



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 04-02-2013

PROPOSED VAQUERO ESTATES PHASE 3 SUBDIVISION, PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOC. DEVELOPER: NORBERTO SALINAS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 64 *SINGLE FAMILY *MULTI-FAMILY 11 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: East of FM 1015 approximately 1/4 mile South of Mile 11 North Road.

The rural area of the County.

SUBDIVISION LIES WITHIN THE: ETJ of _____ and was approved administratively by said City.

ETJ of Weslaco and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 01-08-13 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

On site storm drainage pipe system. Detention will be accomplish by widening the existing drain ditch on the East property line.

DRAINAGE DESIGN:

DISTANCE TO A DRAIN DITCH:

ROAD R.O.W. DEDICATION:

No dedication is required by this plat. FM 1015 complies with MPO

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 01-24-13 By, Roy Gonzalez R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 02-30-13 By, Chardo Ramos

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Isaac Mata

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____

SANITARY SEWER BY: _____ LINE SIZE: _____ LOCATION: _____.

WATER SERVICE PROVIDER:

North Alamo Water Supply Corp LINE SIZE: 8" LOCATION: FM 1015

H.C.O.E.C. PRELIMINARY APPROVAL DATE:

03-05-2013 .: By Martin Ramirez

SMALL CONSTRUCTION

The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

REQUEST FOR FINAL APPROVAL WITH:

Cash Deposit: Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS

A Letter of Credit Financial Institution: _____ L.O.C No. _____

Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS

PRELIMINARY APPROVAL FROM

THE HIDALGO COUNTY ADVISORY BOARD ON:

STAFF RECOMMENDS:

Preliminary Approval subject to comments and future recommendations by planning, other departments and the approval of the City of Weslaco .

Preliminary Approval subject comments and future recommendations by planning and other Departments

Final Approval subject to recommendations other departments

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.



**Hidalgo County
Planning
Department**

Raul E. Sesin, PE, CFM
Planning Administrator

Main Office
1304 S. 25th Street
Edinburg, Texas 78542
Phone (956) 318-2840
Fax (956) 318-2844

Engineering Projects Office
301 E. State Street
Pharr, Texas 78577
Phone (956) 318-2840
Fax (956) 318-2844

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, Texas 78596
Phone (956) 968-4734
Fax (956) 973-7850

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

Subdivision Review Comments for:

Vaquero Estates Phase III 2nd review comments

Plat is subject to additional comments from Planning, Office of Environmental Compliance, Right of Way, Health and HCDD No. 1 prior to consideration for final approval.

By: Jose R. Tovar, Engineering Tech III

Date: 03-14-2013

1ST SHEET COMMENTS:

11. PLAT NOTES:

5] Show location of BM #1 on drawing / plat.

10] Replace with the following: *No more than one-single family detached dwelling shall be located on each lot. This must be stipulated on all deeds and contracts for deeds. No commercial use shall be allowed on all internal lots 132 through 156 and lots 167 through 205.*

15] Please delete "industrial & multi-family"

→ Additional plat notes are required:

- *No access will be permitted on lot lots 131, 157 and 158 from FM 88. Access on to lots will be through the 30 foot access easement from Devon Street and Adare Street.*

2ND SHEET COMMENTS:

12. Please make sure the water and sewer English and Spanish engineering report coincide with distribution design and all amount are accurate.

14. TxDOT utility crossing will be required for the FM 88.

3RD SHEET COMMENTS:

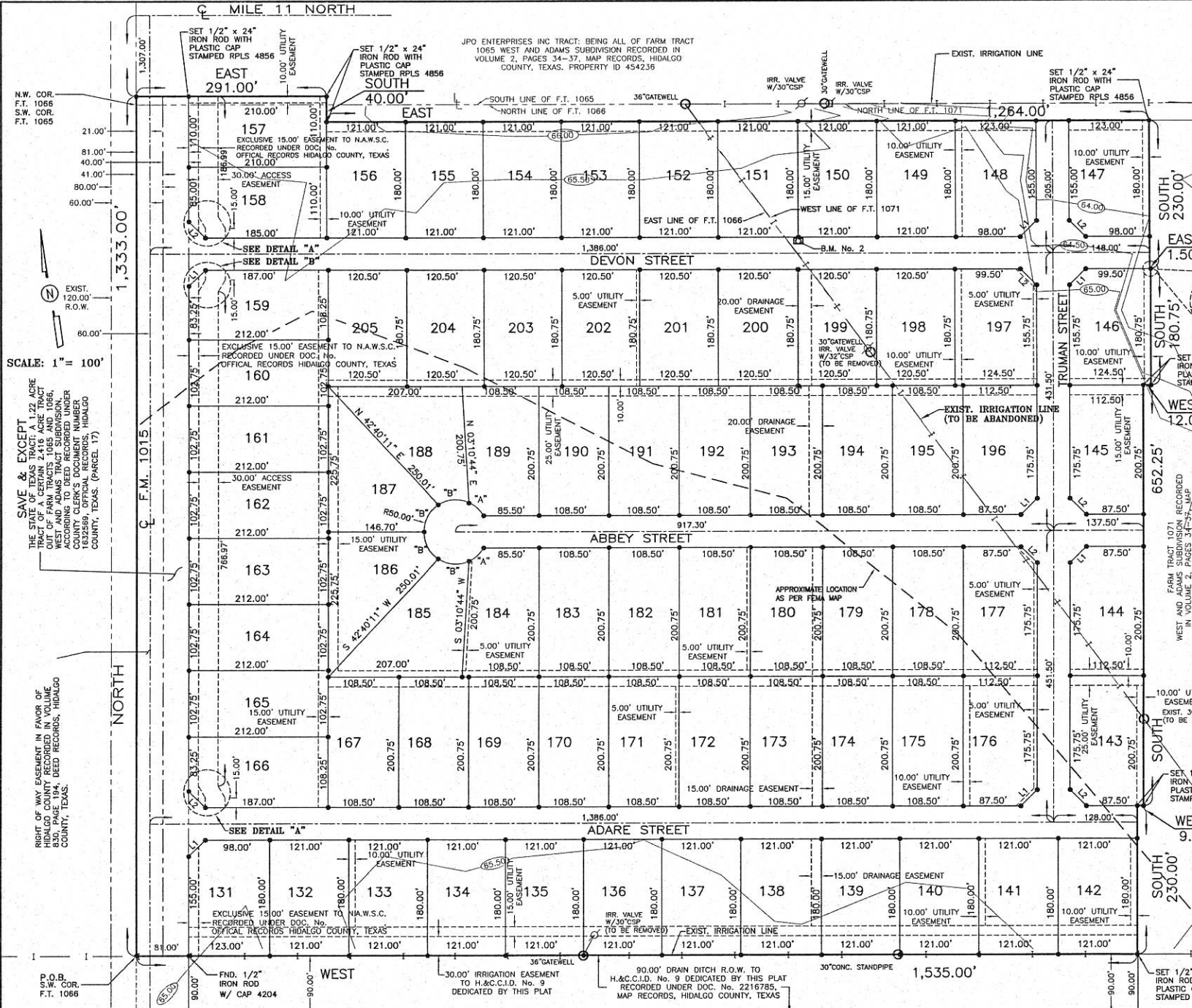
17. TxDOT driveway permit will be required for all 3 subdivision entrances.

19. Winstorm report for proposed onsite storm drainage pipe system is required.

VAQUERO ESTATES PHASE III

A 46.17 ACRE TRACT OF LAND OUT OF FARM TRACTS 1065, 1066 AND 1071, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF...

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION BETO SALINAS FLORES GROUP, L.L.C. NORBERTO SALINAS, PRESIDENT...



METES AND BOUNDS A 46.17 ACRE TRACT OF LAND OUT OF FARM TRACTS 1065, 1066 AND 1071, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF...



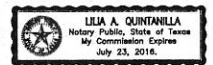
ALFONSO QUINTANILLA R.P.L.S. No. 4856 DATE 9-24-12

Table with columns: LOT, AREA (S.F.), AREA (AC.), LINE DATA TABLE (DATA, BEARING, LENGTH), CURVE DATA (CURVE, DELTA, RADIUS, LENGTH).

RIGHT OF WAY EASEMENT KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called 'Grantor')...

IN WITNESS WHEREOF the said Grantor executed this instrument this 20th day of 2013.

BETO SALINAS FLORES GROUP, L.L.C. NORBERTO SALINAS, PRESIDENT DATE STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, the undersigned notary public, on this day personally appeared BETO SALINAS FLORES GROUP, L.L.C. NORBERTO SALINAS, PRESIDENT...



LILIA A. QUINTANILLA - NOTARY PUBLIC

CITY OF WESLACO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(c) AND § 212.0115(b) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE VAQUERO ESTATES PHASE III, WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO, ON...

CITY OF WESLACO CERTIFICATE OF PLANNING AND ZONING APPROVAL I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE VAQUERO ESTATES PHASE III, WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING OF THE CITY OF WESLACO, ON...

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE VAQUERO ESTATES PHASE III, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON...

Hidalgo County Judge DATE HIDALGO COUNTY CLERK DATE

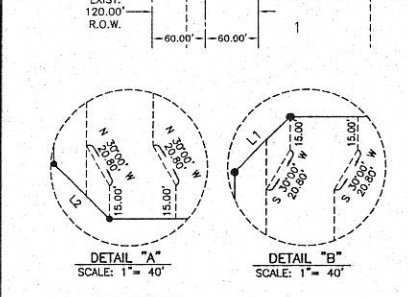
THIS PLAT APPROVED BY THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT # 9, DATED THIS DAY OF 2013. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCID #9 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.A.C.C.I.D. #9. NOTE: IT IS UNDERSTOOD THAT THE RATE OF FLOW OF DRAIN WATER WILL BE NO GREATER THAN THE RATE OF FLOW OF DRAIN WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

GENERAL MANAGER STATE OF TEXAS COUNTY OF HIDALGO I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

ALFONSO QUINTANILLA 95634 ALFONSO QUINTANILLA P.E. No. 195534 DATE 2-12-13



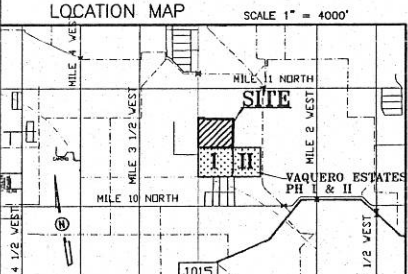
INDEX OF SHEETS SHEET 1: HEADLINE LOCATION MAP AND ETC. SHEET 2: WATER DISTRIBUTION AND SANITARY SEWER (OSSP) MAP. SHEET 3: ENGINEERING REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND ELEVATIONS, AND ENGINEERING CERTIFICATE & STATEMENT.



PLAT NOTES AND RESTRICTIONS: 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE 'X' (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD-PLAIN. 2. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION. 3. SETBACKS: FRONT-LOTS 131, 157-166 TO F.M. 1015: 25.00 FEET REAR: 15.00 FEET SIDE: 6.00 FEET CORNER SIDE: 10.00 FEET CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET FRONT & SIDE CORNER FOR GARAGE/CARPORT: 18.00 FEET OR EASEMENT WHICHEVER IS GREATER IN ALL CASES. 4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE 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 FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION. 5. BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. BENCHMARK No. 1 ELEV=64.92 TOP OF TYPE 'F' INLET LOCATED 109.25' NORTH & 46.86' WEST FROM THE SOUTHWEST CORNER OF THE SUBDIVISION. B.M. No. 69.97 TOP OF INLET LOCATED NEAR THE SOUTHWEST CORNER OF LOT 150, N.A.V.D. B.S. DATUM. LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: VAQUERO ESTATES PHASE III, IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE EAST SIDE OF F.M. 1015 AND NORTH OF MILE 11 NORTH ROAD, APPROXIMATELY 1,320.00 FEET NORTH OF CAD INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 35,870), VAQUERO ESTATES PHASE III, LIES WITHIN THE CITY LIMITS. IT LIES IN PCT. 1. PRINCIPAL CONTACTS: Name Address City & Zip Phone Fax BETO SALINAS FLORES GROUP, L.L.C. 500 E. 9TH STREET MISSION, TX 78572 (956)584-5555 ALFONSO QUINTANILLA 124 E. STUBBS EDINBURG, TX 78539 (956)391-6480 381-0527 ALFONSO QUINTANILLA 124 E. STUBBS EDINBURG, TX 78539 (956)391-6480 381-0527

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VAQUERO ESTATES PHASE III WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF VAQUERO ESTATES PHASE III WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON DATE



MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

VAQUERO ESTATES PHASE III

A 44.95 ACRE TRACT OF LAND BEING 46.17 ACRES OUT OF FARM TRACTS 1065, 1066 AND 1071, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1632569, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT A 1.22 ACRE TRACT OUT OF THE STATE OF TEXAS 2.416 ACRE TRACT OUT OF FARM TRACTS 1065 AND 1066, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1632569, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

Drainage Report for Vaquero Estates Phase III
 Vaquero Estates Phase III is a 46.31 acre tract of land out of Farm Tract 1065, 1066, and 1071, West and Adams Tracts Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2, Pages 34-37, map records, Hidalgo County, Texas, and according to Warranty Deed with Vendor's Lien recorded under County Clerk's Document Number 1632569, official records, Hidalgo County, Texas. The property is located approximately 1307 feet south of Mile 11 North Road and on the east side of F.M. 1015. The site is agricultural. The proposed subdivision will consist of 64 residential and 11 commercial lots.

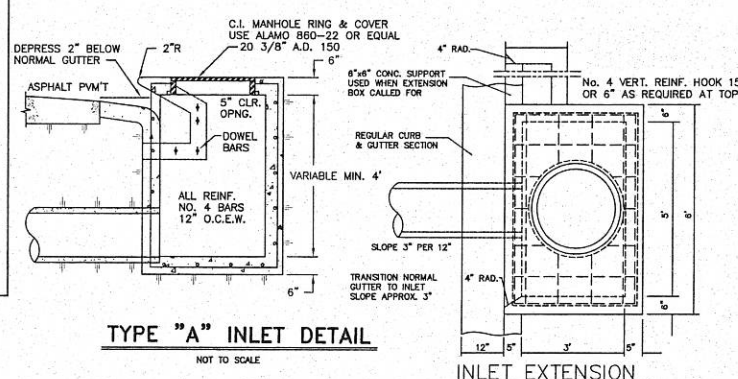
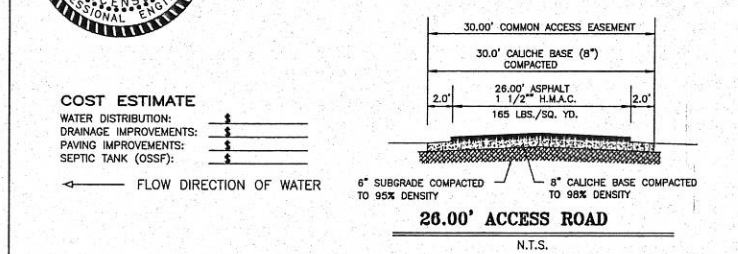
The tract is Zone "X" as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0450 C, dated on June 6, 2000 with LOMR dated May 30, 2002.
 This soil is sandy clay loam, fine sandy loam, and clay loam. This soil is well drained. Permeability is moderate. Plasticity index has a range of 4-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site runoff flows overland in a northeasterly direction. The existing runoff for the proposed subdivision is Q=11.66 cubic feet per second based on a 10-year storm.
 After development the runoff will be Q=35.69 cubic feet per second for an increase of Q=24.03 cubic feet per second. Detention will be 120,078.84 cubic feet (2.76 acre feet) and will be accomplished by excavating this volume within the existing drain ditch area located east of this development. Excess runoff and runoff created by this new development will be directed onto a proposed storm sewer system consisting of 18" and 24" RCP pipes with "A" inlets that will connect to the existing Hidalgo and Cameron County Irrigation District #9 drain ditch located on the south side of this development.

THE COUNTY DRAINAGE DITCH FLOWS NORTH THEN EAST. THE DRAINAGE DITCH CARRIES WATER EASTWARD WHERE IT EMPTIES INTO LAGUNA MADRE. THE 10 YEAR STORM IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE SWALES OF THE SUBDIVISION AS SHOWN BELOW. A RESTRICTIVE COVENANT (SET OUT ON SHEET 1 UNDER PLAT NOTES AND RESTRICTIONS) PROHIBITS THE CONSTRUCTION OF RESIDENTIAL HOUSING IN ANY AREA OF THE SUBDIVISION THAT IS IN A FLOODPLAIN UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968. AS FURTHER NOTED ON SHEET 1, THE FINISHED FLOOR ELEVATION OF EACH HOUSE IS REQUIRED TO BE AT LEAST 18 INCHES ABOVE THE TOP OF THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT. THESE MEASURES PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AVOID CONCENTRATING RUNOFF ONTO OTHER LOTS, AND COORDINATE INDIVIDUAL LOT DRAINAGE WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA. THE MAP BELOW ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X"-SHADED (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) & ZONE "X"-UNSHADED (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD-PLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0450 C (L.O.M.R.; MAY 30, 2002) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.

ALFONSO QUINTANILLA
 P.E. 95534
 DATE 2-22-13



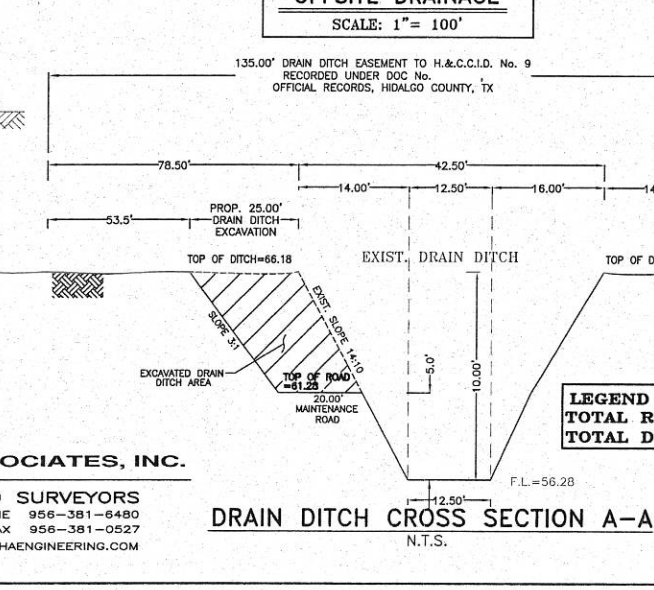
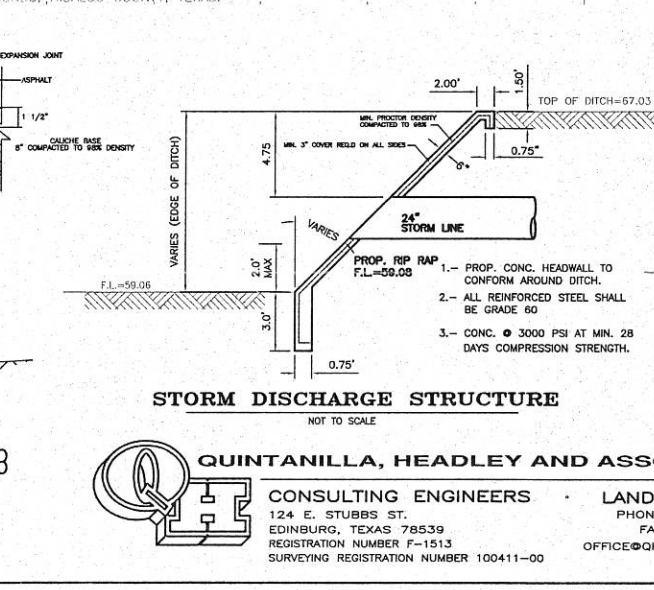
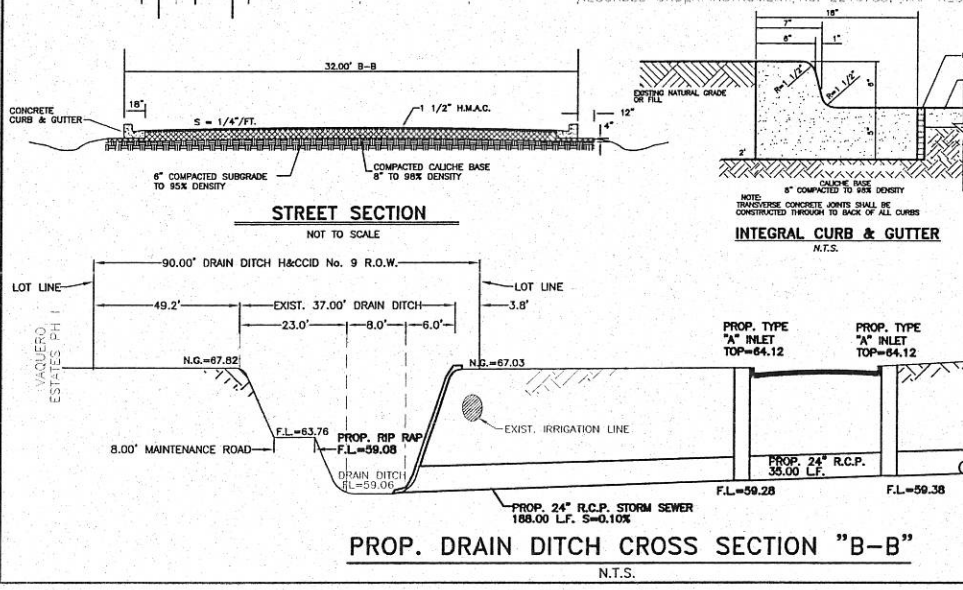
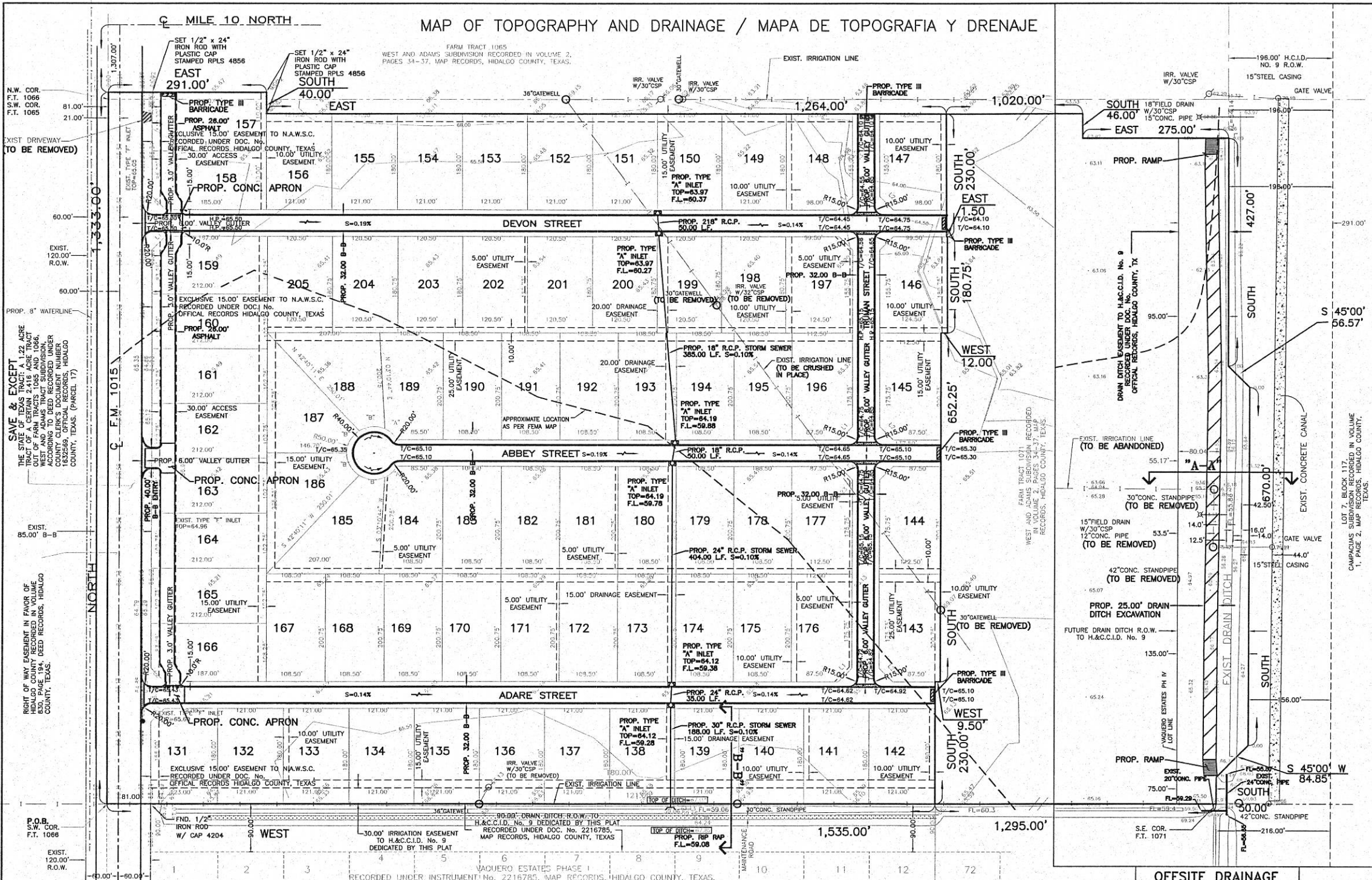
REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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
 SHEET NO. 3 OF 3 SHEETS
 FILENAME: F:\DATA\SUBDIVISIONS\VAQUERO ESTATES PHASE III\PLAT
 DATE PREPARED: 7-27-2011 PREPARED BY: M. GONZALEZ CHECKED BY: APPROVED BY: DATE REVISION: REVISION BY: CHECKED BY: APPROVED BY:



OFFSITE DRAINAGE SCALE: 1" = 100'

LEGEND
 TOTAL REQUIRED- 120,078.84 C.F.
 TOTAL DETENTION- 122,179.05 C.F.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. EDINBURG, TEXAS 78539
 REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00
 PHONE 956-381-6490 FAX 956-381-0527
 OFFICE@QHAENGINEERING.COM