



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: 07-22-2014

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. FINAL APPROVAL DATE: 05-08-14 By, Roy Gonzalez PCT 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 06-02-14 by: Elizardo "Chardo" Ramos, Environmental Health Division Manager

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez

SEWER SYSTEM: OSSF HAVE BEEN ESCROWED WITH THE COUNTY.

THERE IS ONE (1) EXISTING SEPTIC TANK SYSTEM INSTALLED.

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

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: MAY 27, 2014

REQUEST FOR FINAL APPROVAL WITH: Cash Deposit: Amount: \$ 1,500.00 For: OSSF(S) 1 PAVING DRAINAGE STREET SIGNS

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.

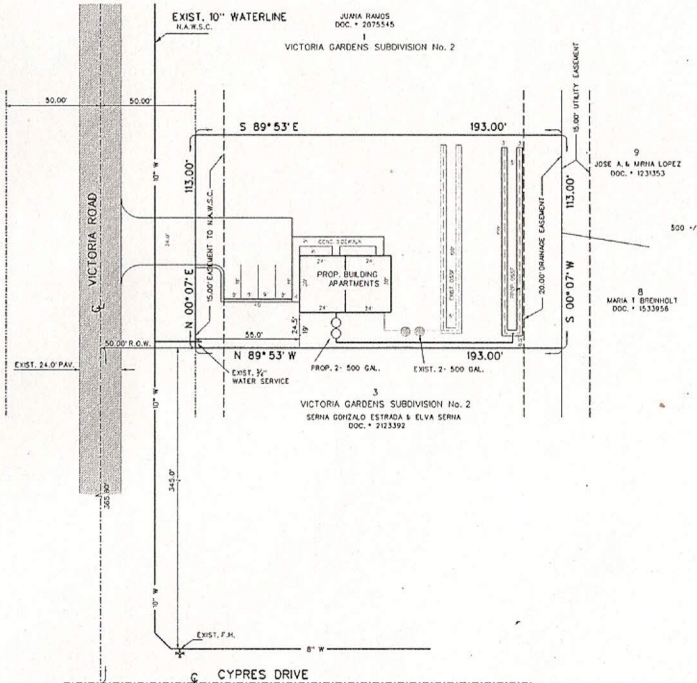
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

CORONADO SUBDIVISION MAP OF WATER DISTRIBUTION SYSTEM MAPA DE DISTRIBUCION DE AGUA

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, HIDALGO COUNTY, TEXAS.

SCALE: 1" = 30'



SUBDIVIDER CERTIFICATION:

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAN, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT LOT WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOT MEET SUCH STANDARDS AND IS 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 AMADOR CORONADO AND LORENA CASTAÑO SUBDIVIDERS OF CORONADO SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN FILED AND 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.

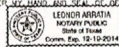
Amador Coronado
OWNER CORONADO
ADDRESS: 3105 LABEL DRIVE
DOWNA, TEXAS, 76537

Lorena Castano
OWNER LORENA CASTAÑO
ADDRESS: 3105 LABEL DRIVE
DOWNA, TEXAS, 76537

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED AMADOR CORONADO AND LORENA CASTAÑO WHOSE NAMES ARE SET FORTH IN THESE DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. WE HAVE EXAMINED THE INSTRUMENT AND THEIR 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 26th DAY OF June, 2014



Leonor Arrieta
NOTARY PUBLIC, FOR THE STATE OF TEXAS

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY DESCRIPTION, COSTS AND OPERABILITY DATE:
N.A.W.S.C. HAS AN EXISTING 10" DIAMETER WATERLINE ALONG THE EAST/OUT-OF-WAY OF VICTORIA ROAD. WATER DISTRIBUTION FOR CORONADO SUBDIVISION CONSIST OF AN EXISTING 12" DIAMETER WATER SERVICE TRENCH FACILITIES, DESCRIPTION, COSTS, AND OPERABILITY DATES:

SEWER FROM CORONADO SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWER FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THIS LOT. THE SITE EVALUATOR HAS BEEN ADVISED THAT THE SITE IS SUITABLE FOR OSSF. THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD. EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE, THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA, AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE AT OPPOSITE ENDS OF THE SOIL IN A TEXTURE CLASS HEAVY SAND-BLODDY. EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS, THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS, THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL THE SEPTIC SYSTEMS ON THIS LOT IS \$ 1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OF THE DATE OF APPLICATION FOR FINAL PLAN APPROVAL, WITH THE FILING OF THIS PLAN. THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A ROADSIDE CHECK OR PERSONAL CHECK/ENDORSEMENT A "CASH ON HAND" TO BE HELD BY THE COUNTY OF HIDALGO IN EXCESS OF \$ 1,500.00 WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT. AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LOT AND WATER CLEARANCE. THERE IS AN EXISTING SEPTIC TANK SYSTEM IN THIS SUBDIVISION.

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 OTHER SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

SEWER FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ 1,500.00 FOR THIS SUBDIVISION.

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH

PROVISION DE AGUA DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION DE CORONADO SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY. EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DE CORONADO SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA EXISTENTE DE 10 PULGADAS DE DIAMETRO, QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA VICTORIA ROAD YA EXISTE UN SERVIDO DE 2000 PULGADAS PARA ESTA SUBDIVISION.

DIAGRAMA, DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DISEÑO PARA LA SUBDIVISION.

SE INSTALARAN TRES SISTEMAS SEPTICOS EN ESTE LOTE. ESTOS SISTEMAS SEPTICOS CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL, Y DE UN CAMPO DE DRENAJE PARA EL SOLAR JOSE A. GONZALEZ RES. 70298. HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS (OSSF) EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE. CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HECHON DOS EXCAVACIONES DE EVALUACION EN LOS LUGARES OPUESTOS EN LA SUBDIVISION EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SUFICIENTEMENTE UNIFORME EL TERRENO ES UNIFORME (TIENEN AROLLOSO Y SUELO FRANCO) Y SE EXTENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES. PROPIETARIAS NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ABNJA DE LO MAS BAJO DE LAS EXCAVACIONES PROPIETARIAS EL AGUA EN ESTA AREA FLUYE BIEN.

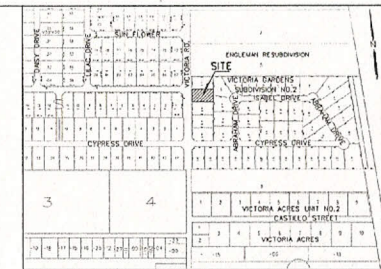
EL COSTO TOTAL PARA LA INSTALACION DE LOS SISTEMAS INDIVIDUALES DE FOSAS SEPTICAS PARA EL SOLAR SON \$ 1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA EN ESTOS MOMENTOS NINGUNA FOSAS SEPTICAS HA SIDO INSTALADA EN EL PROCESO DE LA APROVACION FINAL.

EN CUALQUIER MOMENTO DESPUES QUE EL TERRENO SEA VENDIDO EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES APROBANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUCCION PARA UN SISTEMA SEPTICO. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA NOTIFICACION DE LOTE Y AGUA. YA EXISTE UN SISTEMA SEPTICO EN ESTA SUBDIVISION.

CERTIFICATION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS CORONADO) A LAS SUBDIVISIONES, ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

DONDE SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN \$ 1,500.00 PARA LA SUBDIVISION.



LOCATION MAP SCALE: 1" = 1000'

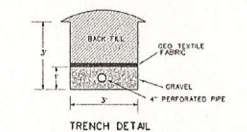
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTION JURISDICTION OF A MUNICIPALITY:
CORONADO SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE CENTRAL EAST OF HIDALGO COUNTY ON THE EAST SIDE OF VICTORIA ROAD, 365.80 FEET NORTH OF NEARBY CYPRESS DRIVE. THE NEARBY MUNICIPALITY IS THE CITY OF DOWNA ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DOWNA (FORMERLY TEXAS 7208) SHOWING CORONADO SUBDIVISION LIES APPROXIMATELY 1/4 MILES FROM THE CITY LIMITS OF DOWNA AND LIES WITHIN THE CITY'S 5 MILE EXTRAJURISDICTION JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

SEPTIC TANK CAPACITY

APARTMENTS: 2 BEDROOMS EACH - 350 GALLONS / DAY
V - 700 GALLONS - PROP. 2: 200 GALLONS

SOIL ABSORPTION AREA

AREA: 0 / 0 Ft
Ave: 225 / 0.30 - 900 SF.
L: 900 / 3/2
L: 180 LF
PROPOSED 200 LF



COST ESTIMATE:	
STREET PAVING:	\$ 0.00
WATER SUPPLY SYSTEM:	\$ 1,500.00
SEPTIC TANK SYSTEM:	\$ 1,500.00
DRAINAGE:	\$ 0.00

Leonor Arrieta
LEONOR A. ARRIETA
REGISTERED PROFESSIONAL ENGINEER, NO. 94001
528 N. 5TH STREET
DOWNA, TEXAS 76537



NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:
NAME: AMADOR CORONADO
ADDRESS: 3105 LABEL DRIVE, DOWNA, TEXAS 76537
PHONE: (956) 850-4882
OWNER: AMADOR CORONADO
ENGINEER: GULLIANO A. ARRIETA, P.E.
SUPPORT: HOWARD L. OUTERBRITZ
ADDRESS: 216 N. RTH ST., DOWNA, TX 76537
PHONE: (956) 782-0282
ADDRESS: 2000 3RD STREET, DOWNA, TEXAS 76537
PHONE: (956) 581-2171

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
528 N. 5TH STREET
DOWNA, TEXAS 76537
FIRM NO. F-9050
PH. (956) 784-0218
E-MAIL: NAIN@NAINENGINEERINGANDCO.COM

SHEET 2 OF 3

INDEX TO SHEET OF CORONADO SUBDIVISION	
	READING INDEX LOCATION MAP AND ETJ/PRINCIPAL CONTACTS
	PLAN WITH LOTS, STREETS, AND EXCAVATION OCCUPATIONS, LEGAL DESCRIPTION, LIMITS, RESURVEYING, SURVEY DATA, AND THE LUMP SUM CERTIFICATION, PLAN, TITLE, AND
SHEET 1	CERTIFICATION, COUNTY CLERK'S CERTIFICATION, AND ATTESTATION COUNTY APPROVAL OF PLAN APPROVAL, CERTIFICATION OF LOTS, AND ATTESTATION COUNTY APPROVAL OF CITY OF A MUNICIPALITY AND SIGNATURE THE PRECINCT THE PROJECT IS SITUATED IN
	W.C.D.C. CERTIFICATION DOWNA PRECINCT NO. 1 CERTIFICATE OF APPROVAL/REVISION NOTES, ETC.
SHEET 2	WATER DISTRIBUTION AND SEWER SERVICE FACILITIES, ENGINEERING REPORT (LEG. ISR AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER, AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), TYPICAL WATER SERVICE CONNECTION, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION/REVISION NOTES, CONSTRUCTION DETAILS

