

**SUBDIVISION APPLICATION**

**CITY OF MISSION  
SUBDIVISION APPLICATION**



PLAT FEES	
Name: <u>RAM RGV INC</u>	5 ACRE PLAT OR LESS.....\$250
Address: <u>300 N. Mockingbird Ave</u>	5+ ACRES..... <b>\$300</b>
City: <u>Mission, TX 78572</u>	Re-Plat Filing/Review .....\$300
Phone: <u>c/o (956) 381-0981</u>	Separate Subdivision variance/open cuts, etc. \$150
Subdivision Name: _____	P&Z Date: _____ City Council Date: _____
<u>THE ESTATES ON BRYAN</u>	

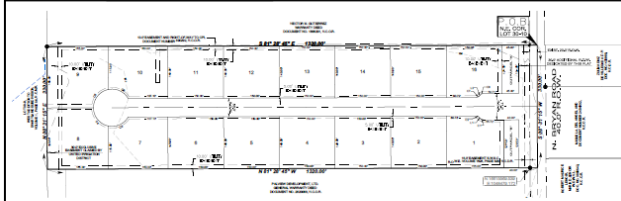
Urban (City)  Suburban ETJ \_\_\_\_\_ Rural ETJ \_\_\_\_\_  
 Zone: A0-1 Water Dist. UID School Dist. MISSION CISD  
 # of Lots: Residential 14 Non-Residential \_\_\_\_\_ Common Areas/Lots \_\_\_\_\_  
 Water CCN: SWSC \_\_\_\_\_ LJWSC \_\_\_\_\_ MUD \_\_\_\_\_

WATER		SEWER	
1170 L. F. of <u>8"</u> Water Lines	1142 L. F. of <u>12"</u> Sewer Lines		
_____ L. F. of _____ Water Lines	_____ L. F. of _____ Sewer Lines		
Other: _____	Lift Sta: _____ N/A-Septic Use: _____		
Suburban ETJ Only: MSR cost of water meters & Membership costs \$ _____	Other: _____		
	Suburban ETJ Only: MSR cost of Septic Tanks \$ _____		

STREETS		STORM SEWER	
1170 L. F. of <u>32'</u> Wide Streets	190 L. F. of <u>36"</u> Storm Lines		
_____ L. F. of _____ Wide Streets	378 L. F. of <u>30"</u> Storm Lines		
Other: _____	3040 L. F. of <u>24"</u> Storm Lines		

Filing Fee: \$ \_\_\_\_\_ Receipt #: 20210435  
 \*Non-Refundable  
 \_\_\_\_\_ Date: 7-30-21  
 Owner/Agent

# PLAT

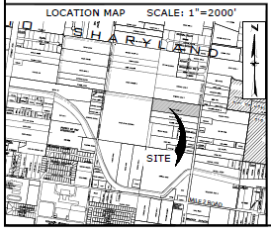


## MAP OF THE ESTATES AT BRYAN SUBDIVISION

BEING A SUBDIVISION OF A TRACT OF LAND CONTAINING 16.36 ACRES, SITUATED IN THE COUNTY OF HOCKLEY, TEXAS, BEING A PART OF PORTION OUT OF LOT 30 TO WEST ADDITION TO SHARKEY SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56

LOT AREA (SQ. FT.)	LOT AREA (AC.)
1	1.0000
2	1.0000
3	1.0000
4	1.0000
5	1.0000
6	1.0000
7	1.0000
8	1.0000
9	1.0000
10	1.0000
11	1.0000
12	1.0000
13	1.0000
14	1.0000
15	1.0000
16	1.0000
TOTAL	16.3600

- THE SUBDIVISION IS TO BE LAYED OUT IN ACCORDANCE WITH THE PLAN HEREIN, WHICH IS SUBJECT TO THE REVISIONS AND AMENDMENTS HEREON PROVIDED THAT THE SAME DO NOT AFFECT THE RIGHTS OF THE PARTIES HERETO.
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**MILDEN & HUNT INC.**  
 DRAWN BY: JEA  
 CHECKED BY: JEA  
 DATE: 10/15/2024

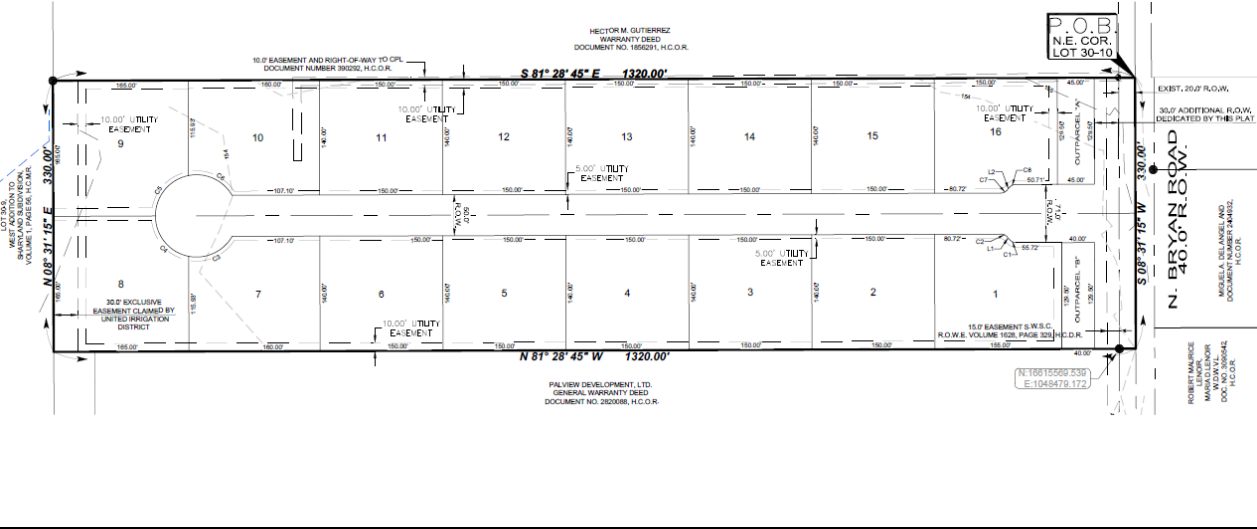
**METER AND BOUND DESCRIPTION**

A TRACT OF LAND CONTAINING 16.36 ACRES SITUATED IN THE COUNTY OF HOCKLEY, TEXAS, BEING A PART OF PORTION OUT OF LOT 30 TO WEST ADDITION TO SHARKEY SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, IS HEREBY PLATTED AND SUBDIVIDED INTO 16 LOTS, AS SHOWN ON THE PLAN HEREIN, WHICH IS SUBJECT TO THE REVISIONS AND AMENDMENTS HEREON PROVIDED THAT THE SAME DO NOT AFFECT THE RIGHTS OF THE PARTIES HERETO.

**APPROVED BY DRAINAGE DISTRICT:**  
 HOCKLEY COUNTY DRAINAGE DISTRICT NO. 1, COUNTY OF HOCKLEY, TEXAS, HEREBY APPROVES THIS PLAT AND WARRANTS THAT THE SAME IS IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, AND THAT THE SAME IS IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56.

**APPROVED BY SURVEYOR:**  
 I, \_\_\_\_\_, COUNTY SURVEYOR, HEREBY APPROVE THIS PLAT AND WARRANTS THAT THE SAME IS IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, AND THAT THE SAME IS IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56.

**APPROVED BY CITY:**  
 I, \_\_\_\_\_, CITY CLERK, HEREBY APPROVE THIS PLAT AND WARRANTS THAT THE SAME IS IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, AND THAT THE SAME IS IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56.



**P.O.B. N.E. COR. LOT 30-10**

EXIST. 20.0' R.O.W.

30.0' ADDITIONAL R.O.W. DEDICATED BY THIS PLAT.

**BRYAN R.O.W. 40.00'**

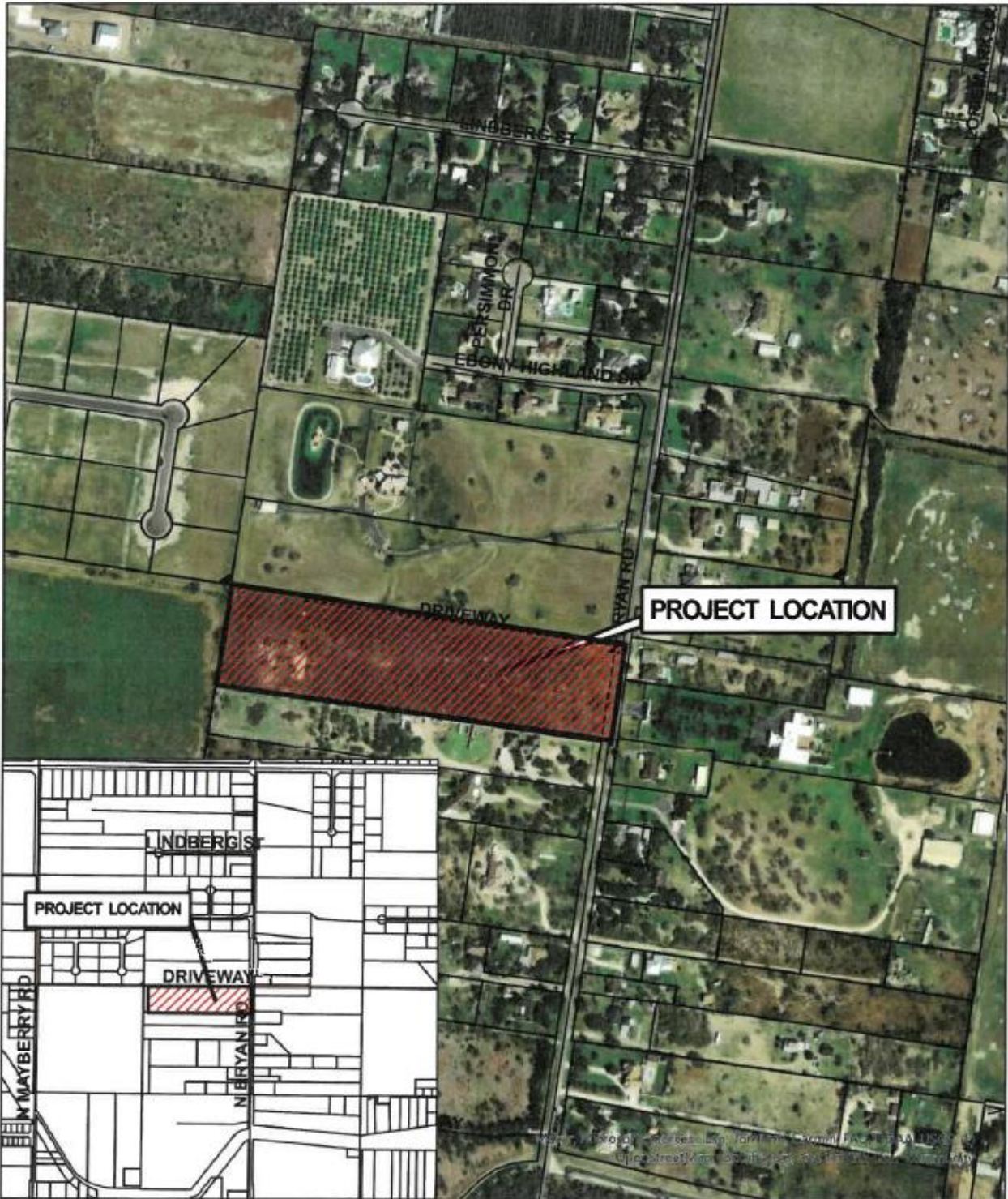
MOORELA DELANEY AND ASSOCIATES, L.L.P.  
 H.C.O.R.

ROBERT BAIRD  
 MARCOLELLOR  
 DOC. NO. 2023042  
 H.C.O.R.

PLATVIEW DEVELOPMENT, LTD.  
 GENERAL WARRANTY DEED  
 DOCUMENT NO. 2023009, H.C.O.R.

11/19/2025 5:30  
 E:1049479.172

# AERIAL



Hidalgo



1:5,000



THE ESTATES AT BRYAN  
CITY OF EDINBURG  
HIDALGO COUNTY, TEXAS

LOCATION MAP

**M** McLeod & Hunt, Inc.  
CONSULTANTS • ENGINEERS • SURVEYORS

311 N. ALBERTA  
EDINBURG, TX 78541  
PH: 361-292-1100  
FAX: 361-292-1101  
WWW.MCLEODHUNT.COM

DATE: 04/20/2010  
JOB NO.: 1708  
DRAWN BY: JHT

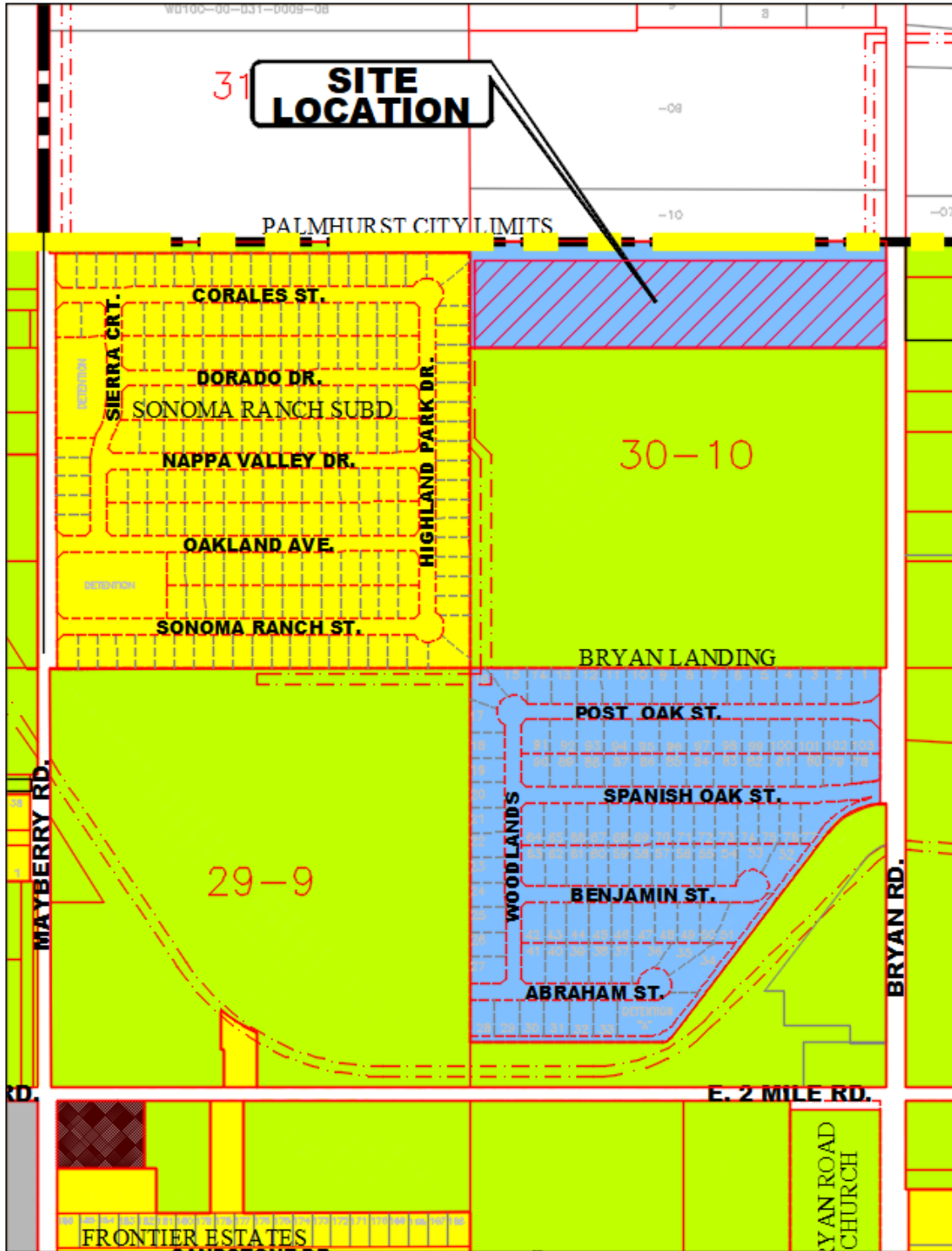
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# ZONING MAP

WD100-08-031-0008-08

**31** **SITE LOCATION**

PALMHURST CITY LIMITS



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 54th Street  
MISSION, TX 78572

PHONE: (956) 580-8672  
FAX: (956) 580-8680

No.

# DRAINAGE REPORT



TBPELS Firm # F-1435  
TBPELS # 10098900

## 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


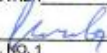
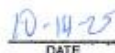
**The Estates at Bryan Subdivision** A tract of land containing 10.00 acres situated in the County of Hidalgo, Texas, being a part or portion out of Lot 30-10, West Addition to Sharyland Subdivision, according to the plat thereof recorded in Volume 1, Page 56, Hidalgo County Map Records. This subdivision 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 checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input checked="" type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input checked="" type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER	
	
H.C.D.D. NO. 1	DATE

*M. A. Reyna*  
9-23-25

Mario A. Reyna, P.E. #117368

