



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-20-2024

PROPOSED CAROLINA CAVAZOS SUBDIVISION PRECINCT No. 3.

ENGINEER: M2 ENGINEERING, PLLC. DEVELOPER: JOSE CAVAZOS JR.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST OF BENTSEN PALM DRIVE APPROXIMATELY 1/2 OF MILE SOUTH OF MILE 3 ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-25-2024 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO BENTSEN PALM DRIVE ROADSIDE DITCH.

ROAD R.O.W. DEDICATION: 15.0 FEET ONTO BENTSEN PALM DRIVE.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-21-2024 BY, PRECINCT 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-14-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: SWSC. LINE SIZE: 8" LOCATION: BENTSEN PALM DRIVE.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 5-14-2024 : 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.

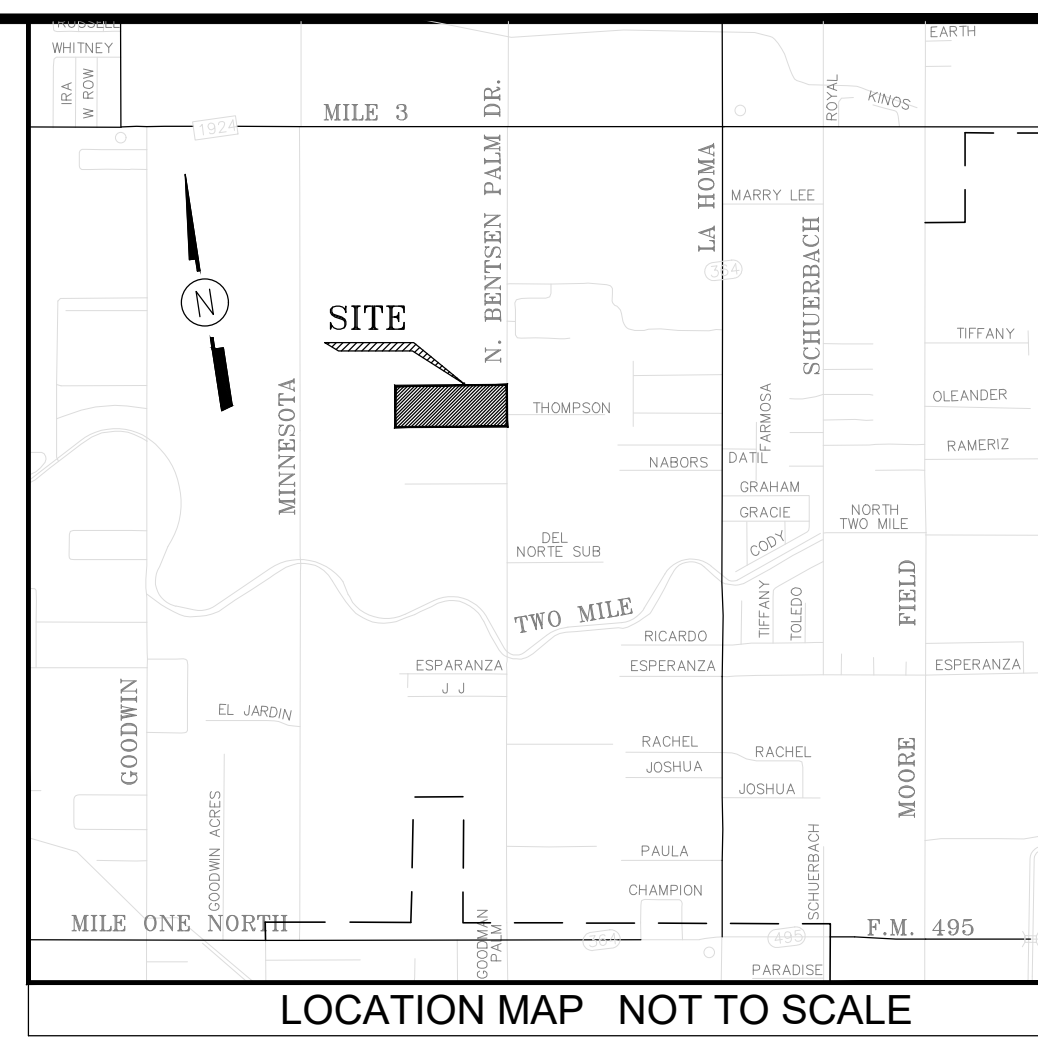
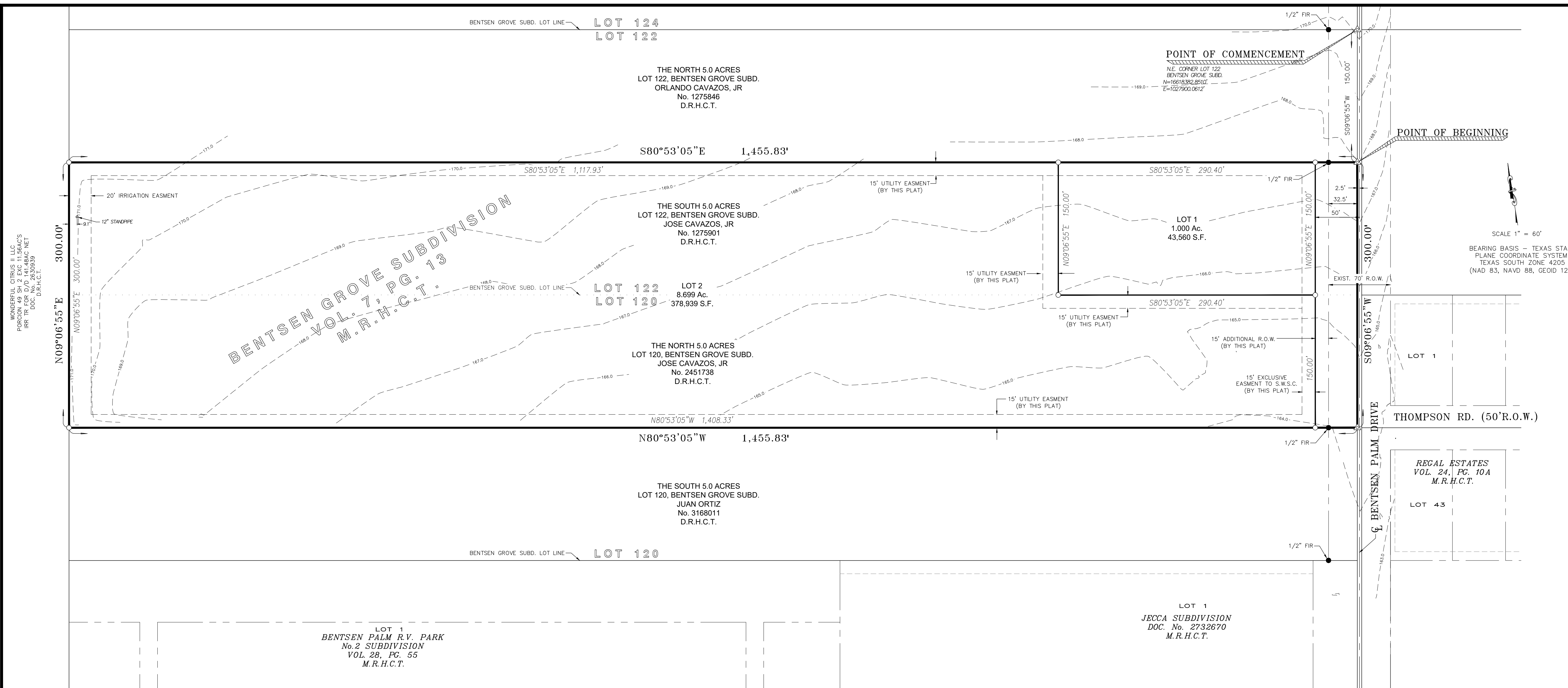
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

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

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

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

BY: _____ DEPUTY

- 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"
 - (50'00"00"W 0.0')
 - 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
 - O.R.H.C.T. — OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 - VOL. — VOLUME
 - PG. — PAGE
 - SWD: — SPECIAL WARRANTY DEED
 - TBM — TEMPORARY BENCH MARK

STATE OF TEXAS
 COUNTY OF HIDALGO

I, JOSE CAVAZOS, JR., OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE CAROLINA CAVAZOS SUBDIVISION TO HIDALGO COUNTY TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

JOSE CAVAZOS, JR. _____ DATE _____
 3225 GUADALUPE AVE
 McALLEN, TEXAS 78504

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 _____, 2024.

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

STATE OF TEXAS
 CITY OF MISSION
 MAYOR CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MISSION, 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 MISSION _____ DATE _____
 CITY SECRETARY _____ DATE _____

STATE OF TEXAS
 CITY OF MISSION
 PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, ADMINISTRATOR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS _____ SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON _____ DAY OF _____, 2024 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR _____

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 _____, 2024.

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

BOARD MEMBER _____ SECRETARY _____

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 HERON, 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 MISSION, TEXAS.

DATED THIS THE _____ DAY OF _____, 2024.

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 _____, 2024.

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 "C". ZONE "C" IS DESCRIBED AS: AREAS OF MINIMAL FLOODING. (NO SHADING)
 COMMUNITY-PANEL NUMBER: 480334 0400 C
 MAP REVISED DATED: NOVEMBER 16, 1982.
 - MINIMUM FINISH FLOOR NOTE:
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF BENTSEN PALM DRIVE.
 - BUILDING SETBACKS NOTE:
 MINIMUM BUILDING SETBACK LINES SHALL BE AS PER THE CITY OF MISSION ORDINANCE:
 FRONT: 35 FEET OR EASEMENT LINE WHICHEVER IS GREATER;
 SIDE: 20 FEET (15 IF BUFFER), OR EASEMENT LINE WHICHEVER IS GREATER;
 REAR: 10 FEET OR EASEMENT LINE WHICHEVER IS GREATER;
 GARAGE: 35 FEET OR EASEMENT LINE WHICHEVER IS GREATER;
 - TEMPORARY BENCH MARK (TBM) NOTE:
 HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
 TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET
 BENCHMARK - SET NAIL ON POWER POLE
 NORTHING=16618085.7900
 EASTING=1027799.0100
 ELEVATION=166.94
 - DRAINAGE NOTE:
 IN ACCORDANCE WITH THE HIDALGO COUNTY AND HIDALGO COUNTY DRAINAGE DISTRICT NO.1 DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 11,415 C.F. (0.26 AC-FT.) OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DESIGNATED GREEN AREAS AND DIRECTED TOWARDS EXISTING ROAD SIDE SWALES ALONG N BENTSEN PALM DRIVE.
 - ALL CONSTRUCTION SHALL COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS.
 - NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS OR LOT LINE.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
 - ONLY ONE SINGLE FAMILY DWELLING UNIT PER LOT SHALL BE PERMITTED.
 - ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
 D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

SHARYLAND WATER SUPPLY CORPORATION

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR CAROLINA CAVAZOS SUBDIVISION LOCATED AT MISSION 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

CAROLINA CAVAZOS SUBDIVISION

BEING A 10.0 ACRES TRACT OF LAND, OUT OF LOT 120 AND 122, BENTSEN GROVES SUBDIVISION, AS RECORDED IN VOL 7, PG. 13, 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: JOSE CAVAZOS, JR.	3225 GUADALUPE AVE	McALLEN, TEXAS 78504	(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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