



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: 4-01-2025

PROPOSED TEX BEST 533 SUBDIVISION, PRECINCT No. 1.

ENGINEER: SOUTH TEXAS INFRASTRUCTURE GROUP, DEVELOPER: MMC PROPERTIES, INC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: SOUTHWEST CORNER OF LA BLANCA ROAD AND SH 107.

SUBDIVISION LIES WITHIN THE: ETJ OF ELSA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-14-2023 PROPERTY LIES WITHIN FLOOD ZONE: "AH" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION AT THE BUILDING PERMIT STAGE.

SEWER SYSTEM: OSSF'S WILL BE INSTALLED AT BUILDING PERMIT STAGE.

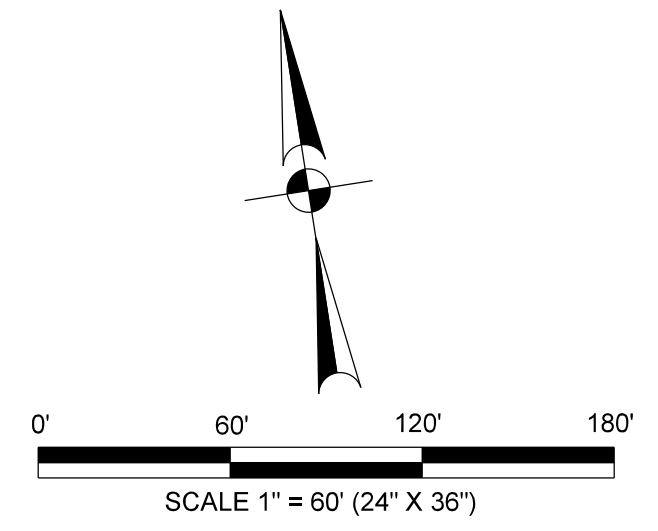
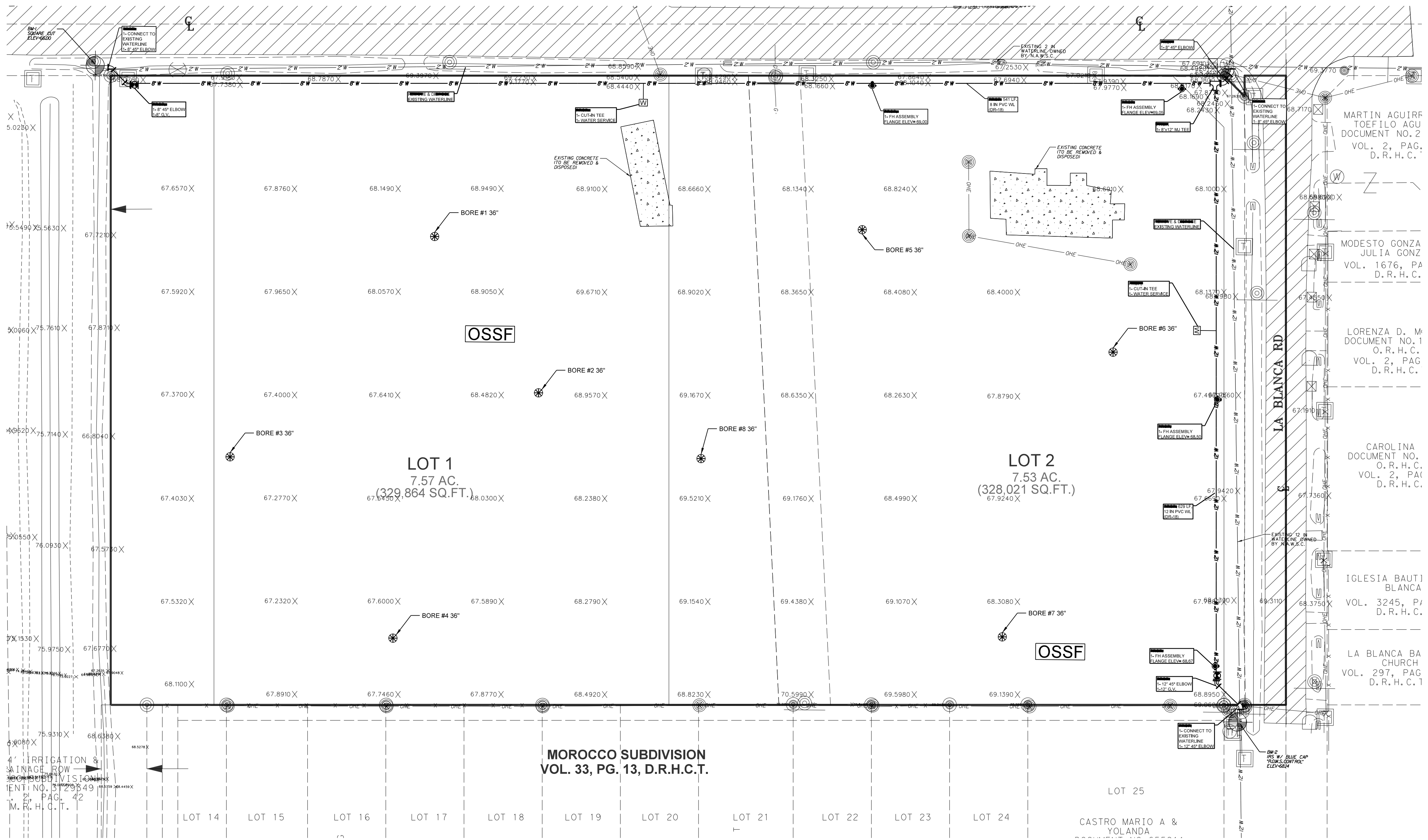
WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" & 12" LOCATION: SH 107 & LA BLANCA ROAD.

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

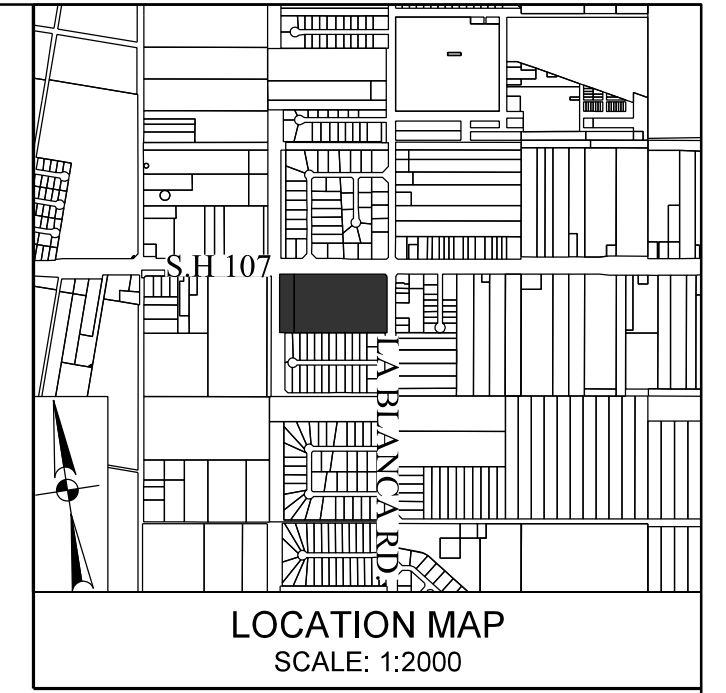
Final Approval subject to recommendations other departments

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
 - SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR."
 - FOUND IRON ROD
 - WOOD FENCE
 - PROPOSED PAVEMENT
 - OVERHEAD ELECTRIC
 - PROPOSED CASING
 - FOR 8" WATERLINE= 16" STEEL CASING
 - FOR 2" WATER LINE= 3" PVC CASING
 - FOR 1" WATER LINE= 2" PVC CASING
 - PROPOSED STREET LIGHT
 - SOIL BORING LOCATION
 - EXISTING POWER POLE
 - 1 IN SINGLE WATER SERVICE
 - 2 IN DOUBLE WATER SERVICE



LOCATION DESCRIPTION:
 TEXT BEST 533 SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4 IN THE EAST SIDE OF HIDALGO COUNTY, AT THE SOUTHWEST CORNER OF LA BLANCA ROAD AND STATE HIGHWAY 107. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ELISA. ACCORDING TO THE LAST CENSUS CITY OF ELISA HAS A POPULATION OF 6,880. TEX BEST 533 LIES APPROXIMATELY 25MILE FROM THE CITY LIMITS OF ELISA AND IS WITHIN THE CITY'S 20 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001

SUBDIVIDER CERTIFICATION
 1- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, 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:
 1- I, MMC PROPERTIES, SUBDIVIDER FOR TEX BEST 533 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

MMC PROPERTIES _____ DATE _____
 CARLOS GARZA (MEMBER)

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS GARZA 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 _____

DRAINAGE REPORT NARRATIVE



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

08/19/2024

REVISION NOTES			
No.	SHEET	REVISION	DATE

COST ESTIMATE	
WATER DISTRIBUTION: \$	_____
DRAINAGE IMPROVEMENT: \$	_____
PAVING IMPROVEMENT: \$	_____
SEPTIC TANK (OSSF): \$	_____
FIRE HYDRANT: \$	_____
EROSION CONTROL: \$	_____

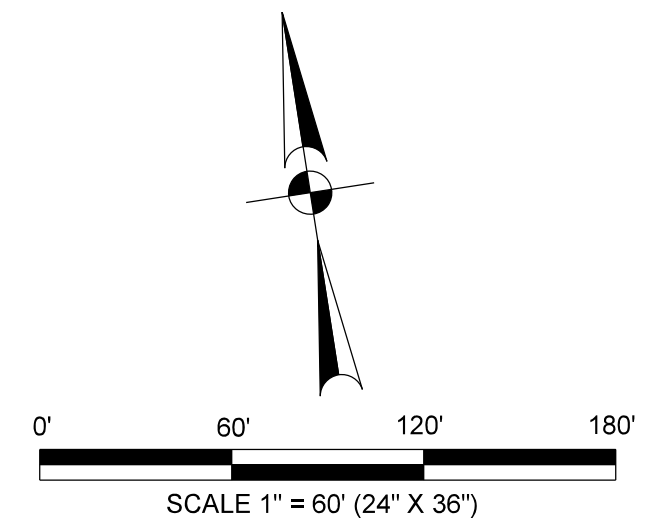
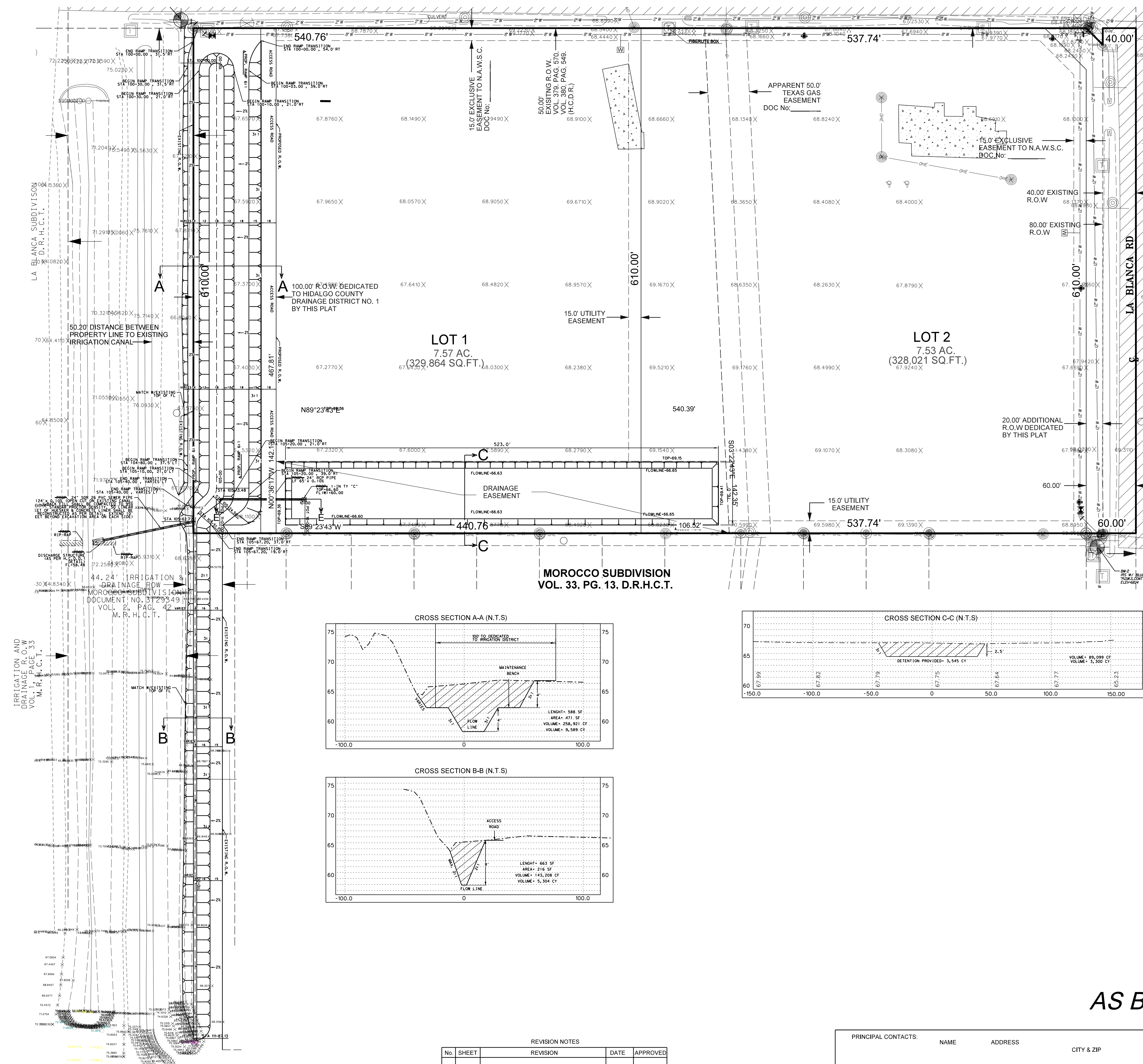
PRINCIPAL CONTACTS					
NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
OWNER:	MMC PROPERTIES, INC.	2105 REMINGTON AVE.	EDINBURG, TEXAS 78539	(956) 607-0444	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	VICTOR H. TREVINO, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

SOUTH TEXAS INFRASTRUCTURE GROUP
 900 S. STEWART, SUITE 13
 MISSION, TEXAS 78572
 PH: (956) 424-3335
 FAX: (956) 424-3132
 TBPE REG # 1500

AS BUILTS ON 02/07/2025

UTILITY LAYOUT	
TEX BEST 533 SUBDIVISION	
BEING A 15.93 ACRE TRACT OF LAND OUT OF THE EAST 17.26 ACRES, MORE OR LESS, OUT OF THE NORTH 1/2 OF BLOCK 190, SUBDIVISION "B" OF LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION OF LANDS IN LA BLANCA AND LLANO GRANDE GRANTS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS.	

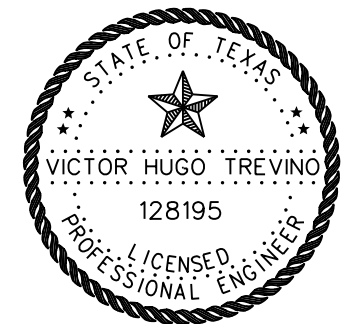
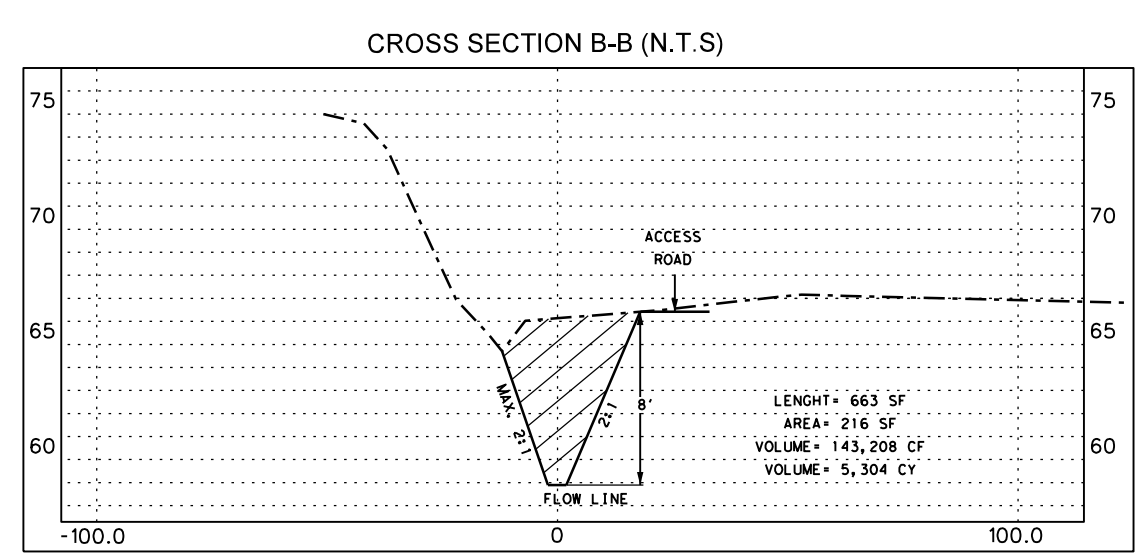
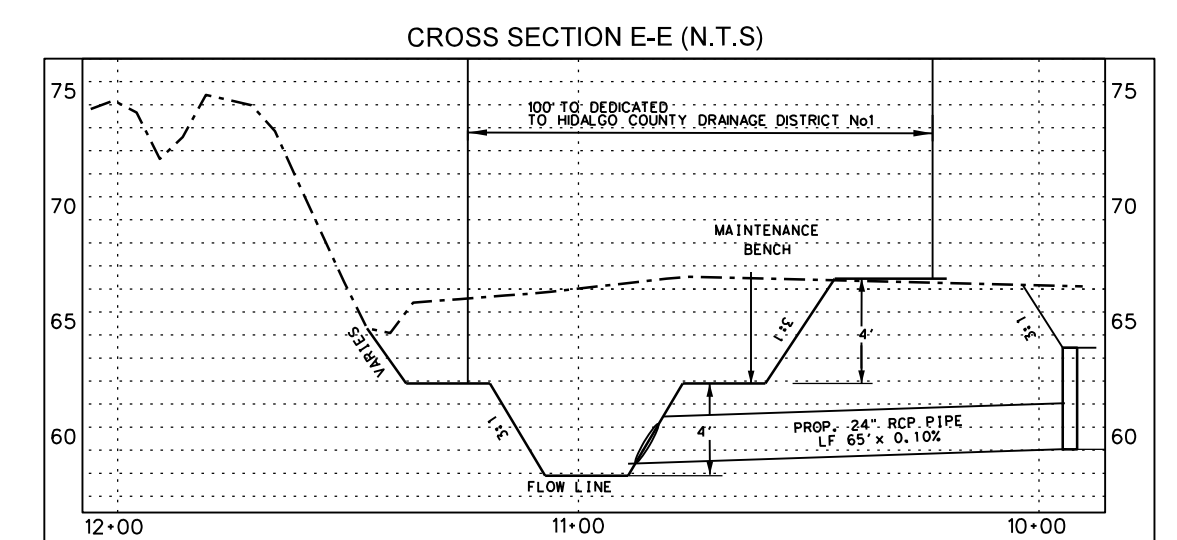
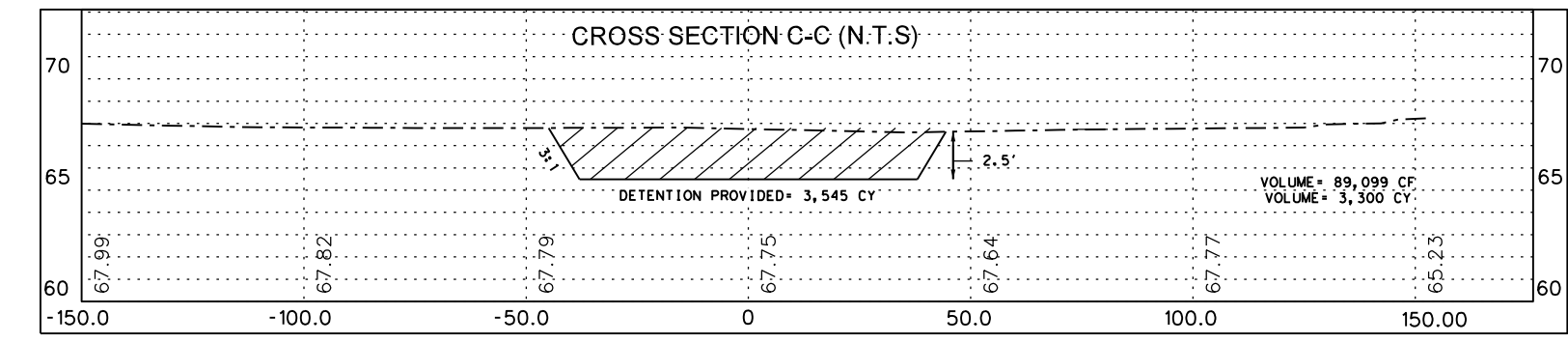
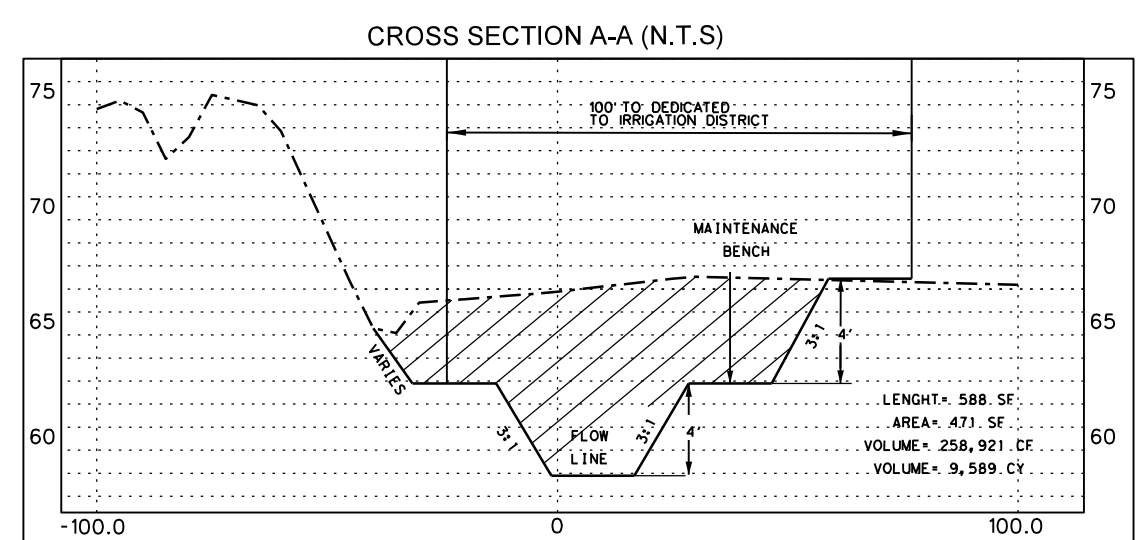




REQUIREMENTS	
VOLUME FOR DISPLACEMENT REQUIRED	VOLUME = 29,447 CY
DETENTION POND REQUIREMENT FOR LOT 1 & LOT 2	VOLUME = 6,054 CY
TOTAL=	VOLUME = 35,501 CY

PROVIDED	
DRAIN DITCH EXCAVATION	VOLUME = 15,561 CY,
DETENTION EXCAVATION (AS SHOWN ON THIS PLAN)	VOLUME = 3,545 CY
TOTAL=	VOLUME = 19,106 CY

WAIVER REQUEST(35,501-19,106)=	VOLUME = 16,395 CY,
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VICTOR H. TREVINO, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

08/19/2024

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**PROPOSED IMPROVEMENTS
DRAIN DITCH
TEX BEST 533 SUBDIVISION**
BEING A 15.93 ACRE TRACT OF LAND OUT OF THE EAST 17.25 ACRES, MORE OR LESS, OUT OF THE NORTH 1/2 OF BLOCK 190, SUBDIVISION "B" OF LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION OF LANDS IN LA BLANCA AND LLANO GRANDE GRANTS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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