



HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 4-01-2025

PROPOSED SAN JOSE TRES CABEZAS SUBDIVISION PRECINCT No. 3.

ENGINEER: SUPREME ENGINEERING PLLC DEVELOPER: VALENTIN OLMEDO

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 3 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST SIDE OF LA HOMA ROAD AND APPROXIMATELY ¼ MILE SOUTH OF MONTE CRISTO ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MCALLEN

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-01-2023 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO LA HOMA ROAD.

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

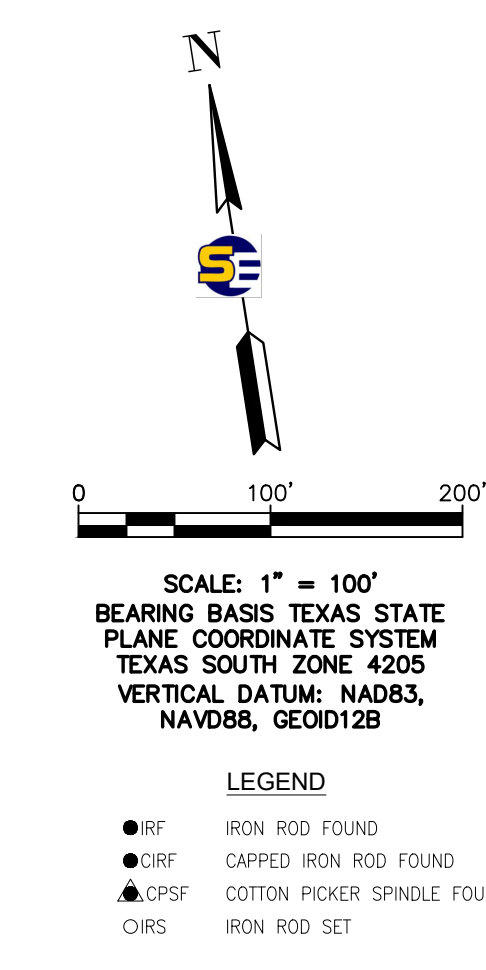
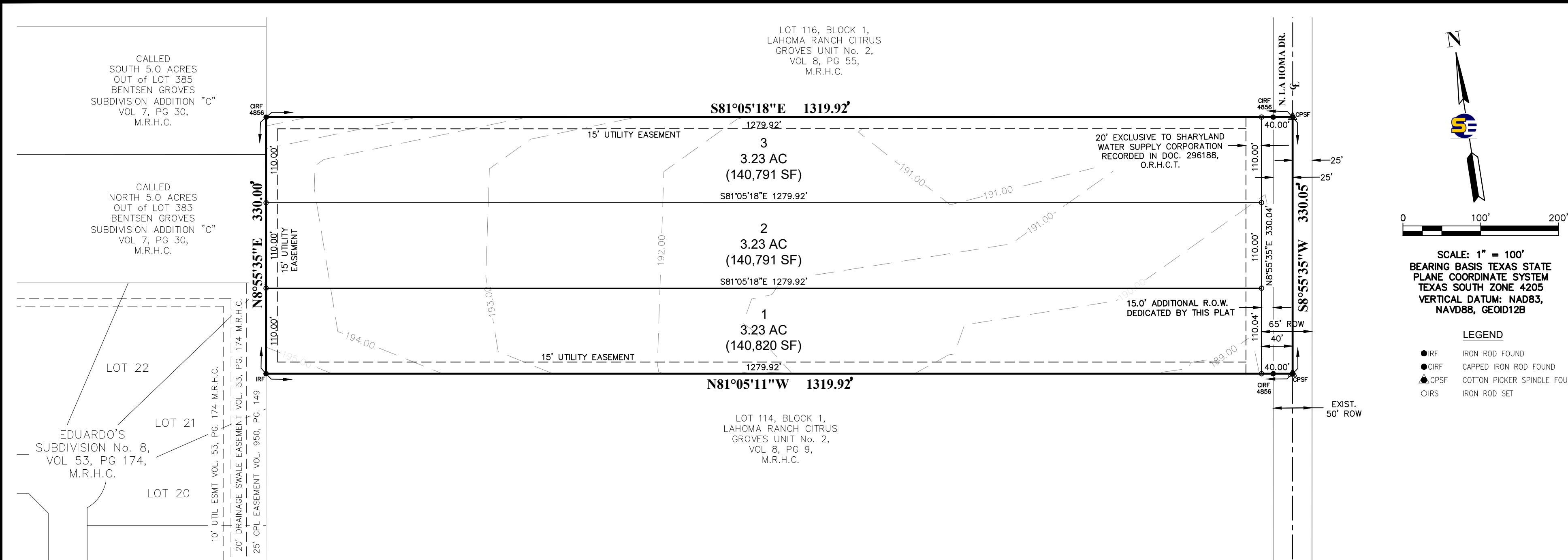
WATER SERVICE PROVIDER: SWSC. LINE SIZE: 6" LOCATION: LA HOMA ROAD.

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.



SCALE: 1" = 100'
 BEARING BASIS TEXAS STATE PLANE COORDINATE SYSTEM
 TEXAS SOUTH ZONE 4205
 VERTICAL DATUM: NAD83, NAVD88, GEOID12B

LEGEND
 ● IRON ROD FOUND
 ● IRON ROD FOUND
 ● CAPPED IRON ROD FOUND
 ● CPSP COTTON PICKER SPINDLE FOUND
 ● IRON ROD SET

STATE OF TEXAS
 COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE 232.028(g)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN JOSE TRES CABEZAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____ 20____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

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 THE 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

APPROVED BY 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 HIDALGO COUNTY IRRIGATION DISTRICT No. 6 RIGHTS OF WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE HOID #6 MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____ SECRETARY

PRESIDENT _____ SECRETARY _____

SHARYLAND WATER SUPPLY CORP

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE SAN JOSE TRES CABEZAS SUBDIVISION LOCATED AT 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
 SHARYLAND WATER SUPPLY CORPORATION

METES AND BOUNDS

BEING A 10,000 ACRE TRACT ALL OF LOT 115, BLOCK 1, LA HOMA RANCH CITRUS GROVES UNIT No. 2, RECORDED IN VOLUME 8, PAGE 55, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, DATED SEPTEMBER 28, 2017, CONVEYED TO VALENTIN OLMEDO-VARGAS, RECORDED IN DOCUMENT NO. 2864549, OFFICIAL PUBLIC RECORDS, HIDALGO COUNTY, TEXAS, SAID 10,000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND, A POINT ON THE CENTERLINE OF LA HOMA DRIVE, SAME BEING THE SOUTHEAST CORNER OF LOT 116, OF THE SAID LAHOMA RANCH CITRUS GROVES UNIT No. 2, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S08°55'35"W, ALONG THE CENTERLINE OF LA HOMA DRIVE, SAME BEING ALONG THE EAST LINE OF THE SAID LOT 115, A DISTANCE OF 330.05 FEET TO A COTTON PICKER SPINDLE FOUND, THE NORTHEAST CORNER OF LOT 114, OF THE SAID LA HOMA RANCH CITRUS GROVES UNIT No. 2, SAME BEING THE SOUTHEAST CORNER OF THE SAID LOT 115, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°05'11"W, ALONG THE NORTH LINE OF THE SAID LOT 114, SAME BEING ALONG THE SOUTH LINE OF THE SAID LOT 115, A DISTANCE OF 1319.92 FEET TO A 1/2 INCH IRON ROD FOUND, A POINT ON THE EAST LINE OF EDUARDO'S SUBDIVISION NO. 8 RECORDED IN VOLUME 53, PAGE 174, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF THE SAID LOT 114, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N08°55'35"E, ALONG THE WEST LINE OF THE SAID LOT 115, A DISTANCE OF 330.00 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED '4856' FOUND, A POINT ON THE EAST LINE OF BENTSEN GROVES SUBDIVISION ADDITION 'C', RECORDED IN VOLUME 7, PAGE 30, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF THE SAID LOT 116, SAME BEING THE NORTHWEST CORNER OF THE SAID LOT 115, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S81°05'18"E, ALONG THE SOUTH LINE OF THE SAID LOT 116, SAME BEING ALONG THE NORTH LINE OF THE SAID LOT 115, A DISTANCE OF 1319.92 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10,000 ACRES OF LAND, MORE OR LESS.

PRINCIPAL CONTACTS				
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE	
OWNER: VALENTIN OLMEDO-VARGAS	8508 AHUADA ST.	MISSION, TEXAS 78574	(956)600-0507	
ENGINEER: OMAR CANO, P.E.	135 PASEO DEL PRADO STE. 7	EDINBURG, TEXAS 78539	(956)403-1314	
SURVEYOR: MANUEL CARRIZALEZ, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(512)470-1489	

STATE OF TEXAS COUNTY OF HIDALGO
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

VALENTIN OLMEDO-VARGAS AS OWNER OF THE 10,000 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN JOSE TRES CABEZAS SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND 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.

VALENTIN OLMEDO-VARGAS _____ DATE _____
 8508 AHUADA ST.
 MISSION, TEXAS 78574

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VALENTIN OLMEDO-VARGAS KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES _____

LIEN HOLDER(S)

I/WE, THE UNDERSIGNED, HOLDER(S), OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SAN JOSE TRES CABEZAS SUBDIVISION OF THE HIDALGO COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SCOTT L. HELGENSEN, IRA (70%) _____ DATE _____

CATHERINE R. HELGENSEN, SEP-IRA (30%) _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SCOTT L. HELGENSEN KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES _____

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CATHERINE R. HELGENSEN KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES _____

INDEX TO SHEET SAN JOSE TRES CABEZAS SUBDIVISION	
SHEET 1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENTS DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HCHD CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT; REVISION NOTES.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.

- GENERAL SUBDIVISION PLAT NOTES**
- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - THIS SUBDIVISION IS LOCATED IN: ZONE "X" AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. FEMA FIRM COMMUNITY PANEL No. 480334 0300 D EFFECTIVE DATE: JUNE 6, 2000.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
 - SETBACKS:
FRONT SIDE: 45.00 FEET OR GREATER FOR EASEMENTS
REAR SETBACK: 15.00 FEET OR GREATER WHICHEVER IS GREATER
SIDE SETBACK: 6.00 FEET OR GREATER FOR EASEMENTS
 - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL SHALL BE ALLOWED.
 - CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP STAMPED "C.L.S. RPLS #6388", HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,842 CUBIC-FEET (0.04 ACRE-FEET) OF STORM WATER RUNOFF.
 - 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 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 - 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 PROVIDER OCCUPYING AN EASEMENT.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
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 HAS 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 DRAIN FIELD 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
 - VALENTIN OLMEDO-VARGAS THE SUBDIVIDER OF SAN JOSE TRES CABEZAS SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWSP) REQUIREMENTS.
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
 - 6 FEET OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
 - 8 FEET MASONRY WALL REQUIRED BETWEEN THE 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 SUPPLY CORPORATION

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

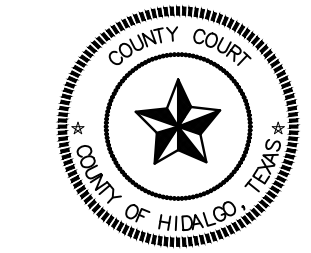
I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN JOSE TRES CABEZAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON, _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION _____ DATE _____

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



SUPREME ENGINEERING, PLLC
 CONSULTING ENGINEERS
 ENGINEERING FIRM F-21135
 135 PASEO DEL PRADO, STE. 7 - EDINBURG, TX 78539
 (956) 403-1314

PLAT OF SAN JOSE TRES CABEZAS SUBDIVISION

REPLAT BEING ALL OF LOT 115, BLOCK 1, LA HOMA RANCH CITRUS GROVES UNIT No. 2
 RECORDED IN VOLUME 8, PAGE 55, MAP RECORDS HIDALGO COUNTY, TEXAS.

DATE: JULY 2024



LOCATION MAP
 SCALE: 1" = 500'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

JURISDICTION OF A MUNICIPALITY:
 SAN JOSE TRES CABEZAS SUBDIVISION IS LOCATED WEST OF HIDALGO COUNTY ON THE WEST SIDE OF LA HOMA DR. APPROXIMATE 1,500 FEET SOUTH OF MILE 10 (MONTE CRISTO ROAD.) THE ONLY NEARBY MUNICIPALITY IS THE CITY OF McALLEN ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF McALLEN AND HIDALGO COUNTY PLANNING DEPARTMENT.
 THIS SUBDIVISION WAS RELEASED FROM THE CITY OF McALLEN'S ETJ BY OPERATION OF LAW UNDER LGC, SECTION 42.105(d) AND LIES WITHIN THE HIDALGO COUNTY, TEXAS, PRECINCT No. 3.

NO.	SHEET	REVISION	DATE	APPROVED

THE STATE OF TEXAS
 COUNTY OF HIDALGO

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

OMAR CANO, P.E.
 LICENSE PROFESSIONAL ENGINEER No. 120081

DATE _____

THE STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, A (REGISTERED PROFESSIONAL ENGINEER AND/OR 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.

MANUEL CARRIZALES, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 6388
 TBPLS FIRM No. 10194417

DATE _____

DRAINAGE REPORT FOR
SAN JOSE TRES CABEZAS SUBDIVISION

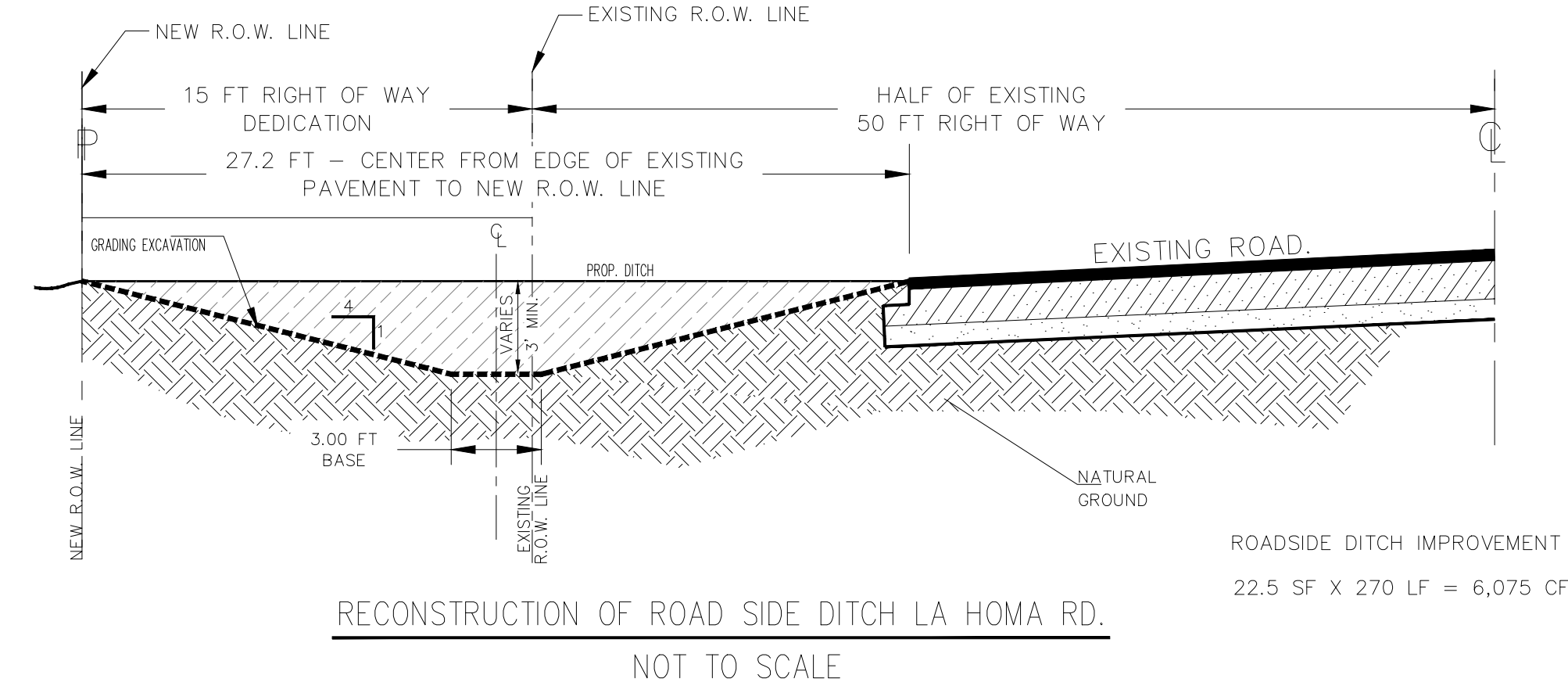
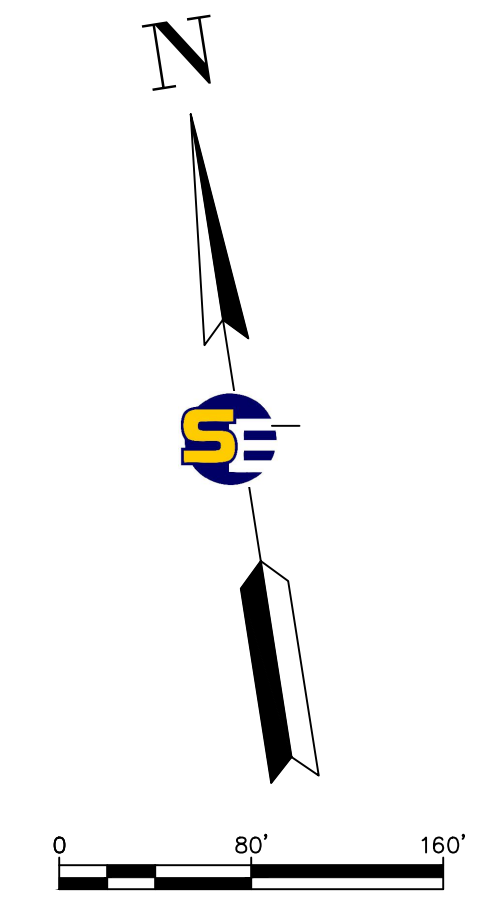
I. PROJECT LOCATION
A 10.00 ACRE TRACT OF LAND, BEING ALL OF LOT 115, BLOCK 1, LA HOMA RANCH CITRUS GROVES UNIT NO. 2 RECORDED IN VOLUME 8, PAGE 55, MAP RECORDS HIDALGO COUNTY, TEXAS, AND IS LOCATED ON THE WEST SIDE OF LA HOMA DRIVE APPROXIMATE 1,550 FEET SOUTH OF MILE 10 (MONTE CRISTO RD.) AND IS LOCATED IN THE COUNTY OF HIDALGO AND LIES WITHIN THE ETJ OF THE CITY OF McALLEN.

II. FLOOD PLAIN
ZONE "X" AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. FEMA FIRM COMMUNITY PANEL NO. 480334 0300 D EFFECTIVE DATE: JUNE 6, 2000.

III. SOIL CONDITIONS
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY BRENNIA (3) FINE SANDY LOAM SOIL THAT HAS A SLOW INFILTRATION RATE WHEN THOROUGHLY WET AND IS LISTED IN HYDROLOGICAL GROUP D. (REFER TO EXHIBIT D)

IV. EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY 0.30%. EXISTING RUNOFF (13.95 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE SOUTH SIDE OF THIS TRACT.

V. PROPOSED CONDITIONS
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT IS FOR 3 LOTS FOR RESIDENTIAL USE. THE STORM RUNOFF AFTER DEVELOPMENT WILL INCREASE 0.73 CFS FOR A TOTAL 14.68 CFS, I HAVE CALCULATED 1,647 CF OF STORM RUNOFF FOR A 50-YEAR DESIGN FREQUENCY, AND WILL BE DETAINING WITHIN THE PROPERTY BY EXISTING NATURAL LOW AREAS, AND WILL BE OUT FALLING INTO THE RE-GRADED ROAD SIDE DITCH OF LA HOMA DRIVE. AT LEAST 60% OF THE AREA OF EACH LOT WILL REMAIN IMPERVIOUS. AN 18-INCH PIPE WITH SAFETY END TREATMENT WILL BE REQUIRED AT DRIVEWAYS.



OMAR CANO, PE
P.E. # 1280021

DATE

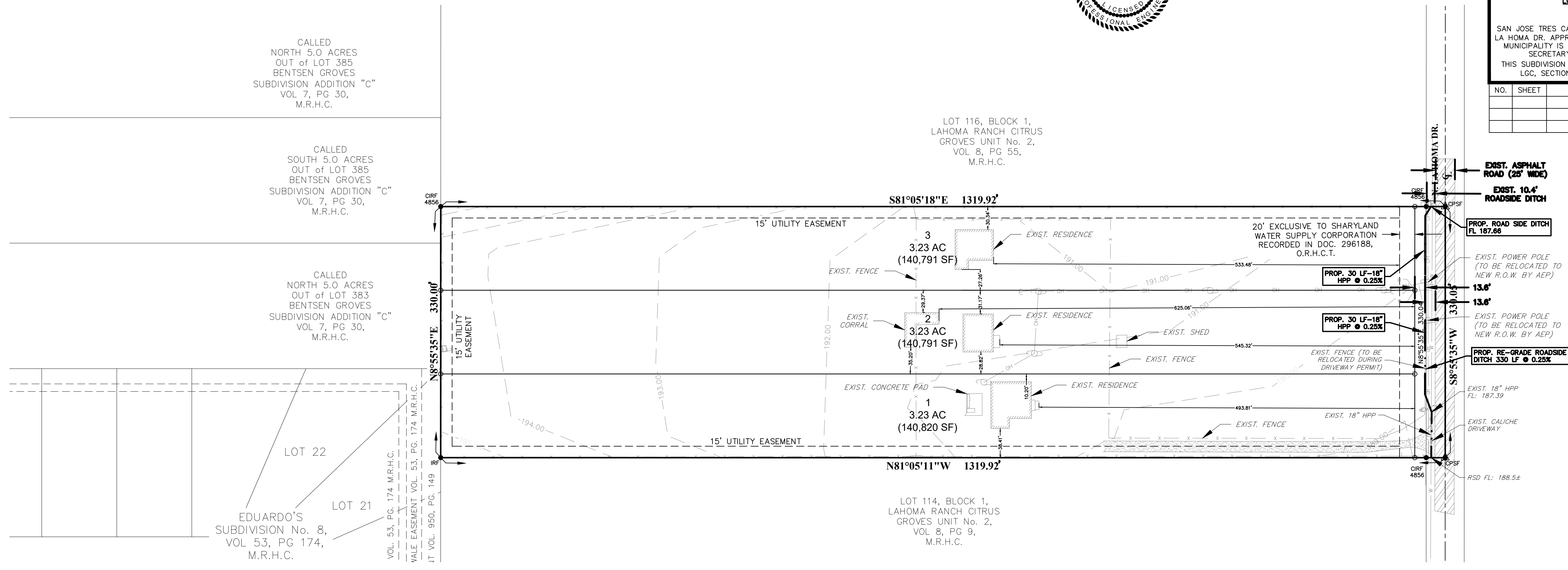


LOCATION MAP
SCALE: 1" = 500'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

JURISDICTION OF A MUNICIPALITY:
SAN JOSE TRES CABEZAS SUBDIVISION IS LOCATED WEST OF HIDALGO COUNTY ON THE WEST SIDE OF LA HOMA DR. APPROXIMATE 1,500 FEET SOUTH OF MILE 10 (MONTE CRISTO ROAD.) THE ONLY NEARBY MUNICIPALITY IS THE CITY OF McALLEN ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF McALLEN AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION WAS RELEASED FROM THE CITY OF McALLEN'S ETJ BY OPERATION OF LAW UNDER LGC, SECTION 42.105(d) AND LIES WITHIN THE HIDALGO COUNTY, TEXAS, PRECINCT No. 3.

NO.	SHEET	REVISION	DATE	APPROVED



SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
135 PASEO DEL PRADO, STE. 7 - EDINBURG, TX 78539
(956) 403-1314

SAN JOSE TRES CABEZAS SUBDIVISION

DRAINAGE PLAN AND MAP OF TOPOGRAPHY LAYOUT

DATE: JULY 2024

PRINCIPAL CONTACTS			
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER: VALENTIN OLMEDO-VARGAS	8508 AHUJADA ST.	MISSION, TEXAS 78574	(956)600-0507
ENGINEER: OMAR CANO, P.E.	135 PASEO DEL PRADO STE. 7	EDINBURG, TEXAS 78539	(956)403-1314
SURVEYOR: MANUEL CARRIZALEZ, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(512)470-1489

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