



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> 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 LA ESPERANZA SUBDIVISION, PRECINCT No. 1.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: TAEK & NANCY KIM

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 146  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: South side of Mile 12 North Rd approximately 1 mile East of Val Verde Rd.  
SUBDIVISION LIES WITHIN THE:  ETJ of Donna and was approved administratively by said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 04-29-14 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: Storm drainage pipe system. Detention will be accomplished by the widening of existing drain ditch along the west property line.

ROAD R.O.W. DEDICATION: 30 feet on Mile 12 North Road

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 06-06-14 : By, Roy Gonzalez PCT 1 R.O.W. AGENT

H.C.H.D APPROVAL DATE: 05-22-14 by: Elizardo "Chardo" Ramos, Environmental Health Division Manager

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

SANITARY SEWER BY: NAWSC LINE SIZE: 12" LOCATION: South Mile 12 North Rd.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 12" LOCATION: South Mile 12 North Rd

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 06-27-14 : By Martin Ramirez, Director of Office of Environmental Compliance

**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.*

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

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. \_\_\_\_\_

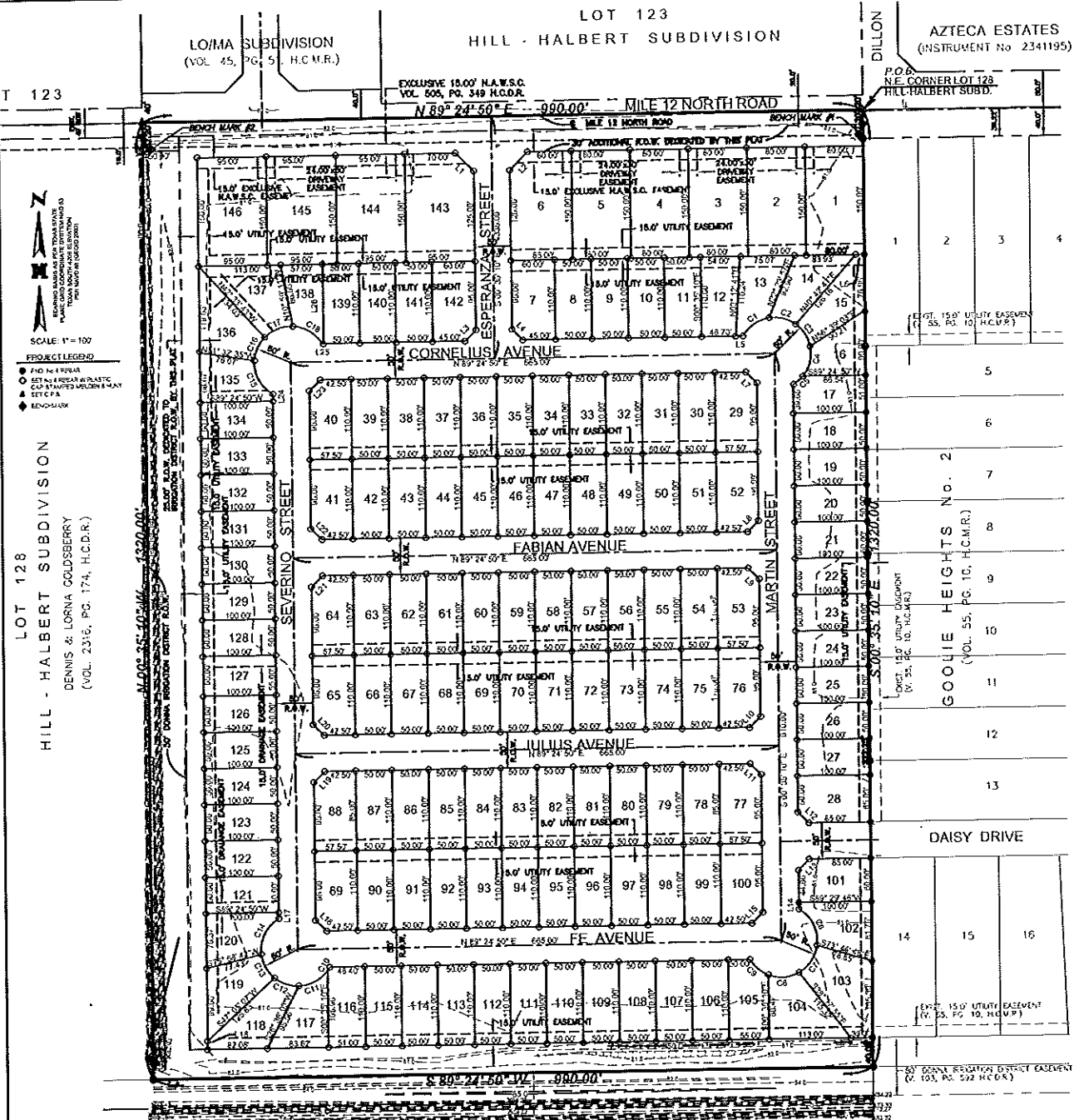
Amount: \$ \_\_\_\_\_ For:  OSSF(S) \_\_\_\_\_  PAVING  DRAINAGE  STREET SIGNS

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

**Final Approval** subject to recommendations other departments

**Final Approval** with financial guarantee.

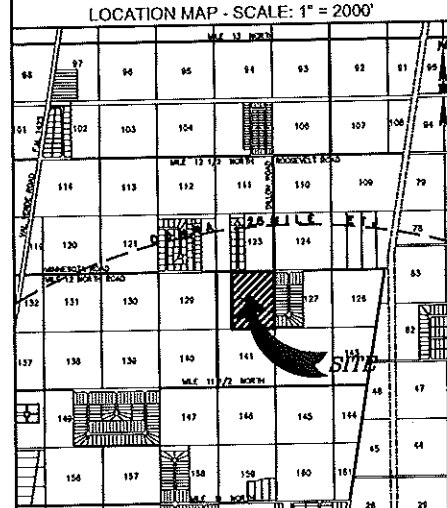
*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*



**LOT 123**  
 HILL - HALBERT SUBDIVISION  
 DAVIS & LORNA COLDSBERY  
 (VOL. 2316, PG. 174, H.C.D.R.)

**LOT 141**  
 HILL - HALBERT SUBDIVISION  
 DOMINGO & NICOLASA LOSOYA  
 (VOL. 1410, PG. 679, H.C.D.R.)

**LOT 142**  
 HILL - HALBERT SUBDIVISION  
 ALFREDO & BELINDA PACHECO  
 (INSTRUMENT NO. 2057314, H.C.D.R.)



**INDEX TO SHEET OF LA ESPERANZA**

SHEET 1: HEADINGS, INDEX, LOCATION MAP AND KEY PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION, METES AND BOUNDS, SURVEYORS CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DEDICATION, CERTIFICATION, ATTESTATION, ENGINEERING CERTIFICATION, CITY, COUNTY, CERTIFICATION, PLANNING & ZONING CERTIFICATION, APPROVAL, CERTIFICATE, COUNTY JUDGE CERTIFICATION, COUNTY ENGINEERS CERTIFICATION, IRRIGATION DISTRICT, H.C.D.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, NORTH ALAMO WATER SUPPLY CERTIFICATION.

SHEET 2: ENGINEERS REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER, AND ENGINEERS CERTIFICATION (DESIGN AND EXISTENT VERSIONS) DETAILS.

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE WIDENING, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.

**MELDEN & HUNT INC.**  
 CONSULTANTS - ENGINEERS - SURVEYORS  
 1110 W. MCINTYRE  
 EDINBURG, TX 78541  
 PH: (409) 447-8888  
 FAX: (409) 447-8888  
 ESTABLISHED 1947

**PRINCIPAL CONTACTS**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: TAEK KIM & NANCY VARGAS KIM	P.O. BOX 2467	McALLEN, TX 78502	(956) 781-1911	NONE
ENGINEER: FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0281	(956) 381-1839
SURVEYOR: FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0281	(956) 381-1839

# Map of LA ESPERANZA

BEING A RESUBDIVISION OF THE EAST 30.000 ACRES  
 OUT OF LOT 128, HILL-HALBERT SUBDIVISION  
 REC. IN VOL. 1, PAGE 35, H.C.M.R.,  
 HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS DESCRIPTION**

A TRACT OF LAND CONTAINING 30.000 ACRES, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, OUT OF LOT 128, HILL-HALBERT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, HIDALGO COUNTY MAP RECORDS, 1949, 30.000 ACRES, ALSO BEING KNOWN PARTICULARLY AS DESCRIBED AS FOLLOWS:

BEING AT A COTTON PICKER SPINDLE SET ON THE NORTHEAST CORNER OF SAID LOT 128 FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE, S 02° 30' 15" E ALONG THE EAST LINE OF SAID LOT 128 AT A DISTANCE OF 23.000 FEET TO A 4 FEET BOUND FOUND ON THE EXISTING SOUTH-POINT-OF-WAY LINE OF MILE 12 NORTH ROAD, AT A DISTANCE OF 43.000 FEET FROM THE EXISTING SOUTH-POINT-OF-WAY LINE OF SAID MILE 12 NORTH ROAD AND CONTAINING A TOTAL DISTANCE OF 132.000 FEET TO A 4 FEET BOUND FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 128 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, S 82° 57' 15" W ALONG THE SOUTH LINE OF SAID LOT 128, A DISTANCE OF 990.000 FEET TO A 4 FEET BOUND FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 02° 30' 15" E AT A DISTANCE OF 132.000 FEET TO A 4 FEET BOUND SET FOR THE FUTURE SOUTH-POINT-OF-WAY LINE OF SAID MILE 12 NORTH ROAD, AT A DISTANCE OF 43.000 FEET FROM THE EXISTING SOUTH-POINT-OF-WAY LINE OF SAID MILE 12 NORTH ROAD AND CONTAINING A TOTAL DISTANCE OF 132.000 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE, N 82° 57' 15" E ALONG THE NORTH LINE OF SAID LOT 128 AND WITHIN THE RIGHT-OF-WAY OF MILE 12 NORTH ROAD A DISTANCE OF 990.000 FEET TO THE POINT OF BEGINNING, AND CONTAINING 30.000 ACRES OF LAND, MORE OR LESS.

- GENERAL PLAT NOTES & RESTRICTIONS**
- HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES**
- FLOOD ZONE STATEMENTS ZONE "X" (UNSHADED) AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NO. 46334 DATES 0 EFFECTIVE DATE NOVEMBER 14, 2013. THE AREAS WITHIN THE DRAINAGE EASEMENT AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE FLOOD ZONE. THE DRAINAGE EASEMENT AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE FLOOD ZONE. THE DRAINAGE EASEMENT AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE FLOOD ZONE. THE DRAINAGE EASEMENT AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE FLOOD ZONE.
  - 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 (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE HEALTH AND SAFETY (H&S) APPROVAL). APPLICATION FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
  - NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 4-143, LOTS 1-4 AND 144-148 COMMERCIAL OR RESIDENTIAL IS ALLOWED.
  - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 1' ABOVE THE CENTER LINE OF STREET OR 1' ABOVE NATURAL GRADE, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DEMAND FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY THE AND POINT TO POINT FINISHED FLOOR ELEVATION. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DEMAND FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
  - THE FOLLOWING DIMENSIONS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
 - 1-1/2" ELEV. 81.4' 1/4" MONUMENT SET IN CONCRETE 37 FEET SOUTH OF THE CENTERLINE OF MILE 12 NORTH ROAD AND 3 FEET WEST OF THE EAST BOUNDARY OF THIS TRACT, IN 1900787916 IS 11709483.  
 - 1-1/2" ELEV. 81.7' 1/4" MONUMENT SET IN CONCRETE 37 FEET SOUTH OF THE CENTERLINE OF MILE 12 NORTH ROAD AND 12 FEET EAST OF THE WEST BOUNDARY OF THIS TRACT, IN 1900787916 IS 11709483.
  - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 1500 CUBIC FEET (1500 GALLONS) OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS (SEE SHEET NO. 3 FOR STORM WATER APPROPRIATIONS):  
 - DETAIN AND ACCUMULATE MORE THAN THE DETAINED VOLUME WITHIN ABOVE IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE ABOVE THAT THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
  - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENTS WILL BE KEPT CLEAR OF BUILDINGS, SHEDS, BARRIERS, TREES, AND OTHER PLANTINGS (EXCEPT LAWYER LIME PLANTING IN THE NATURAL HEDGELINE, GROUND COVER, GRASS, OR PLANTINGS) THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  - EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEPTIC TANKS, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
  - ALL PUBLIC UTILITIES EASEMENTS SHOWN BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 FEET AS PER THE HIDALGO COUNTY MODEL EASEMENT RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
  - AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEAREANCES SHALL BE REQUIRED UNDER THE SITE PLAN, DRAINAGE PLAN AND OFF-STREET PLAN AND APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
  - THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
  - TAEK KIM & NANCY VARGAS KIM, THE OWNER & SUBDIVIDER OF LA ESPERANZA, RETURN A BLANK EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED C&M ON THE LOT AS DESCRIBED ON SHEET NO.3 OF THIS PLAT.
  - THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
  - CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR WATER METERS. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE EXISTY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS).
  - THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRAINWAY CULVERT REINFORCED CONCRETE PIPE OF NOT LESS THAN 18 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
  - THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCUMULATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
  - THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
  - NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM (MILE 12 NORTH ROAD) ON TO LOTS 1 THROUGH 8 AND 144 THROUGH 148. A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 & 2, 2 & 3, 3 & 4, 144 AND 145, 146 AND 147 TO PROVIDE ACCESS AND EGRESS FROM (MILE 12 NORTH ROAD).

**Curve Table**

Curve #	Delta	Length	Radius	Chord Direction	Chord Length	Tangent
C1	051° 42' 29"	45.12	50.00	S55° 18' 04"W	43.61	24.23
C2	044° 15' 45"	39.00	50.00	N76° 29' 45"W	38.08	20.59
C3	042° 59' 38"	37.43	50.00	N32° 47' 06"W	36.58	19.64
C4	057° 21' 04"	43.51	50.00	N13° 57' 15"E	42.54	23.50
C5	029° 17' 03"	17.72	50.00	S49° 18' 19"E	17.61	8.94
C6	007° 56' 07"	59.28	50.00	N26° 37' 07"W	55.87	33.63
C7	053° 09' 55"	46.49	50.00	N33° 59' 54"E	44.73	25.02
C8	050° 22' 13"	43.59	50.00	S55° 41' 53"E	42.55	23.51
C9	035° 31' 43"	33.62	50.00	S49° 51' 03"E	32.59	17.43
C10	059° 30' 34"	48.81	50.00	N32° 10' 07"E	44.81	24.41
C11	053° 35' 27"	45.81	50.00	N31° 44' 37"E	43.12	23.28
C12	042° 39' 22"	35.44	50.00	S71° 07' 58"E	34.70	19.50
C13	041° 59' 29"	34.20	50.00	S28° 54' 33"E	37.33	20.12
C14	066° 24' 04"	57.59	50.00	S26° 12' 45"W	54.76	32.72
C15	064° 07' 51"	55.87	50.00	S28° 34' 24"E	53.01	31.26
C16	040° 58' 29"	35.78	50.00	S23° 55' 56"W	35.07	19.68
C17	049° 07' 42"	42.99	50.00	S68° 59' 40"W	41.62	22.87
C18	055° 57' 20"	49.77	50.00	N36° 30' 20"W	48.62	26.50

**Lot Area Table**

Lot #	SO. FT.	Area
1	1200.00	0.215
2	1143.50	0.285
3	648.50	0.143
4	657.21	0.131
5	629.17	0.117
6	607.56	0.107
7	653.09	0.116
8	657.22	0.131
9	635.31	0.117
10	659.30	0.134
11	659.30	0.134
12	659.30	0.134
13	659.30	0.134
14	659.30	0.134
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**Lot Line Table**

Line #	Length	Direction	Line #	Length	Direction
L1	35.30	N45° 35' 10"W	L11	8.90	S00° 35' 10"E
L2	35.30	N41° 24' 52"E	L12	21.21	N41° 24' 52"E
L3	21.21	S41° 24' 52"W	L13	21.21	S41° 24' 52"W
L4	21.21	N45° 35' 10"W	L14	8.90	S00° 35' 10"E
L5	10.07	N59° 24' 52"E	L15	11.83	S00° 35' 10"E
L6	12.07	N59° 24' 52"E	L16	21.21	N41° 24' 52"E
L7	21.21	N45° 35' 10"W	L17	21.21	N45° 35' 10"W
L8	21.21	N41° 24' 52"E	L18	21.21	N41° 24' 52"E
L9	21.21	S45° 35' 10"W	L19	21.21	N45° 35' 10"W
L10	21.21	S41° 24' 52"W	L20	21.21	N45° 35' 10"W
L11	21.21	N45° 35' 10"W	L21	21.21	N41° 24' 52"E
L12	21.21	S45° 35' 10"W	L22	21.21	N45° 35' 10"W
L13	21.21	S41° 24' 52"W	L23	21.21	S41° 24' 52"W
L14	21.21	N45° 35' 10"W	L24	9.90	S00° 35' 10"E
L15	21.21	N45° 35' 10"W	L25	17.72	N39° 24' 52"E
L16	110.07	N00° 35' 10"W	L26	110.07	N00° 35' 10"W

**CITY OF DONNA**  
 CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE § 81A.009(C) AND § 81A.110(D)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA ESPERANZA WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA ON \_\_\_\_\_



