



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: 10-29-2013

PROPOSED JOSUE SUBDIVISION, PRECINCT No. 3.

ENGINEER: NAIN ENGINEERING, L.L.C. DEVELOPER: JOSUE EFRAIN GONZALEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

West of La Homa Road approximately 180 feet North of Silverado Road (between Mile 8 and Mile 10

LOCATION DESCRIPTION: and Mile 10

SUBDIVISION LIES WITHIN THE: The rural area of the County.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 08-04-2013 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Detention will be accomplished within the depressed area of the large lot.

DISTANCE TO A DRAIN DITCH: Is approximately 1/4 mile South of the proposed development.

ROAD R.O.W. DEDICATION: 15 feet additional on La Homa Road.

H.C.R.O.W. FINAL APPROVAL DATE: 10-04-2013 By, Victor Gallardo Pct.3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-04-2013 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM: Both lots have existing septic tanks servicing the residences on each lot.

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 6" LOCATION: La Homa Road

H.C.O.E.C. FINAL APPROVAL DATE: 10-04-2013 : By Martin Ramirez Environmental Compliance Coordinator

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.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONER'S COURT:

September 03, 2013

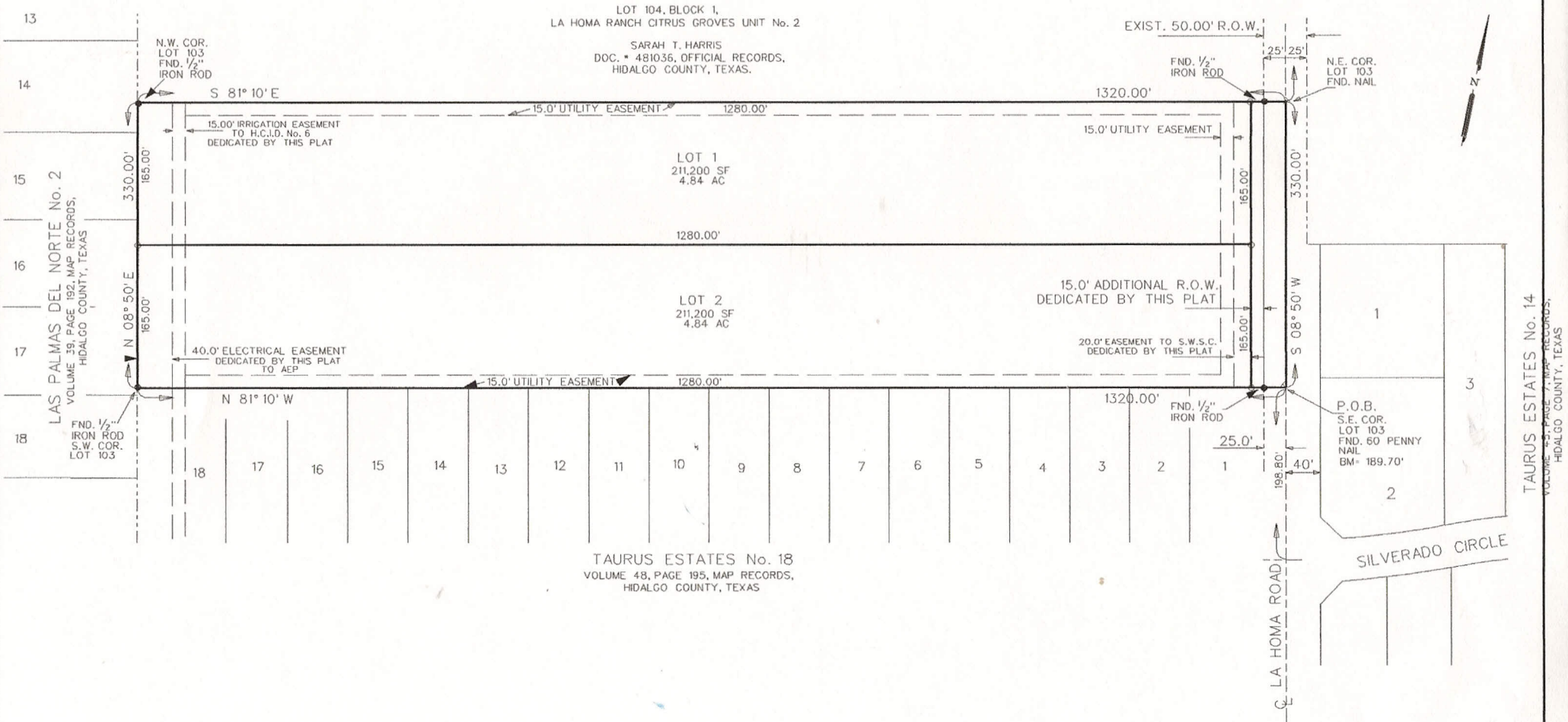
STAFF RECOMMENDS: Preliminary Approval subject comments and future recommendations by planning and other Departments,
 Final Approval subject to recommendations other departments
 Final Approval with financial guarantee.

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.

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JOSUE SUBDIVISION

A 10.00 ACRE TRACT OF LAND BEING ALL OF LOT 103, BLOCK 1, LA HOMA RANCH CITRUS GROVES UNIT NO.2, SUBDIVISION, ACCORDING TO THE MAP MAP RECORDED IN VOLUME 8, PAGE 9, MAP RECORDS, HIDALGO COUNTY, TEXAS.

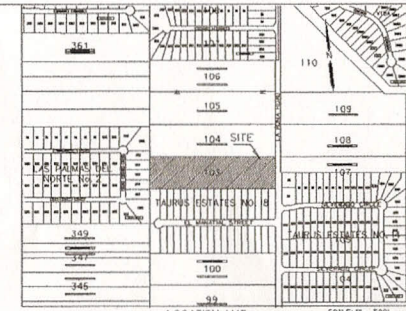
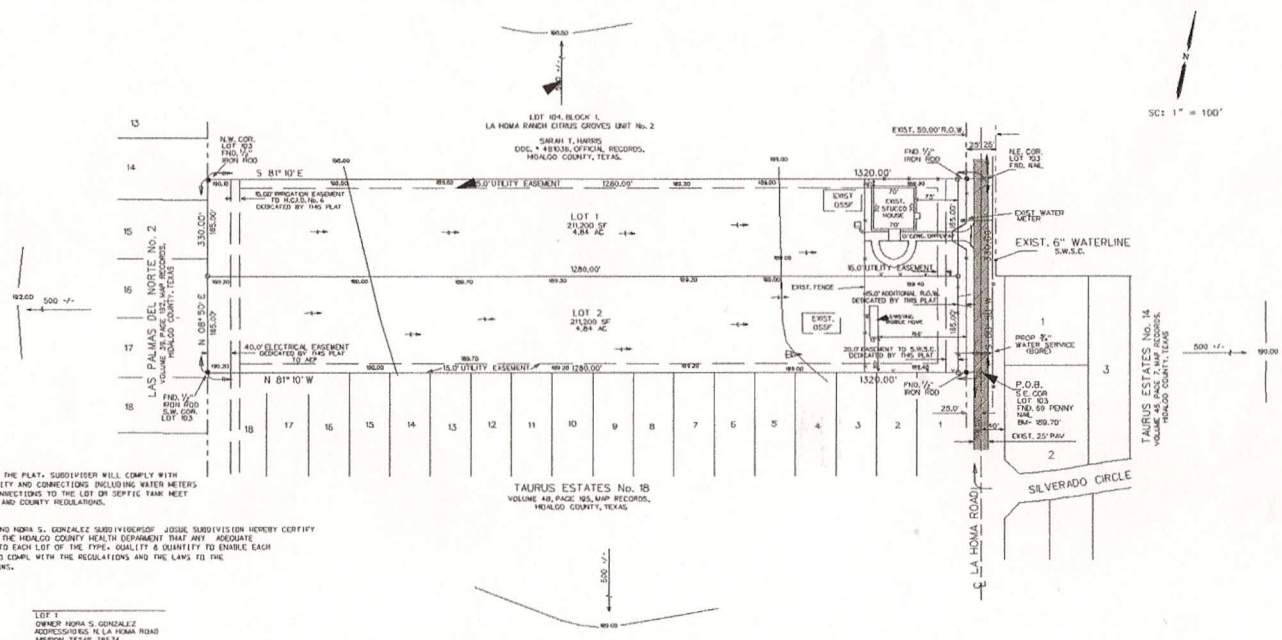


MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAFIA Y DRENAJE

JOSUE SUBDIVISION

A 5.00 ACRE TRACT OF LAND BEING THE SOUTH HALF OF LOT 103, BLOCK 1, LA HOMA RANCH CITRUS GROVES UNIT NO. 2, SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGE 9, MAP RECORDS, HIDALGO COUNTY, TEXAS.

MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE DISTRIBUCION DE AGUA



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL AREA OF A MUNICIPALITY:
JOSUE SUBDIVISION IS WITHIN HIDALGO COUNTY PRECINCT NO. 5 AND IS LOCATED WESTERLY HIDALGO COUNTY ON THE WEST SIDE N. LA HOMA ROAD, 90.00 FEET NORTH OF SILVERADO CIRCLE, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION WITH A POPULATION OF 77,650 IN 2010. JOSUE SUBDIVISION LIES OUTSIDE THE 5 MILE EXTRAJURISDICTIONAL AREA OF CITY OF MISSION UNDER LOCAL GOVERNMENT CODE § 203.001.

DRAINAGE REPORT:

DATE: 2014
DRAINAGE REPORT BY: GILLENDA A. ARRIETA, P.E.
JOSUE SUBDIVISION, HIDALGO COUNTY, TEXAS
PROJECT LOCATION: THE PROPERTY IS LOCATED ON THE WEST SIDE OF N. LA HOMA ROAD, 90.00 FEET NORTH OF SILVERADO CIRCLE.
FLOOD PLAIN: THE SUBJECT TRACT LIES IN ZONE "X1" AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN IN ACCORDANCE WITH FEMA FIRM MAP NO. 480334 0303 D MAP REVISED JUNE 6, 2000.

SOIL CONDITIONS: A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY HAYWARDVILLE SANDY CLAY LOAM SOIL THAT HAS A POOR LOW SHARP CIRCLE POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP D.
EXISTING CONDITIONS: THE SUBJECT TRACT IS CURRENTLY DEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY 0.5% EXISTING SLOPE 1.5% UPON FROM THE SITE TO THE FORM OF SHEET FLOW RUNS TOWARDS THE EAST SIDE OF THIS TRACT AND OUTFALLING IN TO THE EXISTING ROAD SIDE DITCH OF N. LA HOMA ROAD.

PROPOSED CONDITIONS: THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT CONSIST OF 2 RESIDENTIAL LOTS. THE STORM SEWER RUNOFF AFTER DEVELOPMENT TO BE 3.5 CFS. HAVE CALCULATED THAT 10.7% OF STORM GROUND FOR A 10-YEAR DURATION FREQUENCY AND WILL BE DETAINED WITHIN THE PROPERTY BY EXISTING MANUAL LOW AND OUTFALLING INTO THE RE-CONSTRUCTED ROAD SIDE DITCH OF N. LA HOMA ROAD. THIS LOT IS CURRENTLY DEVELOPED AND THERE IS NO FUTURE IMPROVEMENTS FOR LOTS 1 AND 2, AT THIS TIME.

CERTIFICATION: BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "X1" AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN IN ACCORDANCE WITH FEMA FIRM MAP NO. 480334 0303 D MAP REVISED JUNE 6, 2000. BASED ON DIAPHRAGM REPRESENTATION ON DATE SHEET.

Gilenda A. Arrieta, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 94001
526 N. 5TH ST. DONNA, TEXAS, 78537

SUBDIVIDER CERTIFICATION:
1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED BY THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LEFT MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOT OR SEPTIC TANK MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
1. - WE, JOSUE EFRAIN GONZALEZ, JOSUE GONZALEZ AND NORMA S. GONZALEZ SUBDIVIDERS OF JOSUE SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND 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 & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT, HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

LOT 1 OWNER: JOSUE GONZALEZ, ADDRESS: 1030 N. LA HOMA ROAD, MISSION, TEXAS, 78574.
LOT 1 OWNER: NORMA S. GONZALEZ, ADDRESS: 1030 N. LA HOMA ROAD, MISSION, TEXAS, 78574.

STATE OF TEXAS COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THE DAY PERSONALLY APPEARED JOSUE GONZALEZ, NORMA S. GONZALEZ AND JOSUE EFRAIN GONZALEZ, PROVIDED TO BE THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC, FOR THE STATE OF TEXAS

FINAL WATER AND SEWER ENGINEERING REPORT:
WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
JOSUE SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE SIMPLIFIED WATER SUPPLY (S.W.S.C.). THE SUBDIVISION AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 20 YEARS AND S.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY 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 WATERLINE RUNNING ALONG THE EAST RIGHT-OF-WAY OF N. LA HOMA ROAD.

WATER DISTRIBUTION FOR JOSUE SUBDIVISION CONSIST OF A PROPOSED 1 - 1/2" DIAMETER SINGLE WATER SERVICE FOR LOT 2 - S&D SERVICE TERMINATE AT THE WATER METER BOX. LOT 1 HAVE AN EXISTING METER AND THE METER BOX HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$457.00, WHICH COMPREHENDS THE COST FOR LOT 2, AS STATED IN THE 20-YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE PERMANENT LOT IN THE SUBDIVISION TO S.W.S.C. UPON REQUEST BY THE LOT OWNER, S.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY S.W.S.C. AND S&D DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:
LOTS 1 AND 2 HAVE AN EXISTING SEPTIC TANK SYSTEM IN SERVICE.

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE, CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND DIGITE SEWER FACILITIES, DISPOSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 457.00.

NO.	SHEET	REVISION	DATE APPROVED	APPROVED
1	1			

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JOSUE EFRAIN GONZALEZ	1030 N. LA HOMA RD	MISSION, TEXAS, 78574	(989) 334-9662
OWNER: GILLENDA A. ARRIETA	526 N. 5TH ST.	DONNA, TX, 78021	(956) 282-0000
SURVEYOR: ROBERT L. DUTRERREZ	3200 SAN DECO	MISSION, TEXAS, 78072	(956) 583-7479

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH:
PROYECTO DE AGUA, DESCRIPCION, COSTOS, Y FECHA DE OPERACION
LA SUBDIVISION DE JOSUE SUBDIVISION CONSISTE EN LA PROVISION DE AGUA DE SIMPLIFICADO WATER SUPPLY EL DISEÑO DE LA SUBDIVISION Y LA COMPANIA AGUA S.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS TERMINOS Y CONDICIONES DE LA PRESENTE DOCUMENTACION PARA TRANSFERIR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ADECUADA PARA SERVIR EL FINICO DESARROLLO DE LA SUBDIVISION.
EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DE JOSUE SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA EXISTENTE DE 8" DIAMETRO DE DIAMETRO QUE PASA POR EL LADO OESTE DEL TERRENO DE VA RIGHT-OF-WAY DE LA CARRETERA N. LA HOMA ROAD DEL CONDUCTO DE AGUA DE 1/2" DIAMETRO SE INSTALARA UN CONDUCTO DE 1/2" DIAMETRO PARA EL DISTRIBUCION DE AGUA A UN COSTO TOTAL DE \$ 457.00
EL DISEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A S.W.S.C. \$ 457.00 POR LA SUBDIVISION QUE CUBRE EL COSTO DEL MEDIDOR Y ELANCHO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DEL MEDIDOR Y LOS GASTOS DE CONEXION, CUANDO EL DISEÑO DEL LOTE SOLICITE EL MEDIDOR DE AGUA. LA COMPANIA DE S.W.S.C. LO INSTALARA SIN COSTO ALGUNO AL TIEMPO DE LA SUBDIVISION. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES DE IN LA TEXAS EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMINIO DE HIDALGO.

DRENAJE:
YA EXISTE UN SISTEMA SEPTICO EN EL LOTE 1 Y 2, ESTAR ACTUALMENTE FUNCIONANDO

CERTIFICATION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS NORMAS, SUBDIVISION RELES Y LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES, APROPIADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (160103) DE AGUA TEXAS.

AGUA EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO VENCOS DEL MEDIDOR MECANICO DE AGUA QUE COSTARÁ UN TOTAL DE \$ 457.00

Gilenda A. Arrieta, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 94001
526 N. 5TH ST. DONNA, TEXAS, 78021

COST ESTIMATE:

STREET PAVING	\$ 1,000.00
WATER SUPPLY SYSTEM	\$ 457.00
SEPTIC TANK SYSTEM	\$ 1,000.00
DRAINAGE	\$ 1,000.00

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS, 78537
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FAX: (956) 784-0218
E-MAIL: NAINENGINEERING@4100.COM

SHEET 2 OF 2

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