



# 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, CFM  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-01-2016

PROPOSED CITRUS VILLAGE SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: LAURA COFFMAN

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 37  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: South of Benito Ramirez Road approximately 600 feet east of Cesar Chavez Road.

SUBDIVISION LIES WITHIN THE:  ETJ of Edinburg and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-30-2015 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Storm drainage pipe system and detention will be accomplished by widening the drain ditch on the south side of the proposed subdivision.

ROAD R.O.W. DEDICATION: 10 feet dedication onto Benito Ramirez Road by plat.

H.C.R.O.W. FINAL APPROVAL DATE: 1-11-2016 By, Jose Ochoa, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: N/A By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM:  SANITARY SEWER BY: Edinburg LINE SIZE: 12" LOCATION: Cesar Chavez Road.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: Benito Ramirez Road.

H.C.O.E.C. FINAL APPROVAL DATE: 1-15-2016 : By Martin Ramirez Environmental Compliance Coordinator

**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.*

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

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: 6-02-2015

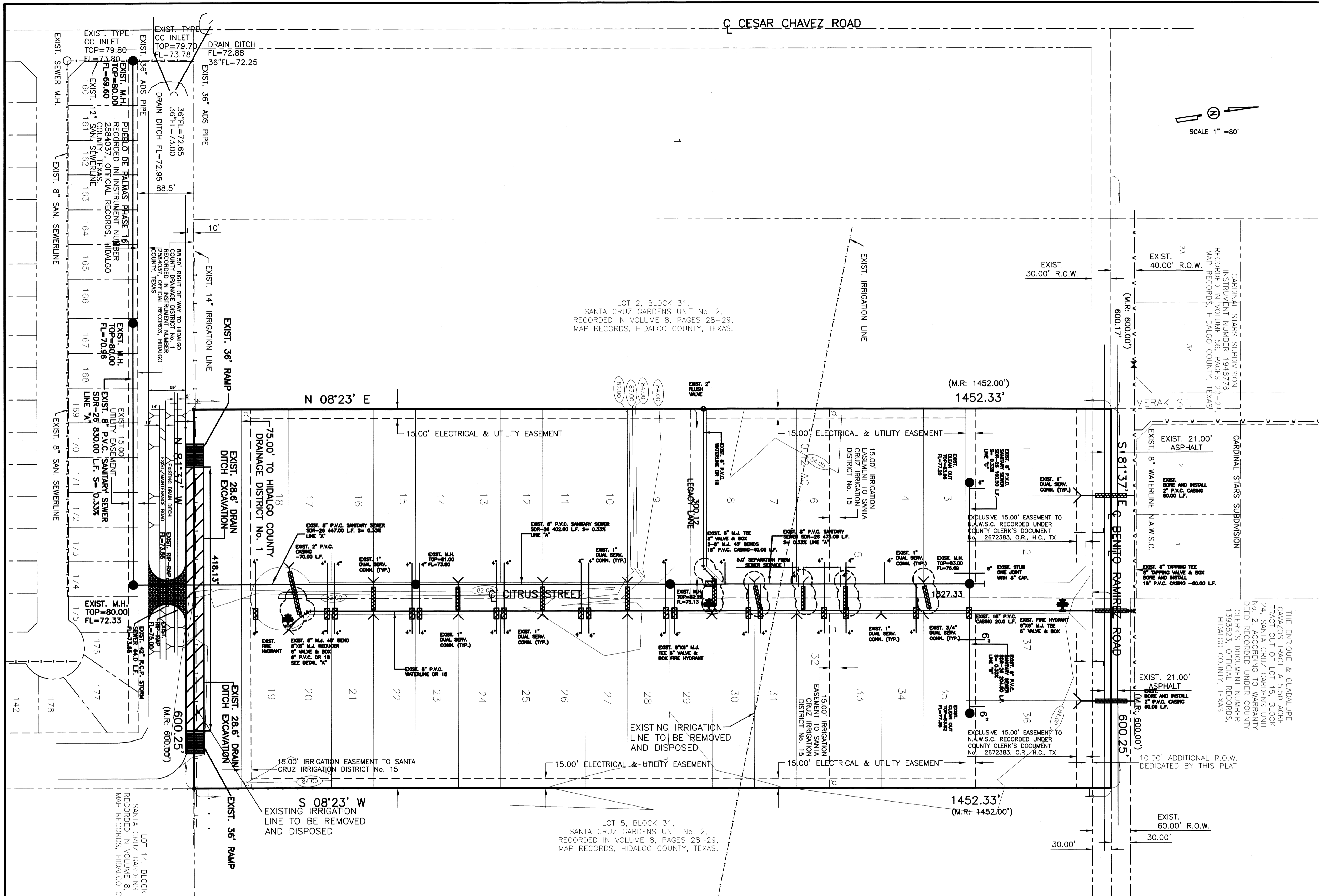
STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of Edinburg .

**Final Approval** subject to recommendations other departments

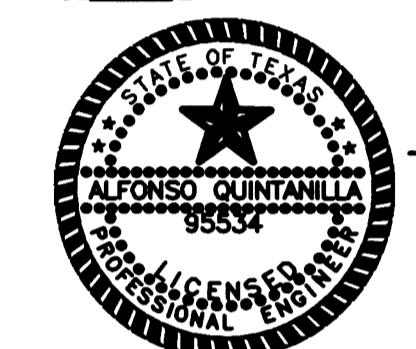
*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

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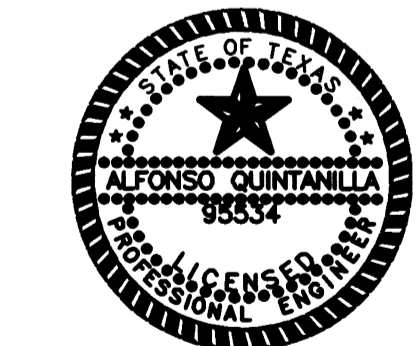
**FINAL ENGINEERING REPORT FOR CITRUS VILLAGE SUBDIVISION:**  
**WATER SUPPLY: Description and Costs.**  
 CITRUS VILLAGE SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. 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 THIS SUBDIVISION.  
 N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF BENITO RAMIREZ ROAD.  
 THE WATER SYSTEM FOR CITRUS VILLAGE SUBDIVISION CONSIST OF THREE (3) EXISTING FIRE HYDRANTS AND AN 8" DIAMETER WATERLINE AND TWO (2) 1" DUAL SERVICE THAT TAPS INTO THE EXISTING 8" DIAMETER WATERLINE LOCATED ON THE NORTH SIDE OF BENITO RAMIREZ ROAD.  
 FROM THE 8" DIAMETER WATERLINE, THERE ARE THREE (3) 3/4" DIAMETER SINGLE SERVICE LINES AND FIFTEEN (15) 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT.  
 THE 8" WATERLINE, THE 1" DUAL SERVICE LINES AND THE METER BOXES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ 68,495.00, OR \$ 1,851.22, PER LOT. THE FIRE HYDRANTS HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ 3,200.00, OR \$ 87.27, PER LOT. WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. 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 and Costs.**  
 CITRUS VILLAGE SUBDIVISION IS TREATED BY WASTEWATER SERVICE FROM THE CITY OF EDINBURG. THE SUBDIVIDER AND THE CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF EDINBURG PROMISED TO TREAT WASTE WATER FOR AT LEAST 30 YEARS AND THE CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.  
 THE CITY OF EDINBURG HAS AN EXISTING 12" SANITARY SEWER LINE THAT RUNS ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD, CLOSE TO THE INTERSECTION OF AVENIDA MILAGRO Y CESAR CHAVEZ ROAD.  
 THE SANITARY SEWER SYSTEM FOR CITRUS VILLAGE SUBDIVISION CONSIST OF SIX (6) EXISTING MANHOLES AND A LINE "A", 8" DIAMETER SEWER LINE THAT TIES IN TO THE EXISTING 12" SANITARY SEWER LINE. RUNS EAST A DISTANCE OF 830.00 FEET ALONG THE NORTH SIDE OF PUEBLO DE PALMAS PH16 (INSTRUMENT NUMBER 2984037) CONTINUING NORTH A DISTANCE OF 1348.27 ALONG THE WEST SIDE OF THE CITRUS STREET LINE "B", 8" DIAMETER SEWER LINE RUNS EAST A DISTANCE OF 204.50 FEET ENDING WITH A CLEAN OUT AND LINE "C", 8" DIAMETER SEWER LINE RUNS WEST A DISTANCE OF 106.50 FEET ENDING WITH A CLEAN OUT.  
 FROM THE 8" LINE, THIRTY THREE (33) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT, AND FOUR (4) 6" DIAMETER SEWER SERVICE LINES RUN FOR EACH COMMERCIAL LOT.  
 THE 8" LINE, THE TWO (2) CLEANOUTS, THE 4" AND 6" SERVICE LINE AND THE SIX (6) SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ 82,640.00, OR \$ 2,233.51, PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF EDINBURG THE SUM OF \$ 3,330.00, WHICH COVERS THE \$ 90.00, PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF EDINBURG. THE ENTIRE WASTE 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.  
**CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:  
 WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, HAVE COST A GRAND TOTAL OF \$ 100,695.00, WHICH EQUALS TO \$ 2,721.49, PER LOT.  
 SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED HAVE COST A GRAND TOTAL OF \$ 85,970.00, WHICH EQUALS TO \$ 2,323.51, PER LOT.



*Alfonso Quintanilla* P.E.  
 ALFONSO QUINTANILLA  
 P.E. No. 95534  
 DATE 1-6-16

**REPORTE FINAL DE INGENIERIA PARA CITRUS VILLAGE SUBDIVISION:**  
**PROVISION DE AGUA: Descripción y Gastos.**  
 CITRUS VILLAGE SUBDIVISION HA SIDO PROMISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HA COMPROMETIDO A PROVEER DE AGUA SUFFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRIA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION.  
 N.A.W.S.C. CUENTA CON UNA LINEA DE AGUA EXISTENTE DE 8" QUE PASA AL COSTADO DEL LADO NORTE DEL LA CALLE BENITO RAMIREZ.  
 EL SISTEMA DE AGUA PARA CITRUS VILLAGE SUBDIVISION, CONSISTE DE TRES (3) EXISTENTES HIDRANTES DE AGUA Y UNA LINEA DE 8" DE DIAMETRO Y DOS (2) DE 1" PULGADA DE DOBLE-CONDUCTO DE AGUA QUE SE CONECTA CON LA LINEA DE AGUA EXISTENTE DE 8" LOCALIZADA EN EL LADO NORTE DE BENITO RAMIREZ. EL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCE TRES (3) DE 3/4" DE PULGADA PARA CADA LOTE Y QUINCE (15) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE.  
 LOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA Y LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE US\$ 68,495.00, O US\$ 1,851.22, POR LOTE. HIDRANTES DE AGUA SE HA INSTALARA POR UN COSTO TOTAL \$3,200.00 O \$87.27 POR LOTE. TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. UN COSTO TOTAL \$3,330.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, US\$ 87.27. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.  
**SERVICIO DE DRENAJE: Descripción y Gastos.**  
 LA SUBDIVISION CITRUS VILLAGE SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE EDINBURG. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE EDINBURG, HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE EDINBURG, HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.  
 LA CIUDAD DE EDINBURG CUENTA CON UNA LINEA DE DRENAJE DE 12" PULGADAS DE DIAMETRO QUE CORRE AL COSTADO DEL LADO ESTE DE LA CALLE CESAR CHAVEZ, CERCA DE LA INTERSECCION AVENIDA MILAGRO Y LA CALLE CESAR CHAVEZ.  
 EL SISTEMA DE DRENAJE SANITARIO PARA CITRUS VILLAGE SUBDIVISION CONSISTE CON SEIS (6) EXISTENTE ALICANTARILLAS Y CON UNA LINEA DE DRENAJE SANITARIO LINEA "A" DE 8" PULGADAS DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE 12" PULGADAS DE DIAMETRO Y CORRE ASIA EL ESTE A UNA DISTANCIA DE 830.00 PIES AL COSTADO DEL LADO NORTE DE LA SUBDIVISION PUEBLO DE PALMAS PH16 (INSTRUMENTO 2984037) CONTINUANDO ASIA EL NORTE A UNA DISTANCIA DE 1348.27 PIES A LO LARGO DEL LADO OESTE DE LA CALLE CITRUS STREET. LINEA "B", 8" DIAMETER CORRE ASIA EL ESTE A UNA DISTANCIA DE 204.50 PIES TERMINADO CON UNA ENTRADA DE LIMPIADOR DE ALICANTARILLAS. LINEA "C", 8" PULGADAS DE DIAMETRO CORRE ASIA EL LADO OESTE A UNA DISTANCIA DE 106.50 PIES TERMINADO CON UNA ENTRADA DE LIMPIADOR DE ALICANTARILLAS.  
 DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS TREINTA Y TRES (33) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE Y CUATRO (4) DE 6 PULGADAS SERAN EXTENDIDAS A CADA LOTE.  
 LAS LINEAS DE 8 PULGADAS, LA LINEA 4 Y 6 PULGADAS Y LAS ALICANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE US\$ 82,640.00, O US\$ 2,233.51, POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE EDINBURG UN COSTO TOTAL DE US\$ 3,330.00, O US\$ 90.00, POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

**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 GOBERNANADO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 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 SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE US\$ 100,695.00, O US\$ 2,721.49, POR LOTE.  
 DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE US\$ 85,970.00, O US\$ 2,323.51, POR LOTE.

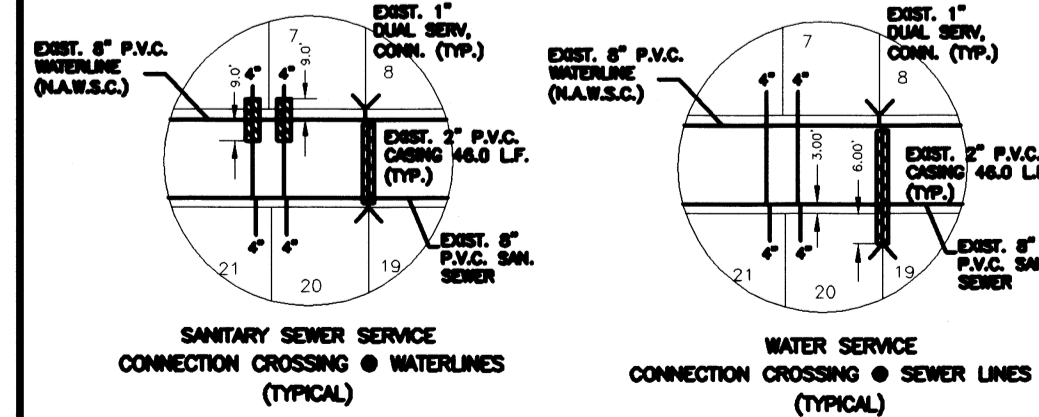


*Alfonso Quintanilla* P.E.  
 ALFONSO QUINTANILLA  
 P.E. No. 95534  
 DATE 1-6-16

**SUBDIVIDER CERTIFICATION:**  
 1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY THE SELLER AS REQUIRED BY STATE AND COUNTY REGULATIONS.  
**SUBDIVIDER STATEMENT:**  
 1. - I (WE), LAURA COFFMAN VICE-PRESIDENT (S) OF CITRUS VILLAGE SUBDIVISION HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT; THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, 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.

TOP FRUIT INC.  
 LAURA COFFMAN, VICE-PRESIDENT.  
 P.O. BOX 720883  
 McALLEN, TEXAS 78504  
 DATE

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA & MAP OF SANITARY SEWER SYSTEM/ MAPA DE SISTEMA DE DRENAJE



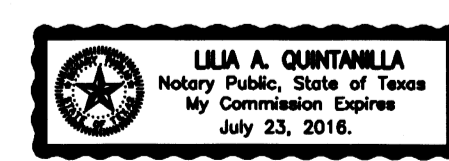
REVISION NOTES

No.	Sheet	REVISION	Date	Approved

**COST ESTIMATE**

PAVING IMPROVEMENTS:	\$ 151,070.00
DRAINAGE IMPROVEMENTS:	\$ 72,106.00
WATER DISTRIBUTION:	\$ 68,495.00
SANITARY SEWER:	\$ 82,640.00

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 BEFORE ME, the undersigned authority, on this day personally appeared LAURA COFFMAN VICE-PRESIDENT and acknowledged to me that he executed the same for purposes and considerations therein stated.  
 Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



LILIA A. QUINTANILLA - NOTARY PUBLIC

FILED FOR RECORD IN  
 HIDALGO COUNTY  
 ARTURO GUAJARDO, JR.  
 HIDALGO COUNTY CLERK

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS • LAND SURVEYORS  
 124 E. STUBBS ST. PHONE 956-381-6480  
 EDINBURG, TEXAS 78539 FAX 956-381-0527  
 ENGINEERING REGISTRATION NUMBER F-1315 OFFICE@QHAENGINEERING.COM  
 SURVEYING REGISTRATION NUMBER 100411-00

SHEET NO. 2 OF 3

FILENAME: F:\DATA\SUBDIVISION\N.C.\CITRUS VILLAGE\WATERSEWERP&B\PLAT	DATE PREPARED: 08-07-16	PREPARED BY: LUIS GAVAZOS	CHECKED BY:	APPROVED BY:
DATE REVISED:	REVISED BY:	CHECKED BY:	APPROVED BY:	

