



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: 05-27-2014

PROPOSED CORONADO SUBDIVISION, PRECINCT No. 1.

ENGINEER: NAIN ENGINEERING DEVELOPER: AMADOR CORONADO

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY 1 *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: East of Victoria Road approximately 400 feet North of Cypress Dr.

SUBDIVISION LIES WITHIN THE:

ETJ of Donna and was approved administratively by said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 04-05-14 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be provided by on-site detention ponds as per proposed parking & building site plans.

ROAD R.O.W. DEDICATION: No additional right of way is required for La Victoria Rd by this plat

H.C.R.O.W. APPROVED DATE: 04-24-14 By, Roy Gonzalez PCT 1 R.O.W. AGENT

H.C.H.D APPROVAL DATE: 05-19-14 by: Elizardo "Chardo" Ramos, Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez

OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 10" LOCATION: Victoria Road

H.C.O.E.C. APPROVED DATE: 05-08-14 .: By Martin Ramirez, Director of Office of Environmental Compliance
Proposed project was reviewed before preliminary approval and it was determined that less than one acre of soil disturbance would take place during construction and it was not part of a larger common plan of development. Coverage under TPDES General Permit for Construction Activities (TXR150000) was not required. No Construction Activities.

PRELIMINARY APPROVAL FROM _____,
THE HIDALGO COUNTY ADVISORY BOARD ON:

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

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.

CORONADO SUBDIVISION

A 0.50 ACRE TRACT OF LAND BEING ALL OF LOT 2, VICTORIA GARDENS SUBDIVISION No. 2, ACCORDING TO THE MAP RECORDED IN VOLUME 41, PAGE 176, MAP RECORDS, HOHALCO COUNTY, TEXAS.

METES AND BOUNDS

A 0.50 ACRE TRACT OF LAND BEING ALL OF LOT 2, VICTORIA GARDENS SUBDIVISION No. 2, ACCORDING TO THE MAP RECORDED IN VOLUME 41, PAGE 176, MAP RECORDS, HOHALCO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEING ALL A 1/2" IRON ROD FOUND ON THE EAST R.O.W. LINE OF VICTORIA ROAD FOR THE NORTHWEST CORNER OF LOT 2 AND THE NORTHWEST CORNER OF THIS TRACT;
- THENCE S 89°53' E, ALONG THE NORTH LINE OF LOT 2, A DISTANCE OF 193.00 FEET TO A 7/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 2 AND THE NORTHEAST CORNER OF THIS TRACT;
- THENCE S 00°07' W, ALONG THE EAST LINE OF LOT 2, A DISTANCE OF 113.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 2 AND THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE N 89°53' W, ALONG THE SOUTH LINE OF LOT 2, A DISTANCE OF 193.00 FEET TO A 1/2" IRON ROD FOUND ON THE EAST R.O.W. LINE OF VICTORIA ROAD FOR THE SOUTHWEST CORNER OF LOT 2 AND THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE N 00°07' E, ALONG THE EAST R.O.W. LINE OF VICTORIA ROAD AND THE WEST LINE OF LOT 2, A DISTANCE OF 113.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A 0.50 OF AN ACRE OF LAND MORE OR LESS.

STATE OF TEXAS
COUNTY OF HOHALCO

OWNERS DECLARATION, CERTIFICATION, AND ATTESTATION
WE, ANADOR CORONADO AND LORENA CASTAÑO OWNERS OF THE 0.50 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "CORONADO SUBDIVISION" HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEEDS TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN.
WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTION IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

OWNER ANADOR CORONADO
ADDRESS: 2923 ISABEL DRIVE
DORNA, TEXAS, 78537

OWNER LORENA CASTAÑO
ADDRESS: 3105 ISABEL DRIVE
DORNA, TEXAS, 78537

STATE OF TEXAS
COUNTY OF HOHALCO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ANADOR CORONADO AND LORENA CASTAÑO WHOSE NAMES ARE SET FORTH IN THE FOREGOING INSTRUMENT, WHO BEING BY ME DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014

NOTARY PUBLIC, FOR THE STATE OF TEXAS

THIS PLAT APPROVED BY THE DONNA BRIDGEMAN DISTRICT No. 1
ON THIS _____ DAY OF _____, 2014

ATTEST: _____
PRESIDENT SECRETARY

HOHALCO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE § 48.211. THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HOHALCO COUNTY DRAINAGE DISTRICT NO. 1
BY: _____

CITY COUNCIL'S CERTIFICATION
THE PLAT OF CORONADO SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED IN THE CITY COUNCIL, OF THE CITY OF DORNA, TEXAS, AND IS HEREBY APPROVED.

DATE THIS _____ DAY OF _____, 2014

ATTESTED: _____ MAYOR BY: _____ CITY SECRETARY

PLANNING AND ZONING COMMISSION'S CERTIFICATION
THE PLAT OF CORONADO SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DORNA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATE THIS _____ DAY OF _____, 2014

ATTESTED: _____ PLANNING BOARD CHAIR PERSON BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF HOHALCO

I, HOMERO LUIS COUTERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SURVEYORSHIP AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

HOMERO LUIS COUTERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791
2850 SAN DIEGO
MISSION, TEXAS 78472

STATE OF TEXAS
COUNTY OF HOHALCO

I, THE UNDERSIGNED, GULENORA A. MARATA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Gulenora A. Marata
LICENSED PROFESSIONAL ENGINEER No. 24001
526 N 5TH ST.
DORNA, TEXAS, 78537

SHEET 1 OF 2

INDEX TO SHEET OF CORONADO SUBDIVISION	
SHEET 1	HEADINGS, INDEX, LOCATION MAP AND E.T.J. PERTINENT CONTACTS
SHEET 2	DETAILED DESCRIPTION OF THE PROPERTY, INCLUDING THE PROPERTY LINES, PLAT AND INSTRUMENT NUMBERS, AND CERTIFICATION AND ATTESTATION
SHEET 3	CERTIFICATE OF THE CITY OF DORNA, TEXAS, AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF DORNA, TEXAS, AND THE HOHALCO COUNTY DRAINAGE DISTRICT NO. 1
SHEET 4	DETAILED DESCRIPTION OF THE PROPERTY, INCLUDING THE PROPERTY LINES, PLAT AND INSTRUMENT NUMBERS, AND CERTIFICATION AND ATTESTATION
SHEET 5	DETAILED DESCRIPTION OF THE PROPERTY, INCLUDING THE PROPERTY LINES, PLAT AND INSTRUMENT NUMBERS, AND CERTIFICATION AND ATTESTATION

COUNTY OF HOHALCO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CORONADO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HOHALCO COUNTY HEALTH DEPARTMENT ON _____ DATE _____
HOHALCO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER

HOHALCO COUNTY CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.008(1)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE CORONADO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HOHALCO COUNTY COMMISSIONERS COURT ON _____ DATE _____

HOHALCO COUNTY JUDGE DATE _____

ATTEST: _____ HOHALCO COUNTY CLERK DATE _____

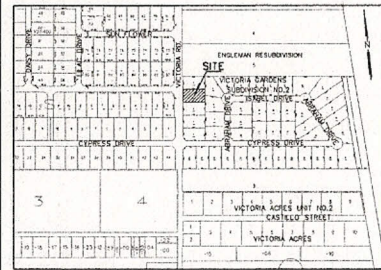
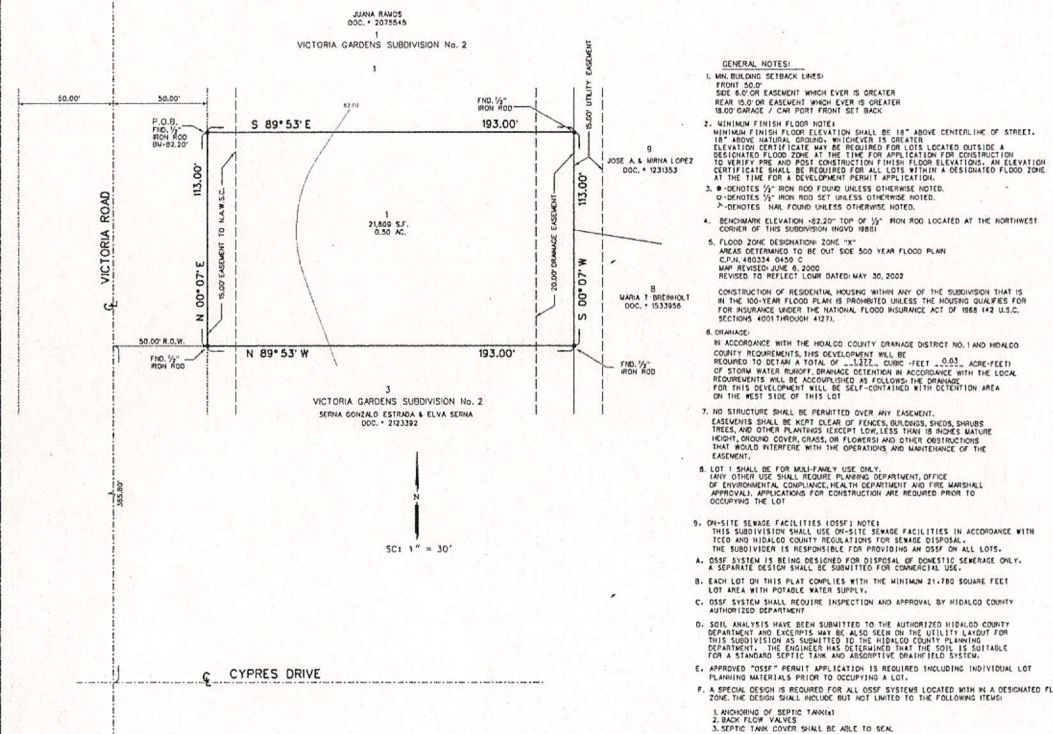


FILED FOR RECORD IN
HOHALCO COUNTY
ARTURO GUJARDO, JR.
HOHALCO COUNTY CLERK

ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HOHALCO COUNTY, TEXAS
BY: _____ DEPUTY

DATE OF PREPARATION: APRIL 2, 2014

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N 5TH STREET
DORNA, TEXAS 78537
FAX NO. F-0500 PH (858) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM



LOCATION MAP WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY
CORONADO SUBDIVISION IS LOCATED WITHIN HOHALCO COUNTY PRECINCT NO. 1 IN THE CENTRAL, EAST OF HOHALCO COUNTY ON THE EAST SIDE OF VICTORIA ROAD, 395.80 FEET NORTH OF CYPRESS DRIVE. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DORNA ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DORNA (POPULATION 16,848 / 2008 CENSUS). CORONADO SUBDIVISION LIES APPROXIMATELY 1/4 MILES FROM THE CITY LIMITS OF DORNA AND LIES WITHIN THE CITY'S 3 MILE EXTRAJURISDICTIONAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 42.021

NO.	SHEET	REVISION NOTES	DATE	APPROVED

PRINCIPAL CONTACTS				
NAME	ADDRESS	CITY & ZIP	PHONE	
OWNER: ANADOR CORONADO	2923 ISABEL DRIVE, DORNA, TEXAS 78537		858-853-4589	
ENGINEER: GULENORA A. MARATA, P.E.	526 N 5TH ST., DORNA, TEXAS 78537		858-784-0218	
SURVEYOR: HOMERO L. COUTERREZ	2850 SAN DIEGO MISSION, TEXAS 78472		951-881-5413	

