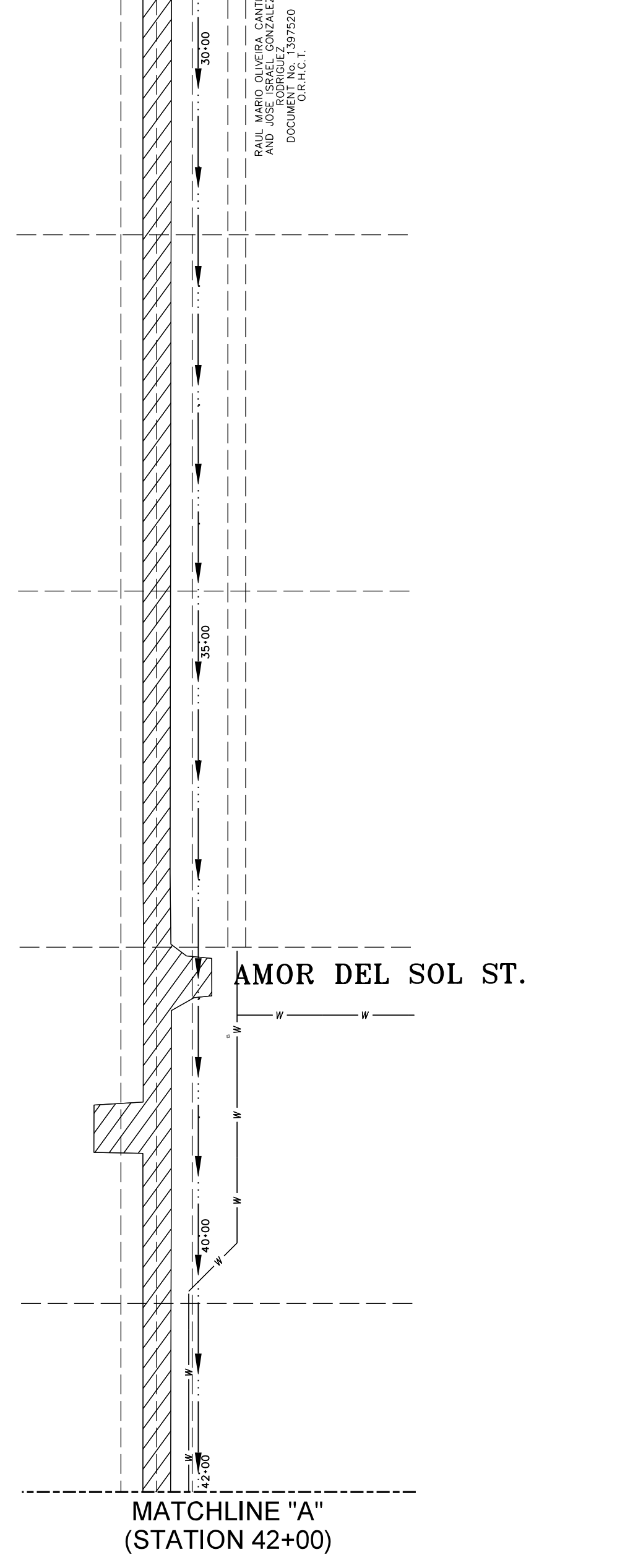
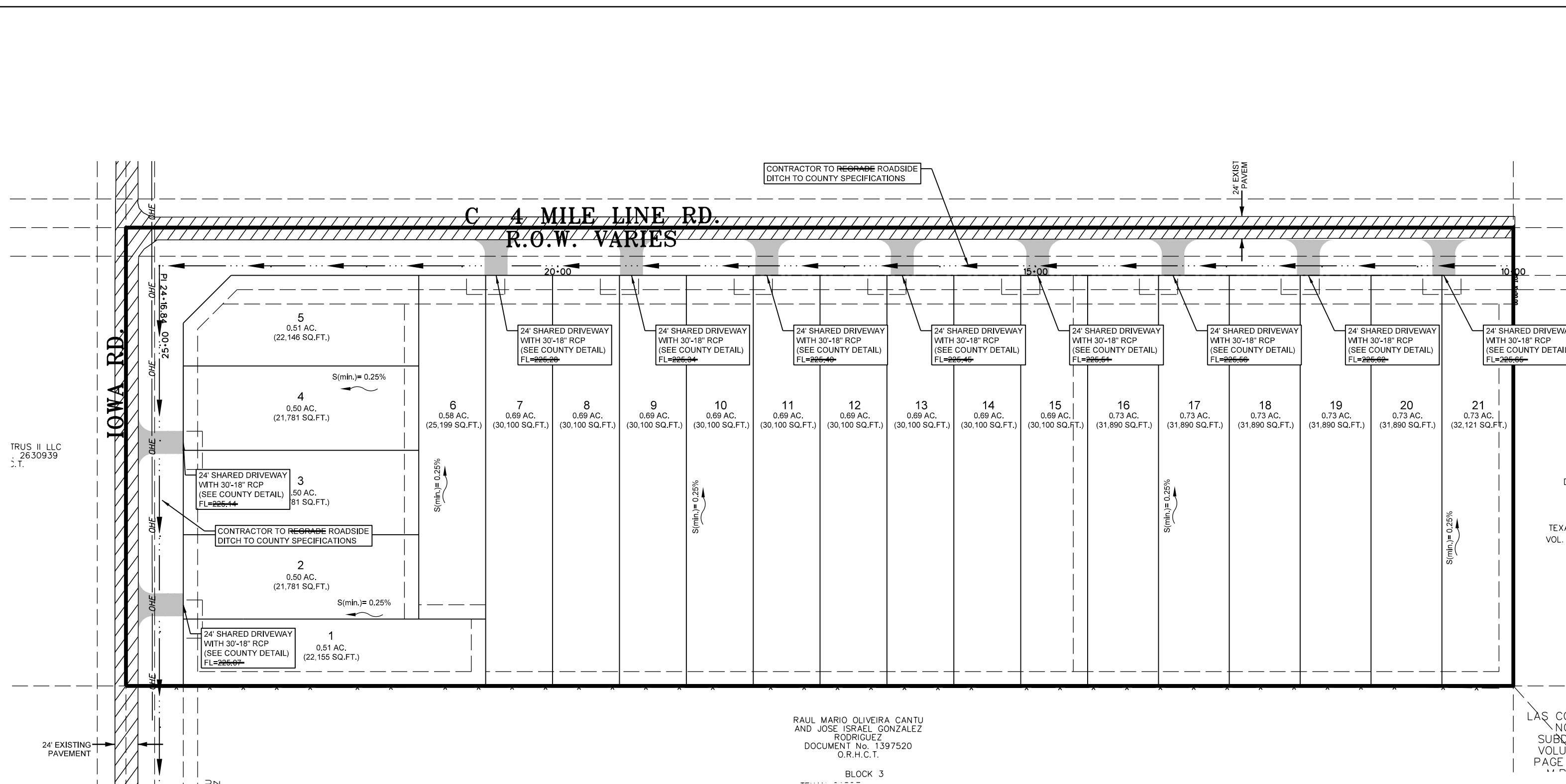
| NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
|-----------|--------------------------|-----------------------------|----------------------|-------------------------------|
| OWNER: | MATERMI, LLC | 2800 N. STEWART RD. | MISSION, TEXAS 78754 | (956) 984-6555 |
| ENGINEER: | VICTOR H. TREVIÑO, P.E. | 900 S. STEWART RD., STE. 13 | MISSION, TEXAS 78752 | (956) 424-3335 (956) 424-3132 |
| SURVEYOR: | JUAN E. GALVAN, R.P.L.S. | 900 S. STEWART RD., STE. 13 | MISSION, TEXAS 78752 | (956) 424-3335 (956) 424-3132 |

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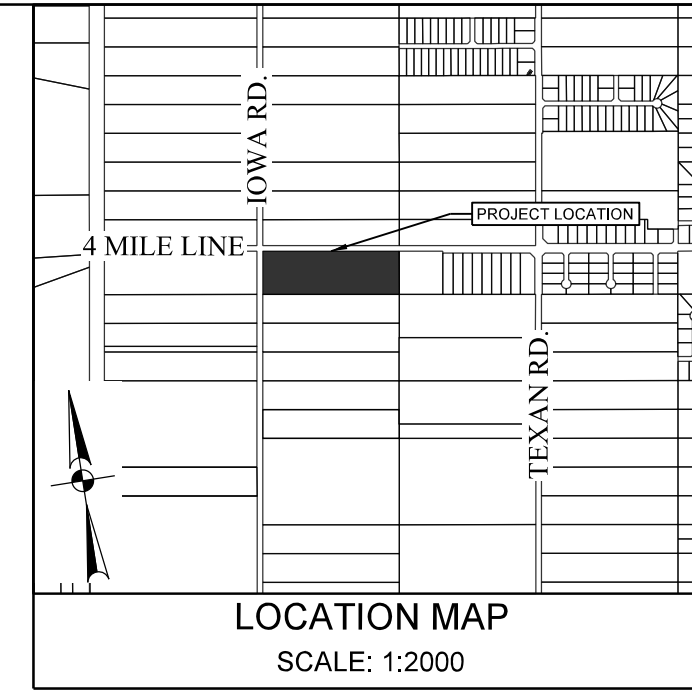
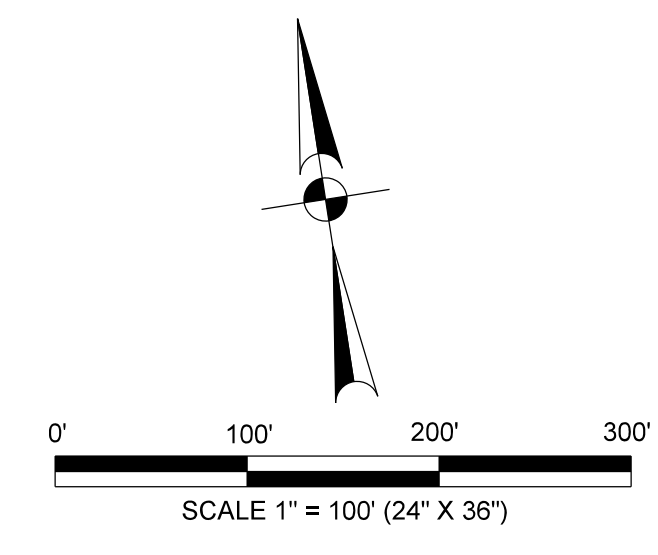
HIDALGO COUNTY, TEXAS
 FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUJARDO, JR.
 HIDALGO COUNTY CLERK

UTILITY LAYOUT
MALUZ II SUBDIVISION
 BEING ALL OF LOT 17, BLOCK 3, TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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



- LEGEND:**
- CHAIN LINK FENCE
 - EXIST. WOOD FENCE
 - EXIST. IRRIGATION LINE
 - EXIST. WATER METER
 - OVERHEAD ELECTRIC
 - EXIST. TELEPHONE LINE
 - STREET SIGN
 - EXIST. UTILITY TRANSFORMER
 - EXISTING POWER POLE
 - FOUND IRON ROD, UNLESS OTHERWISE NOTED
 - BENCHMARK



DRAINAGE REPORT

PROJECT LOCATION
The Maluz II Subdivision is a proposed 21 Lot Single Family Residential lots subdivision located within the city of Mission 3 1/2 Mile extrajurisdiction (ETJ). The property is located at the intersection 4 Mile Rd. and Iowa Rd. Being a 16 acre tract of land out Lot 17, block 3, Texan Gardens Subdivision, recorded in Volume 8, Page 57-58, Map Records, Hidalgo County, Texas.

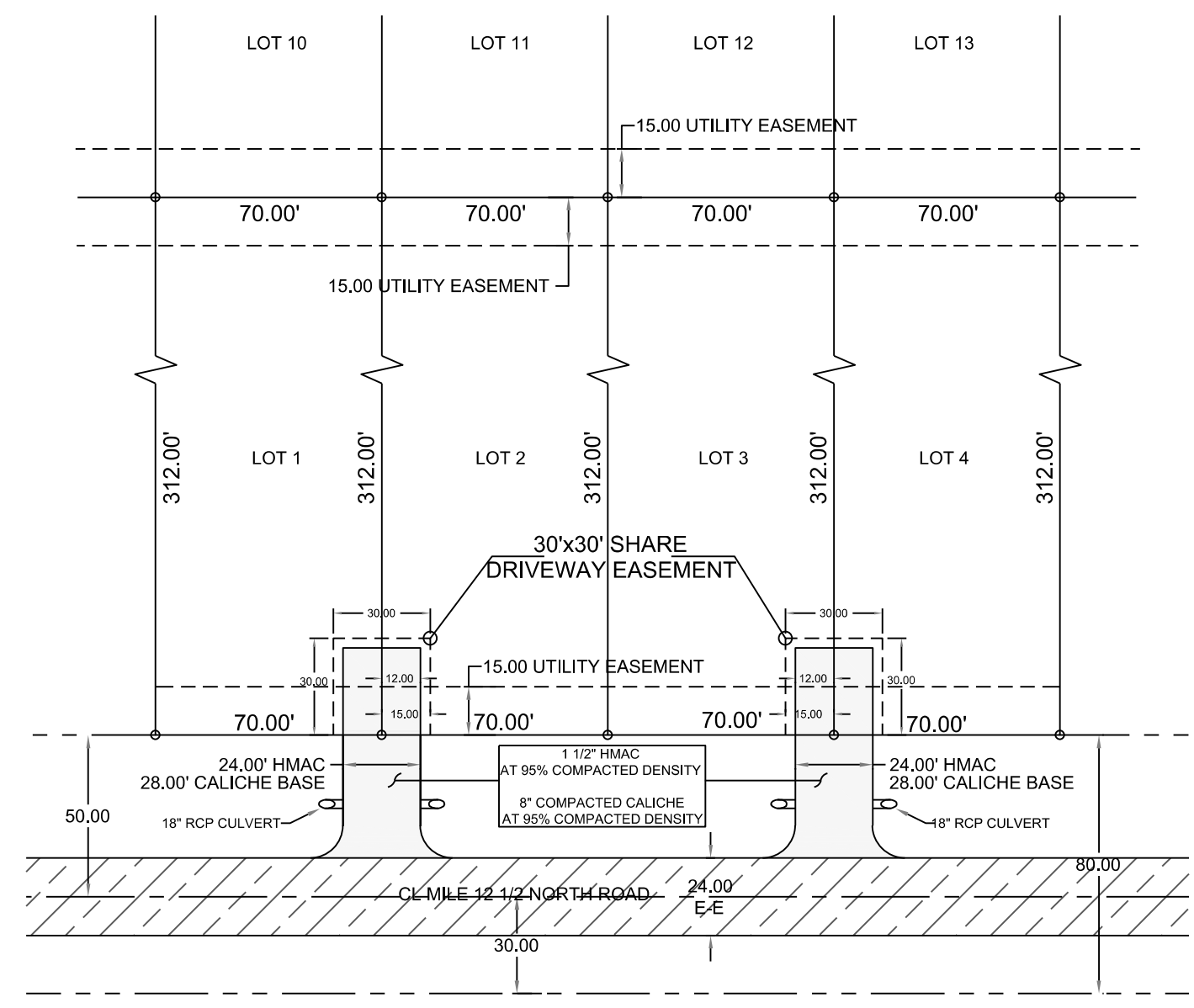
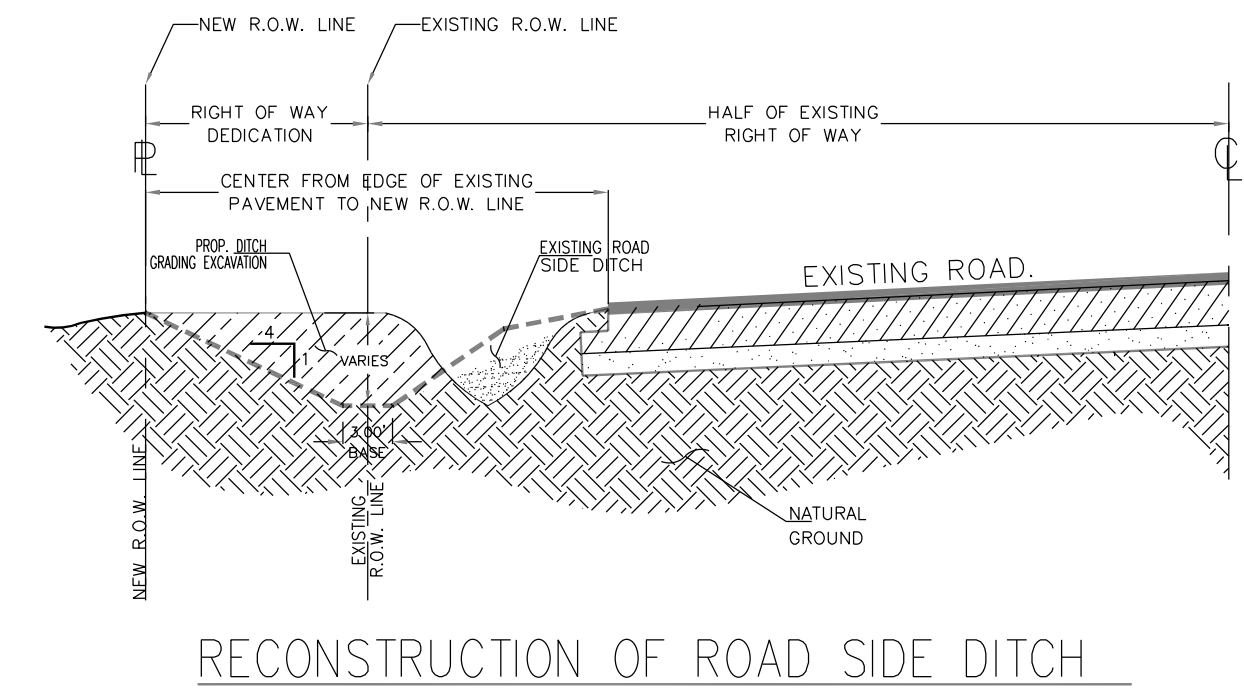
FLOOD PLAN
The property is in zone "X", Zone "X" are areas of 500-year flood. Community Panel No. 480334 0290 D, revised June 06, 2000.

SOIL CONDITIONS
According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 56.0% of Brennan fine sandy loam, with 0 to 1 percent slopes and 44.0% of Hidalgo fine sandy loam, with 0 to 1 percent slopes. Existing terrain has a westerly natural flow direction. These soils are well drained, surface runoff is negligible, permeability is moderately high to high, and the water capacity is high. Both soils are listed in Hydrologic Group B, having moderate infiltration rate when thoroughly wet. See Appendix C.

EXISTING CONDITIONS
The subject property is currently undeveloped. Topographic elevations obtained from the site indicate that the existing terrain has a very slight grade approximately (0-0.8%). In accordance with the Drainage policies of the City of Mission and County of Hidalgo, the Rational Method, 10-year frequency storm event was utilized to determine the existing storm water runoff for this site. The total contributing 10-year existing storm water runoff from this site is approximately 17.50 cfs.

PROPOSED CONDITIONS
In accordance with the City of Mission and County of Hidalgo Drainage Policy, the peak rate for runoff for this development will be mitigated to the proposed 50-year storm water runoff. The peak rate will be 31.04 cfs which will give us a net increase of 13.54 cfs. For proposed Maluz II Subdivision only 33,222 cubic-feet, or 0.763 acre-feet of storm water runoff will need to be detained in the green areas of the proposed lots and by re-grading and excavating existing roadside ditch along the frontage of the property (Iowa Rd) where the natural flow will eventually drain into an existing inlet located at the Southwest corner of Las Comadres No. 6 Subdivision, mentioned inlet ultimately drains into a catche pit.

VICTOR H. TREVINO, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195



PAVING AND DRAINAGE
MALUZ II SUBDIVISION

BEING ALL OF LOT 17, BLOCK 3, TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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MISSION, TEXAS 78572
PH: (956) 424-3335
FAX: (956) 424-3132
TBPE REG # 1500

| PRINCIPAL CONTACTS | | | | | |
|--------------------|--------------------------|-----------------------------|----------------------|----------------|----------------|
| | NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
| OWNER: | MATERMI, LLC. | 2800 N. STEWART RD. | MISSION, TEXAS 78574 | (956) 584-5555 | |
| ENGINEER: | VICTOR H. TREVINO, P.E. | 900 S. STEWART RD., STE. 13 | MISSION, TEXAS 78572 | (956) 424-3335 | (956) 424-3132 |
| SURVEYOR: | JUAN E. GALVAN, R.P.L.S. | 900 S. STEWART RD., STE. 13 | MISSION, TEXAS 78572 | (956) 424-3335 | (956) 424-3132 |