



# HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 03-03-2015

PROPOSED PEREZ ACRES SUBDIVISION, PRECINCT No. 1.

ENGINEER FIRM: SALINAS ENGINEERING & ASSOC. DEVELOPER: JUAN A. PEREZ

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

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

LOCATION DESCRIPTION: 322 ft East of Val Verde Rd, South side of Roosevelt Rd (Mile 12 ½ North)  
SUBDIVISION LIES WITHIN THE:  ETJ of Donna and was approved by the P & Z and City Commission of said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-20-14 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

Lots will be graded to have a positive flow in direction to Roosevelt roadside ditch.

DRAINAGE DESIGN:

ROAD R.O.W. DEDICATION: No dedication required

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 01-22-15 By, Roy Gonzalez PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 01-20-15 By, Elizardo Ramos, Environmental Health Division Manager

SEWER SYSTEM:  EXISTING OSSF ON EACH LOT

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: North side of Roosevelt Rd.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 01-19-15 ; 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 COMMISSIONERS COURT ON:

STAFF RECOMMENDS:

Staff Recommending No Action

Preliminary Approval subject comments and future recommendations by planning and other Departments and the approval of the City of Donna.

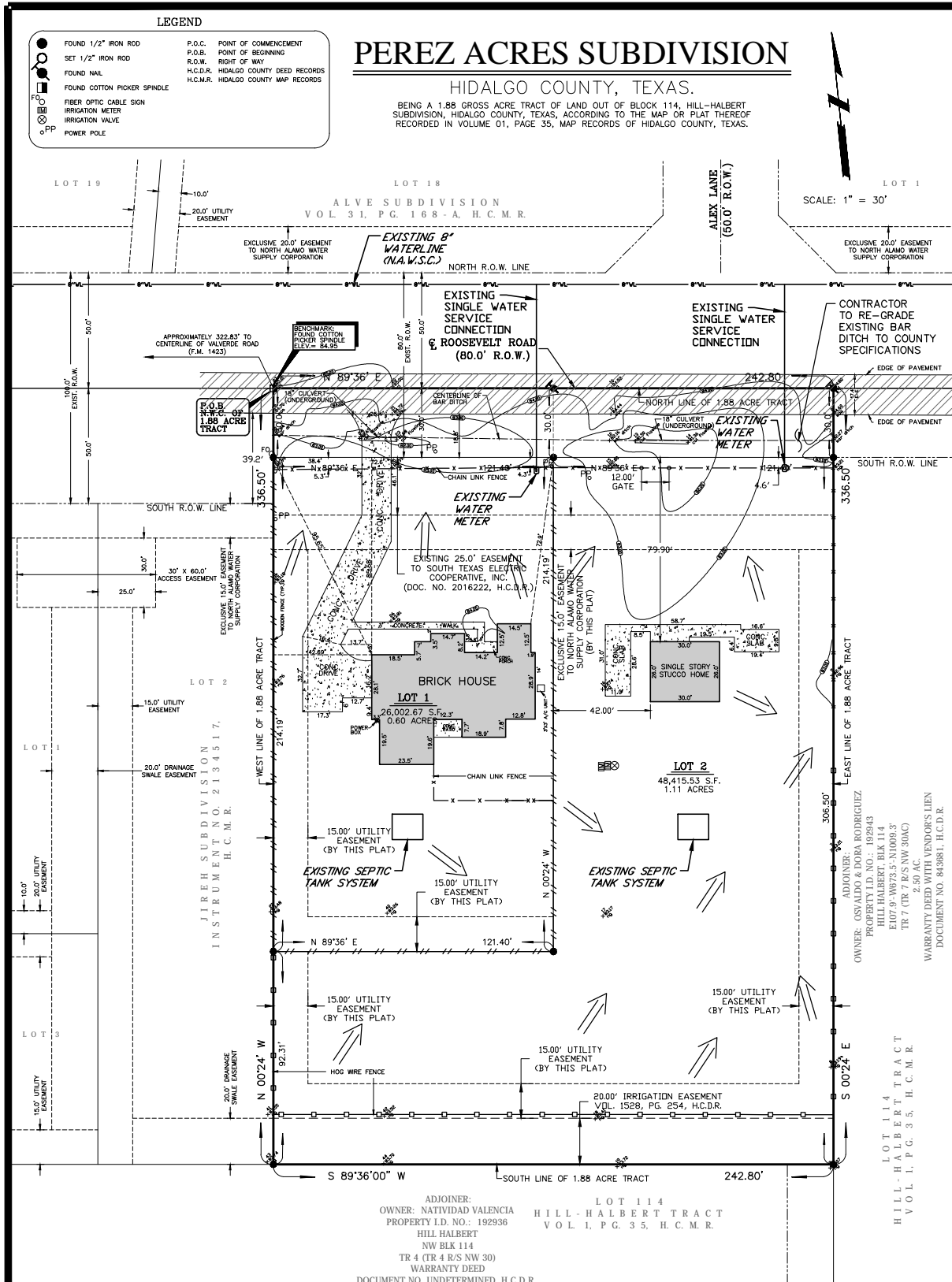
Final Approval subject to recommendations other departments

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.*

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# PEREZ ACRES SUBDIVISION

HIDALGO COUNTY, TEXAS.  
BEING A 1.88 GROSS ACRE TRACT OF LAND OUT OF BLOCK 114, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 35, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

- LEGEND**
- FOUND 1/2" IRON ROD
  - SET 1/2" IRON ROD
  - FOUND NAIL
  - FOUND COTTON PICKER SPINDLE
  - FIBER OPTIC CABLE SIGN
  - IRRIGATION METER
  - IRRIGATION VALVE
  - POWER POLE
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - R.O.W. RIGHT OF WAY
  - N.C.D.R. HIDALGO COUNTY DEED RECORDS
  - H.C.M.R. HIDALGO COUNTY MAP RECORDS

## FINAL ENGINEERING REPORT FOR PEREZ ACRES SUBDIVISION:

BY DAVID O. SALINAS, P.E.  
PEREZ ACRES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.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 THE SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING EAST AND WEST ON THE NORTH SIDE OF ROOSEVELT ROAD. THERE IS AN EXISTING SINGLE WATER SERVICE CONNECTION FROM THE EXISTING 8" DIAMETER WATERLINE WHICH RUNS TO AN EXISTING WATER METER ON EACH PROPOSED LOT OF PEREZ ACRES SUBDIVISION. THEREFORE, THERE ARE NO PROPOSED WATER IMPROVEMENTS.

THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$100,000.00 WHICH COVERS THE \$100,000.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METERS, ROSES ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. THE SUBDIVIDER HAS NOT INSTALLED ANY FIRE HYDRANTS.

UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES: Description, Costs, and Operability Date**  
SEWAGE FROM PEREZ ACRES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE EXISTING SEPTIC TANKS ON EACH PROPOSED LOT AND SUBMITTED A REPORT CONCLUDING THAT THE SEPTIC TANKS ARE IN GOOD CONDITION AND ARE SUITABLE FOR CONTINUED USE. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT.  
THEREFORE, THERE ARE NO PROPOSED SANITARY SEWER IMPROVEMENTS.

**CERTIFICATION:**  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.345, WATER CODE, TITLE 16, PART 3, CHAPTER 16.345, CIVIL STATUTES, TEXAS. I CERTIFY THAT THE COSTS TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:  
WATER FACILITIES—THESE FACILITIES ARE FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS. THE SUBDIVIDER HAS PAID A TOTAL OF \$100,000.00 TO N.A.W.S.C. TO COVER THE COSTS OF METER INSTALLATION.  
SEWAGE FACILITIES—SEPTIC SYSTEMS HAVE BEEN INSTALLED FOR THE ENTIRE SUBDIVISION.

**NO PROPOSED ADDITIONAL ROADWAY IMPROVEMENTS** ARE BEING PROPOSED FOR ROOSEVELT DRIVE ALTHOUGH 20.0 FEET OF ADDITIONAL RIGHT-OF-WAY TO THE SOUTH SIDE OF VALVERDE DRIVE ARE BEING DEDICATED BY THE PLAT.  
November 18, 2014

**CERTIFICATION**  
By my signature below, I certify that this subdivision lies in a Flood Zone "C" - Areas of minimal flooding (no shading). (Community-Panel No. 480334 0425 C - Map revised November 16, 1982)

DAVID O. SALINAS, P.E. 71973 DATE

## REPORTE FINAL DE INGENIERIA PARA PEREZ ACRES SUBDIVISION:

BY DAVID O. SALINAS, P.E.  
LA SUBDIVISION PEREZ ACRES SUBDIVISION SERA PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA NORTH ALAMO (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA N.A.W.S.C. HAN FIRMADO UN CONTRATO, EN EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. LA COMPANIA DE AGUA N.A.W.S.C. TIENE QUE PRESENTAR DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE CORRE ESTE Y OESTE EN EL LADO NORTE DE LA CALLE ROOSEVELT ROAD. HAY UN SERVICIO SENCILLO EXISTENTE QUE SALE DE LA LINEA DE AGUA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE CORRE Hacia EL MEDIDOR MECANICO EXISTENTE EN CADA LOTE PROPUESTO DE LA SUBDIVISION PEREZ ACRES SUBDIVISION.  
ENTONCES, NO HAY MEJoras DE AGUA PROPUESTAS.  
EL DUEÑO TAMBIEN LE HA PAGADO A N.A.W.S.C. LA CANTIDAD DE US\$100,000.00 QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, O US\$100,000.00 POR LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR DE AGUA Y LOS GASTOS DE CONEXION. EL DUEÑO DE LA SUBDIVISION TAMBIEN NO HA INSTALADO BOCAS DE REGO (FIRE HYDRANT).  
CUANDO EL DUEÑO DEL LOTE SOLICITE UN MEDIDOR, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN COSTO ALGUNO AL DUEÑO. SE HAN APROBADO LAS INSTALACIONES DE AGUA EXTERNAS Y ACEPTADO POR N.A.W.S.C. Y EL SISTEMA DE DISTRIBUCION DICHO ES OPERABLE DESDE LA FECHA DE LA REGISTRACION DEL PLAT.

**DRENAJE: Descripción, Gastos y Fecha de Inicio para facilitar el drenaje para la subdivisión**  
SE INSTALO UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO, AUTOR DE ESTE DOCUMENTO, HA EVALUADO LOS EXISTENTES TANQUES SEPTICOS EN CADA SOLAR PROPUESTO DE LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE LOS TANQUES SEPTICOS ESTAN EN BUENA CONDICION Y SON ADECUADOS PARA USO CONTINUO. EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT).  
ENTONCES, NO HAY MEJoras DE DRENAJE SANITARIO PROPUESTAS.

**CERTIFICACION**  
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 GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.345 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:  
AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA INSTALADO Y COMPLETAMENTE CONSTRUcido, CON LOS MEDIDORES MECANICOS DE AGUA. EL DUEÑO DE LA SUBDIVISION LE HA PAGADO UN TOTAL DE US\$100,000.00 A LA COMPANIA NORTH ALAMO W.S.C. PARA LA INSTALACION DE LOS MEDIDORES MECANICOS DE AGUA.  
DRENAJE: FOSAS SEPTICAS HAN SIDO INSTALADAS PARA TODA LA SUBDIVISION.

DAVID O. SALINAS, P.E. 71973 FECHA

David Omar Salinas, P.E., R.P.L.S.  
Salinas Engineering & Associates  
2221 Daffodil Ave.  
McAllen, Texas 78501  
(956) 682-9081  
(956) 688-1489 Faxline  
(956) 648-8899 Cell  
dsalinas@seainc.com

**DRAINAGE REPORT**  
PEREZ ACRES SUBDIVISION  
CITY OF DONNA EXTRAJURISDICTIONAL JURISDICTION  
HIDALGO COUNTY, TEXAS  
NOVEMBER 18, 2014

Proposed Perez Acres Subdivision is a two residential lot consisting of 1.88 Gross (1.71 Net) Acres out of Block 114, Hill-Halbert Tract located approximately 450 feet east of Valverde Road along the south side of Roosevelt Drive. The subject property is owned by two different property owners - to the west side 0.88 Gross Acres and to the east side 1.20 Gross Acres. Both owners are coming together to plat both properties.

This 1.88 Gross acre tract is bound on the north side by Roosevelt Drive and is bound by another residential homestead to the east and a commercial business to the west. Other open undeveloped lands are located south of this site with a 20.0 foot irrigation district comprising the south 20.0 feet of this 1.88 Gross acre tract. Roosevelt Drive is a county roadway with a variable right-of-way and is improved with 24 feet of black top roadway improvements. Roosevelt Drive also has a bar ditch in front of this property.

Because this site is evenly sloped with almost no slope in either direction, it is essentially a flat site. An estimated Avg. slope = 0.10 with no sudden changes in slope or ground directions. In addition, the existing nonresidential on each of the two properties will continue as nonresidential. The purpose for platting is so that the home on the 1.20 acre tract can be demolished and a new home built in the same location.

The site has some normal vegetation and some trees on each of the two properties. In addition to the homes, there are sidewalks and driveways unlike most residential construction. Roosevelt Drive has a bar ditch on both sides. The two driveways located on each of the two properties have drainage culverts to permit the passage of water from Roosevelt Drive. However, natural ground grades are nearly flat with an average slope of c or equal to 0.10/over an average drainage run of approximately 306.50 feet over. During a heavy rainfall event - a saturated condition, the drainage waters will all be directed into the site. Any waters from Roosevelt Drive will flow into the bar ditches and flow westerly toward Valverde Road.

In accordance with the drainage policies of the City of Donna and the County of Hidalgo, the subdivision shall be required to submit on-site the total volume of water created by the post-development of this property. Using an existing drainage coefficient of 0.20 and a future computed drainage coefficient of 0.35 (conservative), an average drainage run of 306.50 feet, an area of 1.71 net acres for the entire site at an average slope of 0.10%, it was computed that the ultimate improved condition would produce an additional volume of 3,445.68 Cubic Feet (or 0.07 Acre-Feet) of drainage waters. This is a volume of water less than 1/4 inch if spread out evenly over the entire 1.71 net acre site. Based on the hydrograph, the subdivision is required to limit the amount off-site discharge from this 1.71 net acre site to 1.09 CFS, the current drainage condition - Dec. 10th condition of the minimum 3,445.68 cubic feet of drainage waters shall be completed within the existing green areas - no swales are needed as the proposed improved condition is the same as the existing condition.

No proposed additional roadway improvements are being proposed for Roosevelt Drive although 20.0 feet of additional right-of-way to the south side of Valverde Drive are being dedicated by the plat.  
November 18, 2014

**CERTIFICATION**  
By my signature below, I certify that this subdivision lies in a Flood Zone "C" - Areas of minimal flooding (no shading). (Community-Panel No. 480334 0425 C - Map revised November 16, 1982)

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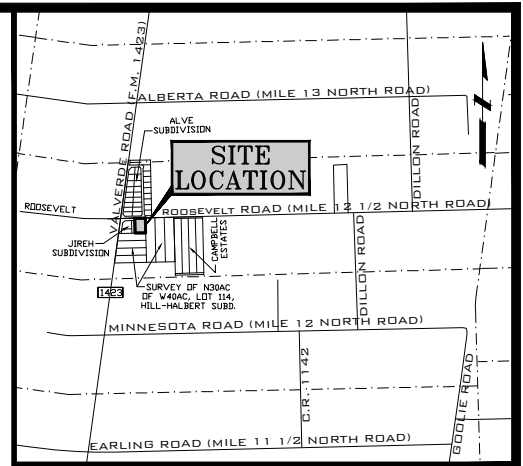
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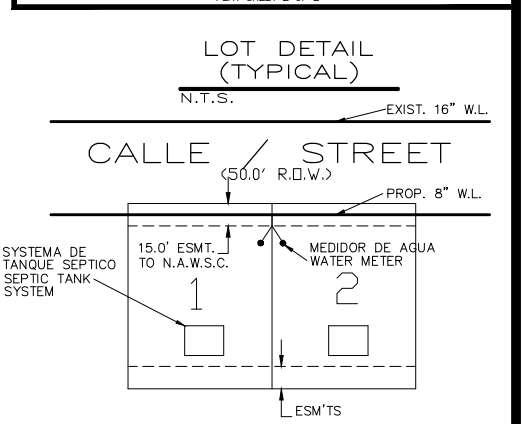
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**LOCATION MAP** SCALE 1"=2000'  
PREPARED BY: SALINAS ENGINEERING & ASSOCIATES  
2221 DAFFODIL AVENUE - McALLEN, TEXAS 78501  
JOB NUMBER: SE-14-23298  
DATE OF SURVEY: NOVEMBER 18, 2014  
DATE PREPARED: FEBRUARY 06, 2015  
PLAT SHEET 2 OF 2



- LEGEND**
- = DENOTES PROPOSED SEPTIC AND DRAIN FIELD SYSTEM
  - = DENOTES PROPOSED WATER METER LOCATION
  - SEPTIC TANK - 2-500 GALLON SYSTEM
  - SOIL ABSORPTION FIELD - 190 SQ. FT. THIS IS BASED ON A 3 BEDROOM STRUCTURE
- LEYENDA**
- = DENOTA PROPUESTO SEPTICO Y SISTEMA DE CAMPO DE DESAGUE
  - = DENOTA MEDIDOR DE AGUA PROPUESTO
  - TANQUE SEPTICO - 2-500 SISTEMA DE GALON
  - CAMPO ABSORPCION DE LA TIERRA - 190 SQ. FT. ESTO SE BASE EN UNA ESTRUCTURA DE 3 DORMITORIOS.

**COST ESTIMATE CHART**

COST ESTIMATE	
PAVING IMPROVEMENTS:	\$ N/A
DRAINAGE IMPROVEMENTS:	\$ N/A
WATER DISTRIBUTION:	\$ N/A
SANITARY SEWER IMPROVEMENTS/OSSF:	\$ N/A
<b>ESTIMACION DE COSTO</b>	
PAVIMENTACION DE CALLES:	\$ N/A
DRENAJE PLUVIAL:	\$ N/A
SERVICIO DE AGUA POTABLE:	\$ N/A
SERVICIO DE DRENAJE SANITARIO:	\$ N/A

**INDEX SHEET OF PEREZ ACRES SUBDIVISION**

SHEET	DESCRIPTION
SHEET 1	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES & BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION, CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESCRIBE THE PROJECT THE PROJECT IS SITUATED, H.C.D. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, HIDALGO COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL, REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER'S CERTIFICATE AND STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.

**SEA**  
**SALINAS ENGINEERING & ASSOCIATES**  
CONSULTING ENGINEERS & SURVEYORS  
2221 DAFFODIL - McALLEN, TEXAS 78501  
(956) 682-9081 (956) 688-1489 (FAX)

## MAP OF WATER DISTRIBUTION, SANITARY SEWER COLLECTION, TOPOGRAPHY AND DRAINAGE

## REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON FEBRUARY 06, 2015. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.