

## SUBDIVISION APPLICATION

### CITY OF MISSION SUBDIVISION APPLICATION



Name: RAM RGV INC  
 Address: 300 N. Mockingbird Ave  
 City: Mission, TX 78572  
 Phone: c/o (956) 381-0981  
 Subdivision Name: THE ESTATES ON BRYAN

#### PLAT FEES

5 ACRE PLAT OR LESS.....	\$250
5+ ACRES.....	\$300
Re-Plat Filing/Review .....	\$300
Separate Subdivision variance/open cuts, etc. \$150	
P&Z Date: _____	City Council Date: _____

Urban (City)

Suburban ETJ \_\_\_\_\_

Rural ETJ \_\_\_\_\_

Zone: A0-1

Water Dist. UID

School Dist. MISSION CISD

# of Lots: Residential 14 Non-Residential \_\_\_\_\_ Common Areas/Lots \_\_\_\_\_

Water CCN: SWSC \_\_\_\_\_

LJWSC \_\_\_\_\_

MUD \_\_\_\_\_

#### WATER

1170 L. F. of 8" \_\_\_\_\_

Water Lines

\_\_\_\_\_ L. F. of \_\_\_\_\_

Water Lines

Other: \_\_\_\_\_

Suburban ETJ Only: MSR cost of water meters &

#### SEWER

1142 L. F. of 12" \_\_\_\_\_

Sewer Lines

\_\_\_\_\_ L. F. of \_\_\_\_\_

Sewer Lines

Lift Sta: \_\_\_\_\_ N/A-Septic Use: \_\_\_\_\_

Other: \_\_\_\_\_

Suburban ETJ Only: MSR cost of Septic Tanks

\_\_\_\_\_ \$ \_\_\_\_\_

#### STREETS

1170 L. F. of 32' \_\_\_\_\_

Wide Streets

\_\_\_\_\_ L. F. of \_\_\_\_\_

Wide Streets

Other: \_\_\_\_\_

#### STORM SEWER

190 L. F. of 36" \_\_\_\_\_

Storm Lines

378 L. F. of 30" \_\_\_\_\_

Storm Lines

3040 L. F. of 24" \_\_\_\_\_

Storm Lines

Filing Fee: \$ \_\_\_\_\_  
\*Non-Refundable

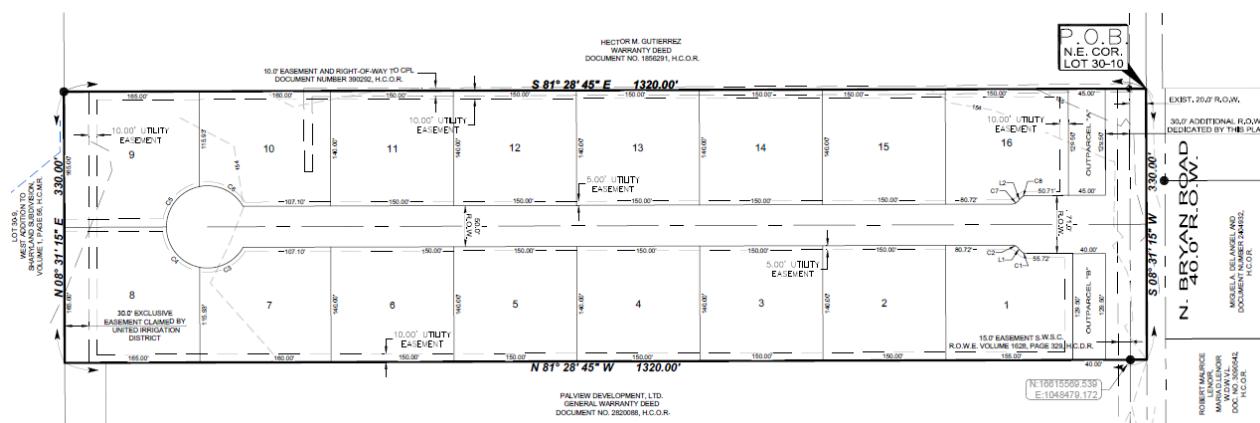
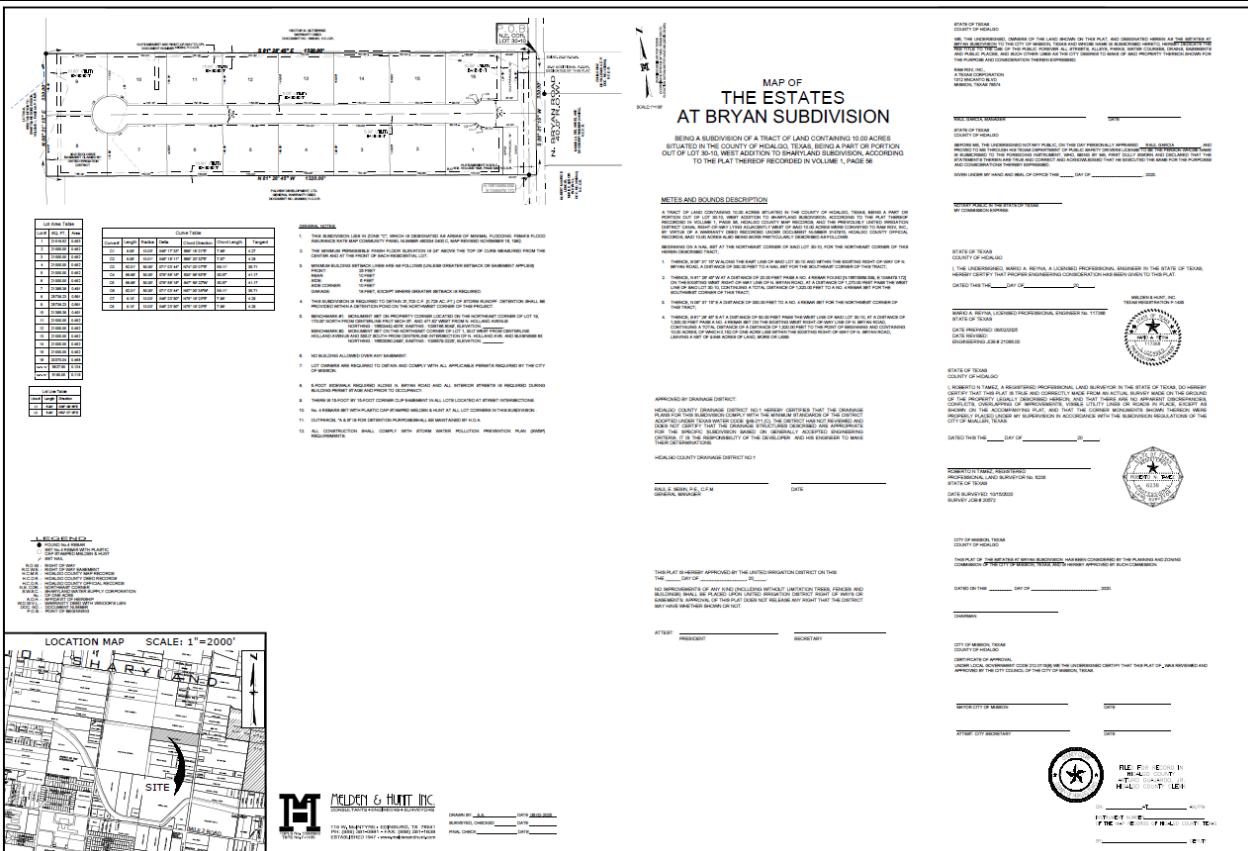
Receipt #: 20210435

John V. Vargas  
Owner/Agent

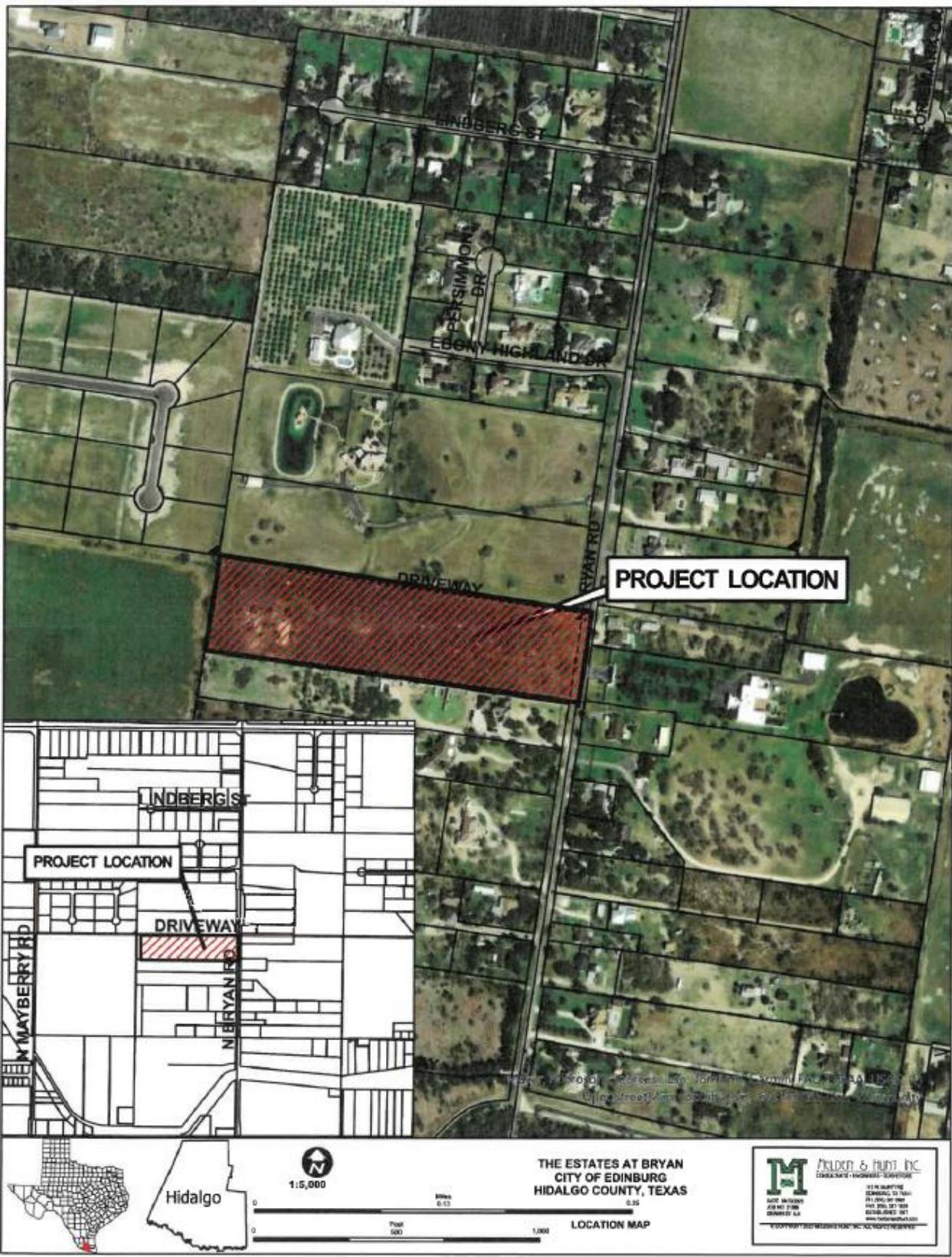
7-30-21

Date

## PLAT



## AERIAL





## DRAINAGE REPORT



TBPELS Firm # F-1435  
TBPELS # 10096900

**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

**Drainage Statement**  
**The Estates at Bryan Subdivision**  
**Project #21086.00 Date: September 23, 2025**

**The Estates at Bryan Subdivision** A tract of land containing 10.00 acres situated in the County of Hidalgo, Texas, being a part or portion out of Lot 30-10, West Addition to Sharyland Subdivision, according to the plat thereof recorded in Volume 1, Page 56, Hidalgo County Map Records. This subdivision lies in Zone "C", which is defined as areas of minimal flooding. Community Panel No. 480334 0400 C; Map Revised: November 16, 1982. The property is located 2,505 feet north of N. Bryan Road & Mile 2 Road. The property is currently open with a proposed use of 16 residential lots and 2 detention pond, currently inside the City of Mission, Texas.

The soils in this area (25) Hidalgo fine sandy loam and (28) Hidalgo sandy clay, which are in Hydrologic Group "B". These soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 8.01 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 17.81 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 9.8 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 36". The proposed storm system shall discharge into two proposed detention pond (A & B) on the east side of the site, which will then discharge into proposed detention pond (B) with a storm pump will be installed at the southeast with a 6" bleeder line into an existing inlet on the south going to mile 2 road own by the City of Mission storm sewer network.

In accordance with the City of Mission drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations the required 32,788 cubic feet of detention will be provided within the proposed detention ponds.

<input type="checkbox"/> REJECTED
<input type="checkbox"/> APPROVED FOR SUBMITTAL
<input type="checkbox"/> TO H.C. PLANNING DEPT.
<input type="checkbox"/> TO CITY
<input type="checkbox"/> DISCHARGE PERMIT REQUIRED
<input type="checkbox"/> DISTRICT FACILITY
<input type="checkbox"/> CITY FACILITY
<input type="checkbox"/> OTHER _____

*Reyna*

10-14-25

H.C.D.D. NO. 1

DATE



Mario A. Reyna, P.E. #117368

10-23-25

