



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: 5-27-2025

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

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.

SEWER SYSTEM: (1) OSSF HAS BEEN ESCROWED.

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

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

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

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.

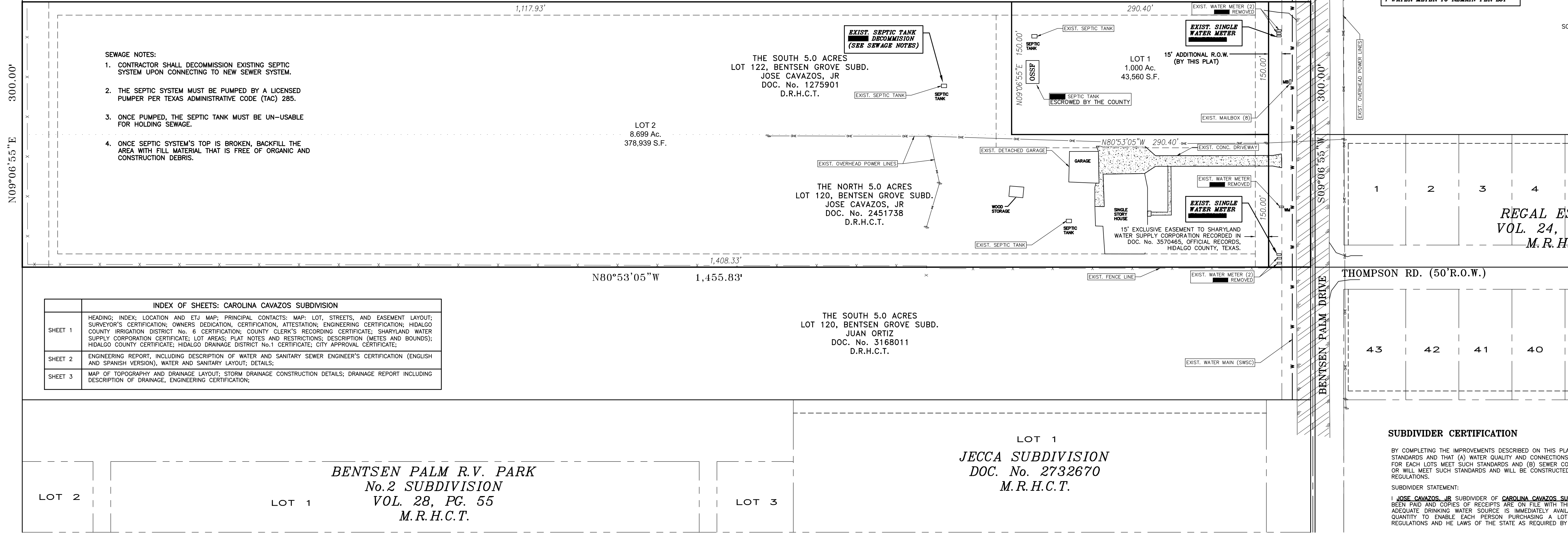
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RECORD DRAWING
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AS BUILT 5/9/2025

THE NORTH 5.0 ACRES
 LOT 122, BENTSEN GROVE SUBD.
 ORLANDO CAVAZOS, JR
 DOC. No. 1275846
 D.R.H.C.T.

S80°53'05"E 1,455.83'



NOTE: EXIST. WATER METERS REMOVED 1 WATER METER TO REMAIN PER LOT

SCALE 1" = 60'

- SEWAGE NOTES:**
- CONTRACTOR SHALL DECOMMISSION EXISTING SEPTIC SYSTEM UPON CONNECTING TO NEW SEWER SYSTEM.
 - THE SEPTIC SYSTEM MUST BE PUMPED BY A LICENSED PUMPER PER TEXAS ADMINISTRATIVE CODE (TAC) 285.
 - ONCE PUMPED, THE SEPTIC TANK MUST BE UN-USABLE FOR HOLDING SEWAGE.
 - ONCE SEPTIC SYSTEM'S TOP IS BROKEN, BACKFILL THE AREA WITH FILL MATERIAL THAT IS FREE OF ORGANIC AND CONSTRUCTION DEBRIS.

INDEX OF SHEETS: CAROLINA CAVAZOS SUBDIVISION	
SHEET 1	HEADING; INDEX; LOCATION AND ETJ MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNERS DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; HIDALGO COUNTY IRRIGATION DISTRICT No. 6 CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; SHARYLAND WATER SUPPLY CORPORATION CERTIFICATE; LOT AREAS; PLAT NOTES AND RESTRICTIONS; DESCRIPTION (METES AND BOUNDS); HIDALGO COUNTY CERTIFICATE; HIDALGO DRAINAGE DISTRICT No.1 CERTIFICATE; CITY APPROVAL CERTIFICATE;
SHEET 2	ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), WATER AND SANITARY LAYOUT; DETAILS;
SHEET 3	MAP OF TOPOGRAPHY AND DRAINAGE LAYOUT; STORM DRAINAGE CONSTRUCTION DETAILS; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION;

**BENTSEN PALM R.V. PARK
 No.2 SUBDIVISION
 VOL. 28, PG. 55
 M.R.H.C.T.**

**LOT 1
 JECCA SUBDIVISION
 DOC. No. 2732670
 M.R.H.C.T.**

SUBDIVIDER CERTIFICATION

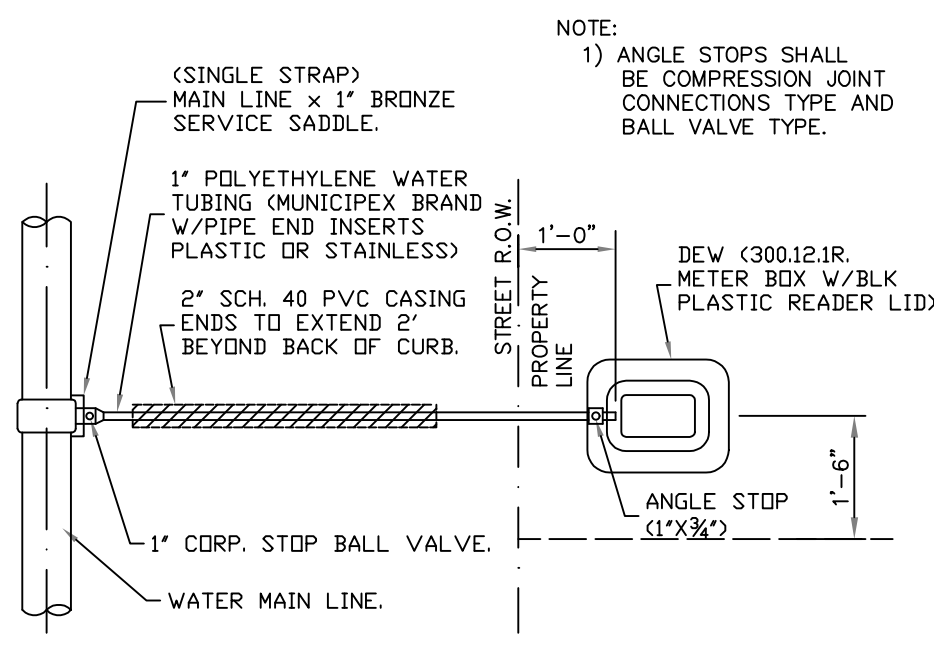
BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THIS PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER QUALITY AND CONNECTIONS INCLUDING WATER METES AND OR WATER WELLS FOR EACH LOTS MEET SUCH STANDARDS AND (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.
 SUBDIVIDER STATEMENT:
 I, **JOSE CAVAZOS, JR.** SUBDIVIDER OF **CAROLINA CAVAZOS SUBDIVISION** HERE BY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY 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.

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

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JOSE CAVAZOS, JR.** 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.

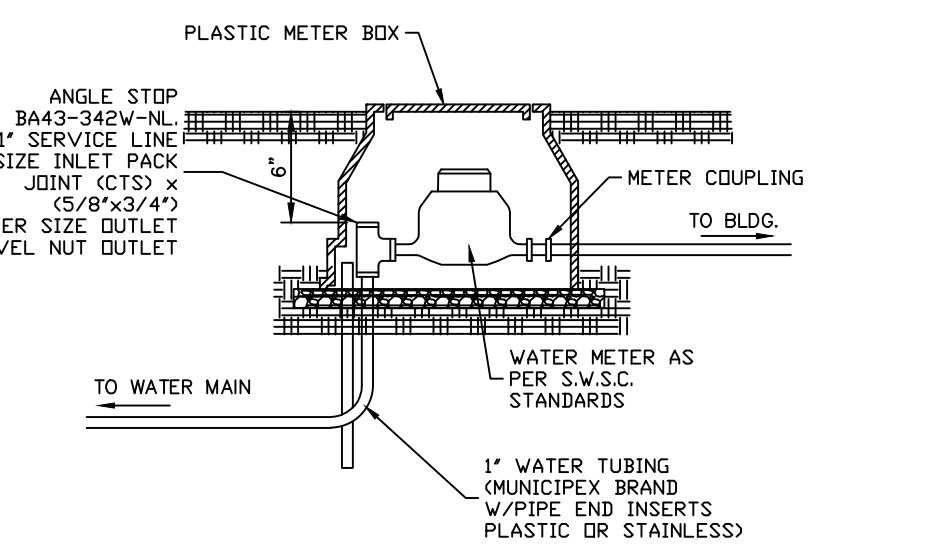
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES:



TYPICAL SINGLE WATER SERVICE CONNECTION
 NOT TO SCALE

- NOTES:**
- EXISTING STRUCTURED TO BE RELOCATED TO CLEAR NEW RIGHT-OF-WAY AND MEET SET BACK REQUIREMENTS.
 - CASING REQUIRED ON ALL SERVICES EXTENDING ACROSS RIGHT-OF-WAY.
 - METER BOX TO BE PROVIDED BY DEVELOPER/OWNER.
 - WATER METER TO BE PROVIDED BY THE SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.).
 - S.W.S.C. WILL DETERMINE THE SIZE OF WATER METER.
 - ALL WATER SERVICES SHALL BE INSTALLED INSIDE UTILITY EASEMENT.



TYPICAL WATER SERVICE CONNECTION
 NOT TO SCALE

FINAL ENGINEERING REPORT:

WATER SUPPLY: DESCRIPTION AND COSTS.
 CAROLINA CAVAZOS SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY THE SHARYLAND WATER SUPPLY CORPORATION ("S.W.S.C."). THE SUBDIVIDER AND S.W.S.C. SIGNED A CONTRACT BY WHICH, THE SUBDIVISION WILL RECEIVE SUFFICIENT WATER PROVISION FOR AT LEAST 30 YEARS AND S.W.S.C. HAS PROVIDED SUFFICIENT DOCUMENTATION TO ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.
 S.W.S.C. HAS AN EXISTING 8" DIAMETER LINE RUNNING ALONG THE WEST SIDE OF BENTSEN PALM DR.

THE WATER SYSTEM FOR CAROLINA CAVAZOS SUBDIVISION CONSIST OF EXISTING TWO (2) SINGLE SERVICE LINES GOING TO THE WATER BOXES OF LOTS 1 AND 2. THE SINGLE SERVICE LINES, SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SANITARY SEWAGE DESCRIPTION AND EXPENSES:

CAROLINA CAVAZOS SUBDIVISION WILL BE TREATED BY ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANKS AND DRAIN FIELD

THE UNDERSIGNED LICENSED ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR THE OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR THE OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE STARR COUNTY HEALTH DEPARTMENT. THE LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

THE LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE. AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON THE LOT IS \$1,500.00. INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR THE FINAL PLAT APPROVAL.

THE SUBDIVIDER WILL POST A LETTER OF CREDIT IN THE AMOUNT OF \$1,500.00 FOR THE FILING OF THE FINAL PLAT WITH HIDALGO COUNTY TO COVER THE TOTAL SEPTIC SYSTEM FOR LOT 1 AND LOT 2 HAS AN EXISTING SEPTIC SYSTEM IN PLACE. THE DEVELOPER WILL INCLUDE THE COST OF THE SEPTIC SYSTEM IN THE SALES PRICE OF EACH LOT.

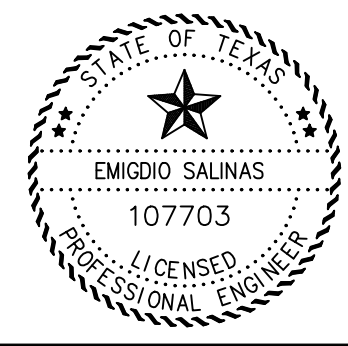
ENGINEER CERTIFICATION:

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 AND THAT THE COST TO INSTALL WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES ARE EXISTING.
 SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF SEPTIC TANKS AND DRAIN FIELDS WILL COST A GRAND TOTAL OF \$1,500.00.

Emigdio Salinas
 EMIGDIO SALINAS, P.E. No. 107703
 DATE

May 9, 2025
 DATE



INFORME FINAL DE INGENIERIA:

ABASTECIMIENTO DE AGUA: DESCRIPCION Y COSTOS
 CAROLINA CAVAZOS SUBDIVISION HA SIDO PROVISTA DE AGUA POTABLE POR SHARYLAND WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA SHARYLAND) ("S.W.S.C."). EL SUBDIVIDOR Y LA COMPANIA DE AGUA S.W.S.C. FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA PROVISION DE AGUA SUFICIENTE POR LOS PROXIMOS 30 ANOS Y LA COMPANIA DE AGUA, S.W.S.C. PRESENTO SUFICIENTE DOCUMENTACION PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ABASTECIDA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.
 S.W.S.C. TIENE UNA LINEA DE 8" DE DIAMETRO EXISTENTE, CORRIENDO POR EL LADO OESTE DE LA CALLE BENTSEN PALM DR.

EL SISTEMA DE AGUA PARA CAROLINA CAVAZOS SUBDIVISION CONSISTE DE DOS (2) SERVICIOS DE AGUA SENCILLOS EXISTENTES QUE VAN HACIA LOS MEDIDORES DE LOS LOTES 1 Y 2.

EL SISTEMA DE AGUA ESTA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DESCRIPCION DE SERVICIOS LOCALES DE DRENAJE SANITARIO:

EL DRENAJE SANITARIO DE LA SUBDIVISION CAROLINA CAVAZOS SERA TRATADO UN SERVICIO LOCAL ("OSSF") CONSISTIENDO EN UN DISEÑO ESTANDAR DE FOSA SEPTICA DE COMPARTIENDO DOBLE Y AREA DE DRENAO INDIVIDUAL EN EL LOTE.

EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTE TIPO DE FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE STARR (HIDALGO COUNTY HEALTH DEPARTMENT). EL LOTE TIENE EL AREA ADECUADA PARA EMPLAZAR EL CAMPO DE DRENAO.

EL LOTE EN LA SUBDIVISION PROPUESTA ES POR LO MENOS DE 1/2 ACRE. EL LIBRO DE LA CONSERVACION DE LOS RECURSOS NATURALES INDICA STARR MARGA ARENOSA COMO EL TIPO DE SUELO PARA ESTA AREA. POR LO MENOS DOS EXCAVACIONES DEL SUELO FUERON REALIZADAS EN EL SITIO, EN LOS FINALES OPUESTOS DEL AREA PROPUESTA DE LA DISPOSICION. (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE LOS LIMITES DEL AREA). EL SUELO ES UNA STARR MARGA ARENOSA UNIFORME QUE SE EXTIENDE HASTA 36" DEBAJO DEL FONDO DE CUALQUIER EXCAVACION PROPUESTA. NO HAY INDICACION DE AGUA SUBTERRANEA O DE UNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENA BIEN.

EL COSTO ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICA EN EL TERRENO ES DE \$1,500.00. INCLUYENDO EL COSTO PARA EL PERMISO Y LA LICENCIA REQUERIDOS PARA LOTE 1 Y LOT 2 CON SISTEMA DE FOSA SEPTICA EXISTENTE. NINGUN OSSF FUE INSTALADO AL TIEMPO DE LA APLICACION PARA LA APROBACION FINAL DE LA SUBDIVISION. EL DESARROLLADOR HA DEPOSITADO UNA CARTA DE CREDITO CON EL EXPEDIENTE DE ESTA SUBDIVISION CON EL CONDADO DE HIDALGO PARA CUBRIR EL COSTO TOTAL DEL SISTEMA DE FOSA SEPTICA DE \$1,500.00.

ENGINEER CERTIFICATION:

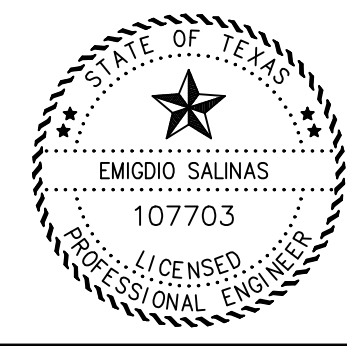
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DENAGE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON EL MODELO SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADAPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS).

CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE MENCIONADOS EN LA SECCION PREVIA SON:

SERVICIO DE AGUA: ESTE SERVICIO ES EXISTENTE.
 SERVICIO DE DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 PARA TODA LA SUBDIVISION.

Emigdio Salinas
 EMIGDIO SALINAS, P.E. No. 107703
 DATE

May 9, 2025
 DATE



**CAROLINA CAVAZOS
 SUBDIVISION
 UTILITY LAYOUT**

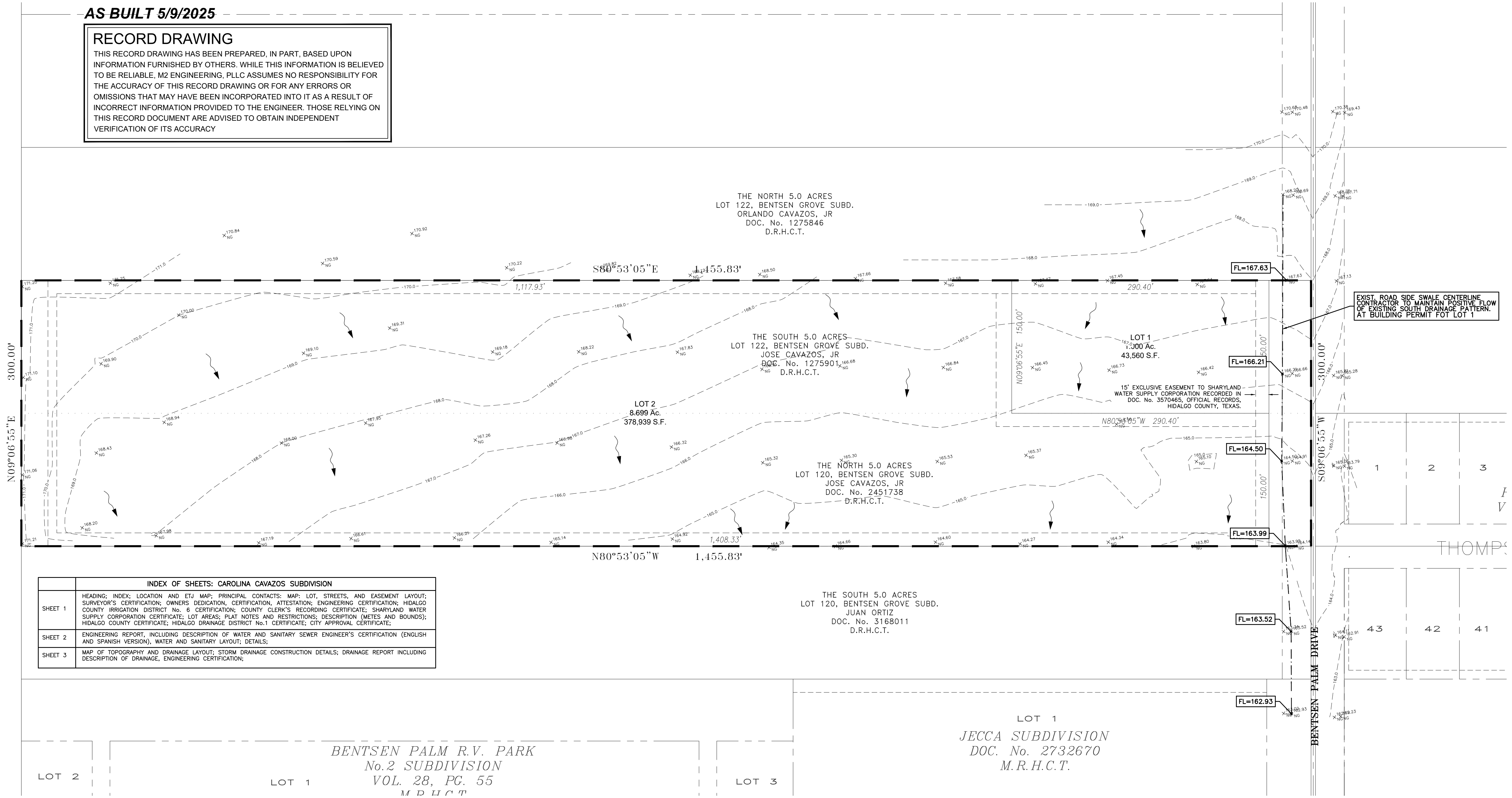


TBPELS FIRM REGISTRATION F-19545
 1810 E. GRIFFIN PARKWAY
 MISSION TX 78572
 956-600-8628

AS BUILT 5/9/2025

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SCALE: 1"=60'



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DRAINAGE REPORT
 HIDALGO COUNTY, TEXAS

UNDEVELOPED CONDITIONS

THE FEATURED PROJECT SITE CONSISTS OF A 10.00-ACRE TRACT OF LAND LOCATED APPROXIMATELY 450- FEET NORTH OF N BENTSEN PALM DRIVE/PARK AVE INTERSECTION IN HIDALGO COUNTY, TEXAS. PRESENTLY THE SITE HAS DRAINAGE PATTERNS PREDOMINANTLY MOVING TOWARDS THE SOUTH. THE UNDEVELOPED FLOW DRAINS AT A RATE OF 10.68 CFS FOR A 10-YEAR FREQUENCY STORM.

DEVELOPED CONDITIONS

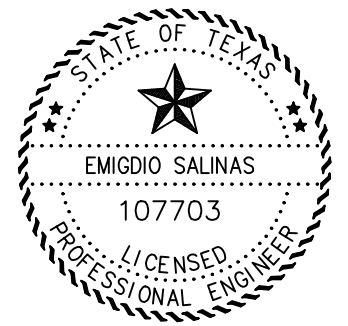
THE COUNTY OF HIDALGO AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 (HCDD #1) CRITERIA REQUIRE THAT THE STORM WATER RUNOFF GENERATED FROM THE DEVELOPED PROPERTY INCLUDING RUNOFF FROM UPSTREAM DRAINAGE AREAS SHALL BE DETAINED FOR A 50-YEAR FREQUENCY STORM EVENT, AND RELEASED INTO THE RECEIVING DOWNSTREAM SYSTEM AT THE PRE-DEVELOPED PEAK DISCHARGE RATE FOR A 10-YEAR STORM EVENT.

CAROLINA CAVAZOS SUBDIVISION WILL FEATURE TWO (2) SINGLE-FAMILY LOTS OVER A 9.70 NET ACRE TRACT OF LAND FOUND ALONG THE EAST SIDE OF N BENTSEN PALM DRIVE IN HIDALGO COUNTY, MISSION ETJ, TEXAS. THE REQUIRED DETENTION FOR A 50-YEAR FREQUENCY STORM EVENT FOR THE DEVELOPMENT IS 0.26 ACRE- FEET (11,415 CF) AT A PEAK RUNOFF RATE OF 20.03 CFS, A 9.35 CFS INCREASE DUE TO THE PROPOSED FUTURE SINGLE FAMILY IMPROVEMENTS. THE DESIGNED ON-SITE DETENTION AREAS WILL RELEASE AT A RATE THAT SHALL NOT EXCEED THE 10-YEAR STORM EVENT STORM RUNOFF RATE OVER EXISTING CONDITIONS. ULTIMATELY, THE COLLECTED 0.26 ACRE- FEET (11,415 CF) OF DETENTION VOLUME WILL BE DETAINED ON-SITE AND THEN DIRECTED TOWARDS THE EXISTING ROADSIDE SWALES ALONG THE RIGHT-OF-WAY OF N BENTSEN PALM DRIVE.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "C"; AREAS OF MINIMAL FLOODING, (NO SHADING).

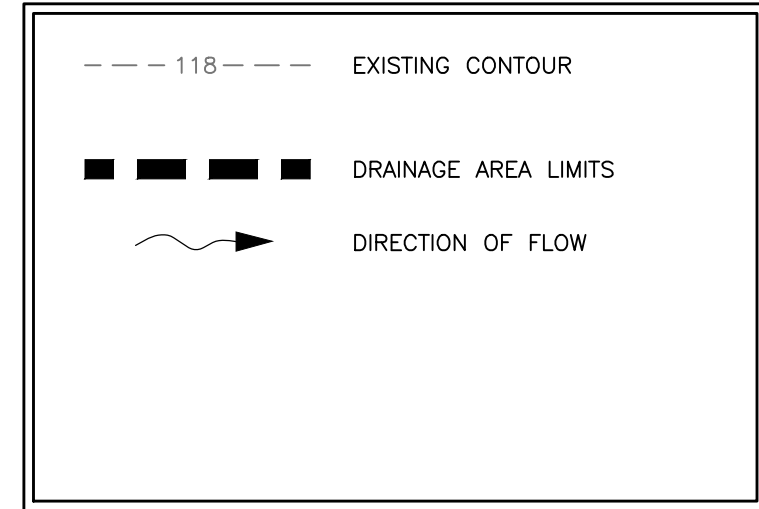
Emigdio Salinas
 DATE

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TOPO/ELEVATIONS	
x50.00	- NATURAL GROUND
x50.00	- EDGE OF PAVEMENT
x50.00	- TOP OF CONCRETE CURB
x50.00	- EDGE OF ASPHALT
x50.00	- GUTTER ELEVATION
G	- PROPOSED GUTTER ELEVATION
- - - 107	- EXISTING CONTOUR
- (108.0) -	- PROPOSED CONTOUR

LEGEND



CAROLINA CAVAZOS SUBDIVISION DRAINAGE LAYOUT



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