



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH 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: 7-26-2016

PROPOSED CORDOBA HEIGHTS SUBDIVISION, PRECINCT No. 1.

ENGINEER: KK ENGINEERING DEVELOPER: KYNDEL W. BENNETT

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 94 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: NORTH AND SOUTH OF FERGUSON ROAD APPROXIMATELY ¾ MILE EAST OF VAL VERDE ROAD FM 1423

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 3-25-2015 PROPERTY LIES WITHIN FLOOD ZONE: " C " AS PER FEMA.

DRAINAGE DESIGN: WILL BE PROVIDED BY A STORM DRAINAGE PIPE SYSTEM TO PROPOSED REGIONAL DETENTION PONDS LOCATED ON THE NORTH AND SOUTH SIDE OF THIS SUBDIVISION. THE REGIONAL DETENTION PONDS WILL THEN DISCHARGE TO EXISTING DONNA IRRIGATION DISTRICT NO. 1 DRAINAGE DITCHES.

ROAD R.O.W. DEDICATION: 40.00 FEET TO FERGUSON ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 6-23-2016 By, ROY GONZALEZ, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 6-14-2016 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: ON FERGUSON ROAD.

H.C.O.E.C. FINAL APPROVAL DATE: 4-26-2016: 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: MAY 5, 2015

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

Final Approval subject to recommendations other departments

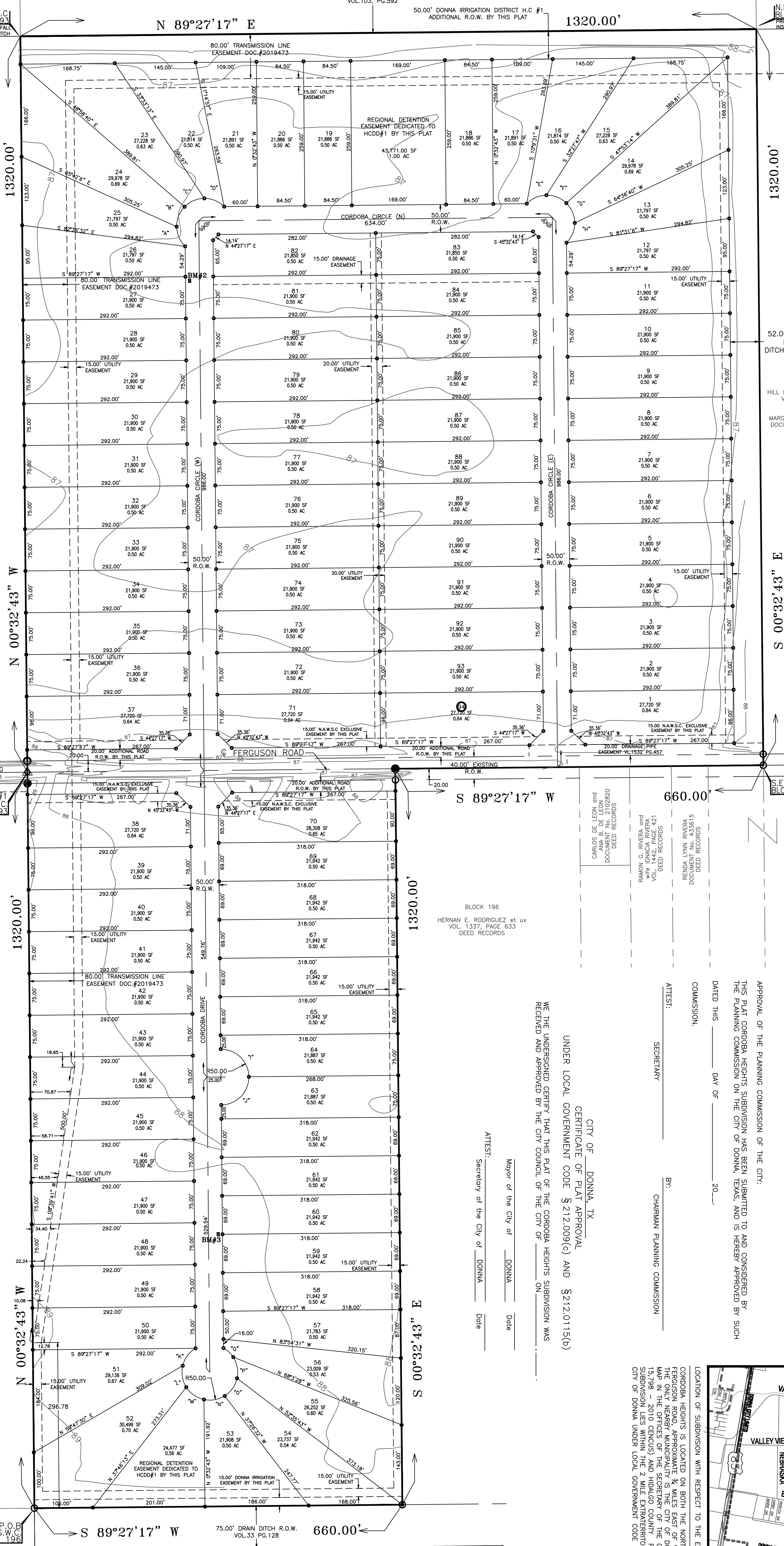
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

N.W.C.1
BLOCK 193
PROPERTY CORNER FALL
INSIDE DRAIN DITCH

150.00'
CANAL R.O.W.
DONNA IRRIGATION DISTRICT No.1
VOL.103, PG.552

50.00' DONNA IRRIGATION DISTRICT H.C. #1
ADDITIONAL R.O.W. BY THIS PLAT

N.E.C.
BLOCK 193
PROPERTY CORNER FALL
INSIDE DRAIN DITCH



BLOCK 192
HILL HALBERT SUBDIVISION
VOL. 1, PAGE 35
MAP RECORDS
BILLY ANTONIO SHELTON and wife
HILDA S. SHELTON
DOCUMENT No. 1302842
DEED RECORDS

BLOCK 192
HILL HALBERT SUBDIVISION
VOL. 1, PAGE 35
MAP RECORDS
BILLY ANTONIO SHELTON and wife
HILDA S. SHELTON
DOCUMENT No. 1302842

BLOCK 197
HILL HALBERT SUBDIVISION
VOL. 1, PAGE 35
MAP RECORDS
BARBARA LOUISE DAVIS
DOCUMENT No. 2432276
DEED RECORDS

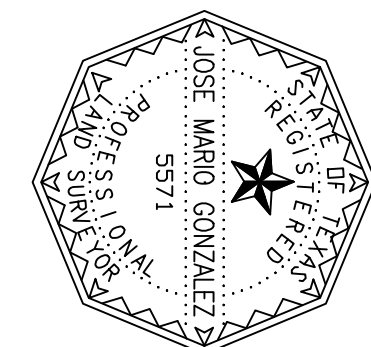
BLOCK 194
HILL HALBERT SUBDIVISION
VOL. 1, PAGE 35
MAP RECORDS
MARGARITO ZAMORANO, III
DOCUMENT No. 2228331
DEED RECORDS

HOMERO ALVAREZ
DOCUMENT No. 1286261
DEED RECORDS

BLOCK 196
HERNAN E. RODRIGUEZ et ux
VOL. 1337, PAGE 633
DEED RECORDS

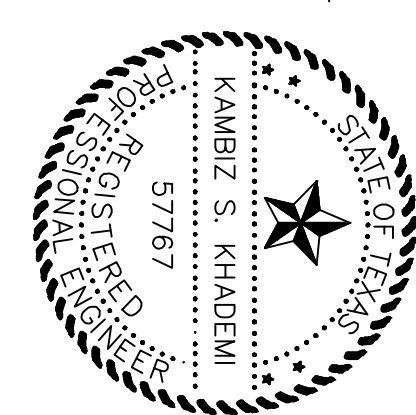
DEED RECORDS
CARLOS DE LEON
DOCUMENT No. 2102820
VOL. 142, PAGE 421
DEED RECORDS
RAMON C. RIVERA
DOCUMENT No. 2102820
VOL. 142, PAGE 421
DEED RECORDS

STATE OF TEXAS
COUNTY OF HIDALGO
I, JOSE MARIO GONZALEZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THE AS CORDOBA HEIGHTS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.
DATED THIS THE _____ DAY OF _____ 201__



REGISTERED PROFESSIONAL SURVEYOR
NO. 5571 STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO
I, KAMRIZ S. KHADAMI, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
DATED THIS THE _____ DAY OF _____ 201__



REGISTERED PROFESSIONAL ENGINEER
NO. 5786 STATE OF TEXAS

APPROVAL OF THE PLANNING COMMISSION OF THE CITY:
THIS PLAT CORDOBA HEIGHTS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION ON THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH DATED THIS _____ DAY OF _____ 20__.

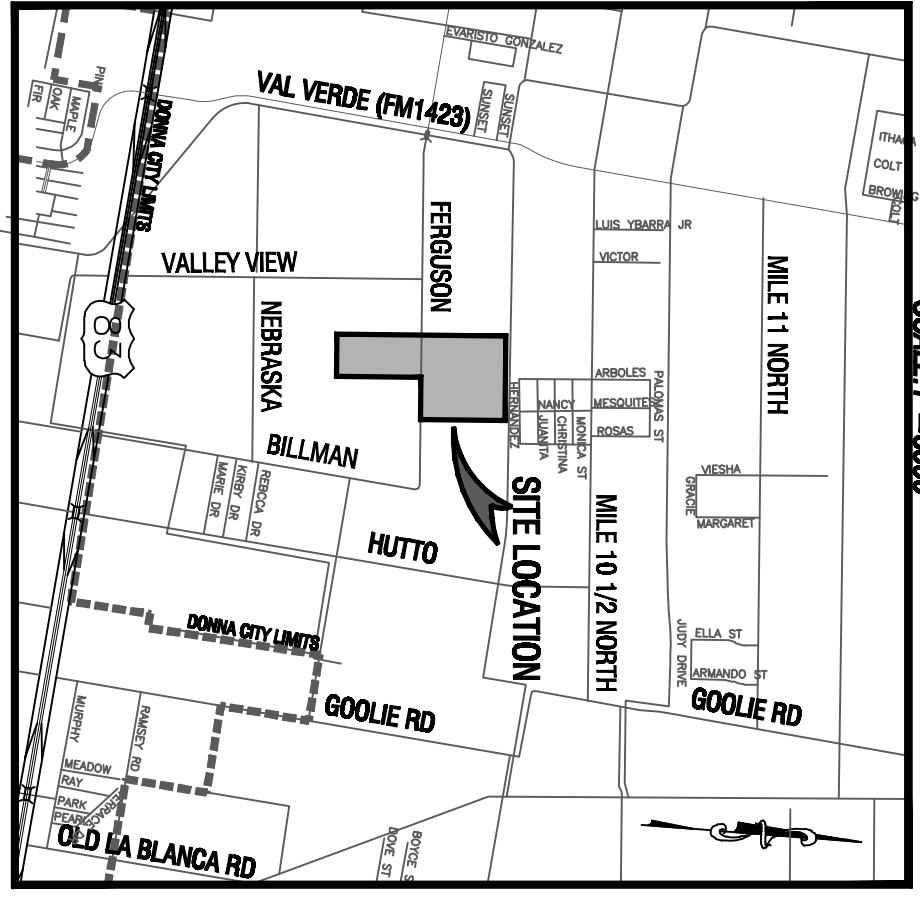
COMMISSION.
BY: _____
SECRETARY
CHAIRMAN PLANNING COMMISSION

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE CORDOBA HEIGHTS SUBDIVISION WAS RECEIVED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA, TEXAS, ON _____ DATE.

CITY OF DONNA, TX
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §212.009(c) AND §212.0115(b)

ATTEST:
Mayer of the City of DONNA, TX _____ Date _____
Secretary of the City of DONNA, TX _____ Date _____

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
A	38.52'	50.00'	45.1721°	S 23°28'25" E	38.50'
B	39.52'	50.00'	45.1721°	S 21°48'55" E	38.50'
C	39.52'	50.00'	45.1721°	S 17°48'55" E	38.50'
D	38.51'	50.00'	45.1642°	S 16°46'52" E	38.49'
E	38.51'	50.00'	45.1642°	S 16°46'52" E	38.49'
F	38.52'	50.00'	45.1721°	N 89°11'43" W	38.50'
G	38.52'	50.00'	45.1721°	N 22°24'22" W	38.50'
H	38.52'	50.00'	45.1721°	N 22°24'22" W	38.50'
I	38.52'	50.00'	45.1721°	N 45°24'43" W	38.50'
J	38.52'	50.00'	45.1721°	N 45°24'43" W	38.50'
K	40.00'	50.00'	45.9017°	S 56°32'09" E	38.94'
L	39.80'	50.00'	45.9642°	S 09°18'14" E	38.95'
M	38.80'	50.00'	45.9642°	S 55°01'50" E	37.76'
N	38.72'	50.00'	44.2227°	N 79°58'56" E	37.76'
O	39.61'	50.00'	45.2315°	N 55°05'44" E	38.58'
P	39.61'	50.00'	45.2315°	N 107°12'51" W	38.58'
Q	39.61'	50.00'	45.2315°	N 107°12'51" W	38.58'
R	24.00'	50.00'	42.5334°	N 65°52'50" W	23.92'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL CORDOBA HEIGHTS IS LOCATED ON BOTH THE NORTH AND THE SOUTH SIDES OF FERROUS ROAD, APPROXIMATELY 1/4 MILE EAST OF VAL VERDE ROAD (FM 1423). THE MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 15,798 - 2010 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES WITHIN THE 2 MILE EXTRAJURISDICTIONAL JURISDICTION (EJ) OF THE CITY OF DONNA UNDER LOCAL GOVERNMENT CODE §212.001 PRECINCT, NO. 1.



FILED FOR RECORD IN
HIDALGO COUNTY, TEXAS
ARTURO OLAMARDO, JR.
HIDALGO COUNTY CLERK

PLAT & LOT DESIGN
CORDOBA HEIGHTS, L.P.
60.00 ACRES OF LAND, SITUATED IN THE HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF BLOCK 196, AND ALL OF BLOCK 193 HILL-HALBERT SUBDIVISION, MAP REFERENCE: VOLUME 1, PAGE 35, M.R.,
PREPARED BY: K K ENGINEERING CONSULTANT
DATE: JANUARY, 2015

PLAT OF
CORDOBA HEIGHTS
SUBDIVISION



THE SEAL APPEARS ON THIS DOCUMENT AS AUTHORIZED BY 5787 KHAMRIZ S. KHADAMI JANUARY 2015 ATTENTION: THIS IS A SEALED DOCUMENT TO THE RESPONSIBLE ENGINEER TO THE REGISTERED PROFESSIONAL ENGINEER TEXAS ENGINEERING PRACTICE LAW

DRAWING DATE: JANUARY, 2015
RELEASE DATE:
DESIGNED BY: K.K.
DRAWN BY: F.D.
CHECKED BY: K.K.
UPDATED DWG. BY:
SCALE: 1"= 100'

REVISION DATE BY
K K Engineering Consultant
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES
(FIRM REGISTRATION # -1334)
410 E. DOVE
P.O. BOX 3422
MCALEEN, TEXAS 78502
(956) 630-2125
FAX (956) 630-2219

AS-BUILT CERTIFICATION:
 I, BY COMPLETING THE AS-BUILT RECORDS DESCRIBED ON THIS PLAT, SUBMITTER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT CONTRACTOR QUALITY AND CONNECTIONS INCLUDING WATER TIGHTNESS TO THE JOINTS MEET SUCH STANDARDS AND (GISEMERS) TO THE TOLERANCES AND CONNECTIONS SET FORTH IN THE PLAT. THE CONTRACTOR'S OBLIGATION TO THE STATE AND COUNTY REGULATIONS, STANDARDS AND CONNECTIONS SET FORTH IN THE PLAT SHALL BE IN ACCORDANCE WITH THE STANDARDS AND CONNECTIONS SET FORTH IN THE PLAT. THE CONTRACTOR'S OBLIGATION TO THE STATE AND COUNTY REGULATIONS, STANDARDS AND CONNECTIONS SET FORTH IN THE PLAT SHALL BE IN ACCORDANCE WITH THE STANDARDS AND CONNECTIONS SET FORTH IN THE PLAT. THE CONTRACTOR'S OBLIGATION TO THE STATE AND COUNTY REGULATIONS, STANDARDS AND CONNECTIONS SET FORTH IN THE PLAT SHALL BE IN ACCORDANCE WITH THE STANDARDS AND CONNECTIONS SET FORTH IN THE PLAT.

STATE OF TEXAS
 COUNTY OF HALLIBURTON
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH W. SKALITSKY, KNOWN TO ME BY HIS PERSONAL KNOWLEDGE, WHO HAS BEEN IDENTIFIED TO ME AS THE SIGNOR FOR HIS PROJECT AND WHOSE SIGNATURE AND SEAL OF OFFICE THIS TIME IS REQUIRED BY THE STATE AND COUNTY REGULATIONS, STANDARDS AND CONNECTIONS SET FORTH IN THE PLAT. THE CONTRACTOR'S OBLIGATION TO THE STATE AND COUNTY REGULATIONS, STANDARDS AND CONNECTIONS SET FORTH IN THE PLAT SHALL BE IN ACCORDANCE WITH THE STANDARDS AND CONNECTIONS SET FORTH IN THE PLAT.

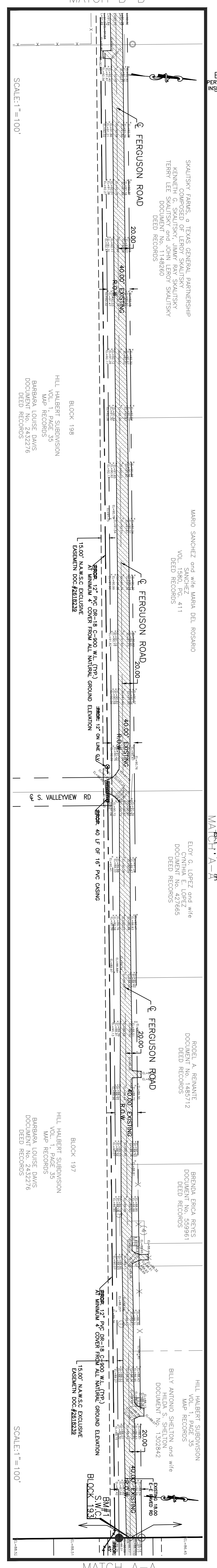
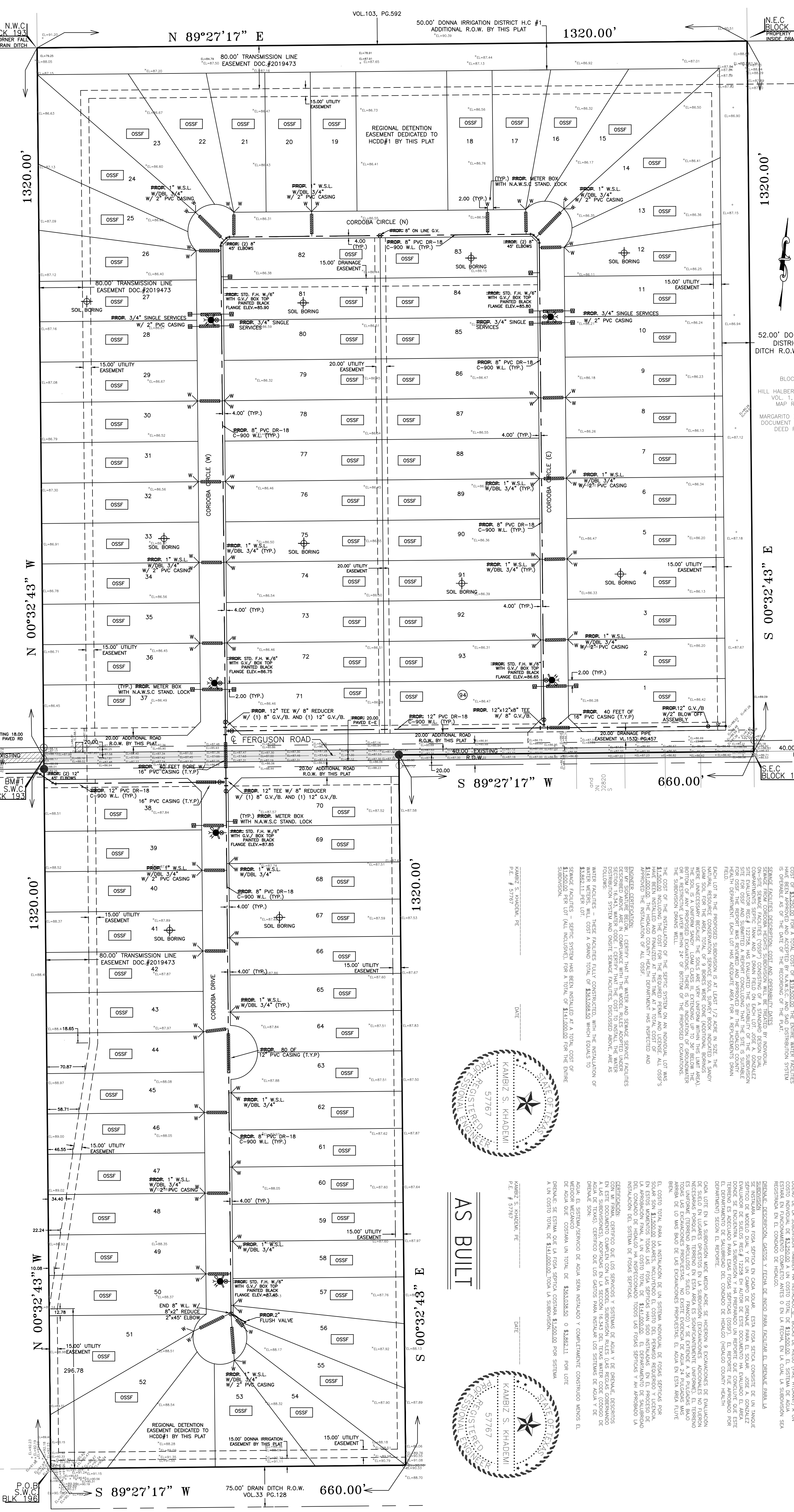
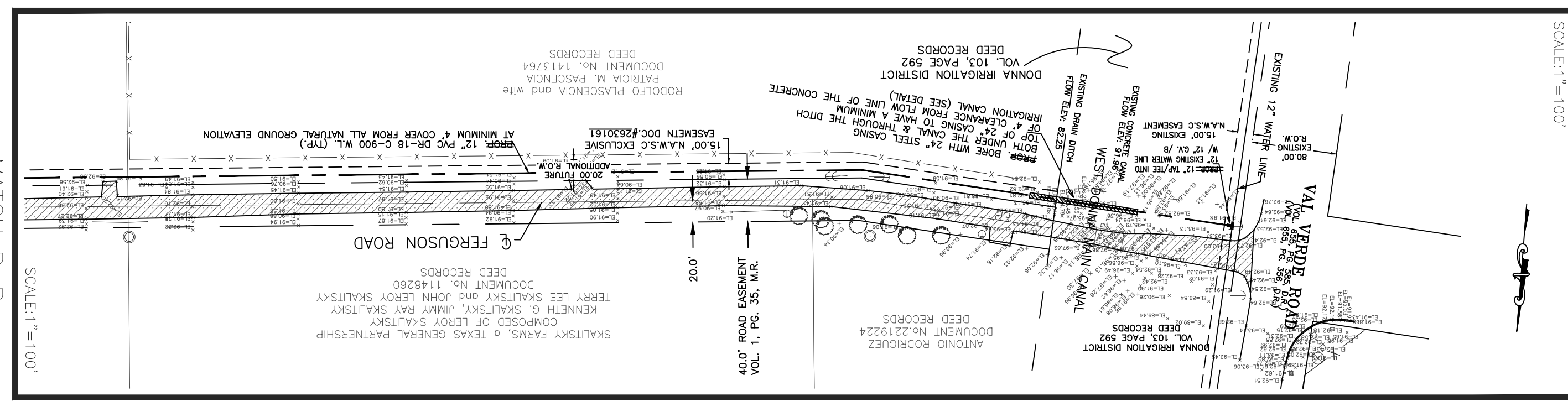
CONSTRUCTION COST ESTIMATE:
 1-WATER: \$299,788.50
 2-SEWER: \$14,000.00
 3-SEWER: \$113,920.00
 4-DRAINAGE: \$985,746.10
 TOTAL: \$1,633,454.60

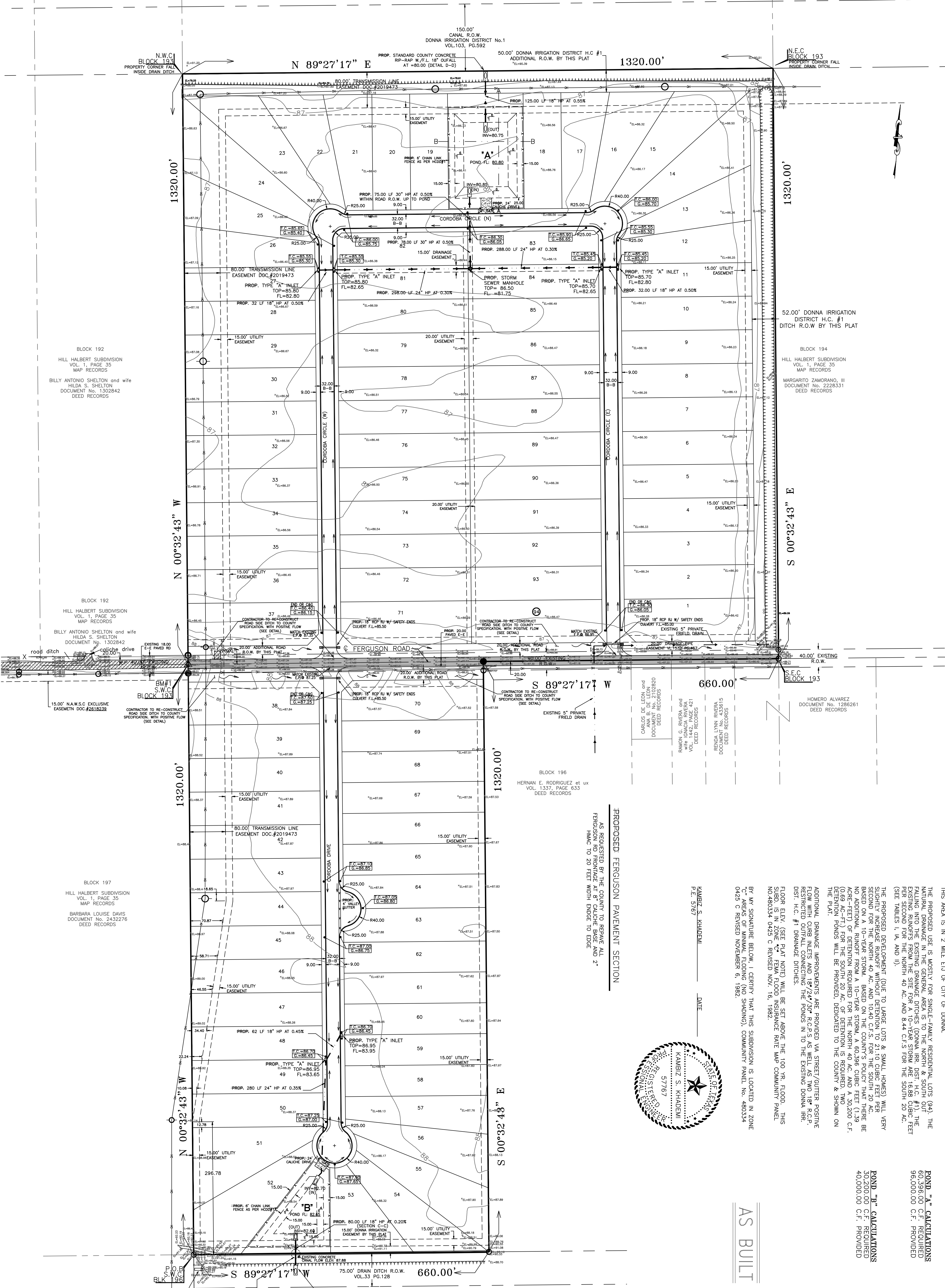
AS BUILT
 I, KENNETH W. SKALITSKY, SUBMITTER OF CORDOBA HEIGHTS SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND AM ON FILE WITH HALLIBURTON COUNTY HEALTH DEPARTMENT AND THAT ALL REQUIRED DRAINING WATER SOURCES IS IMMEDIATELY AVAILABLE TO THE PUBLIC. THE CONTRACTOR'S OBLIGATION TO THE STATE AND COUNTY REGULATIONS, STANDARDS AND CONNECTIONS SET FORTH IN THE PLAT SHALL BE IN ACCORDANCE WITH THE STANDARDS AND CONNECTIONS SET FORTH IN THE PLAT.

OWNER:
 CORDOBA HEIGHTS, L.P.
 BY: KEN SKALITSKY, PRESIDENT
 A TEXAS LIMITED LIABILITY COMPANY
 BY: KENNETH W. SKALITSKY, PRESIDENT
 P.O. BOX 365
 LA BAYONA, TX 77558

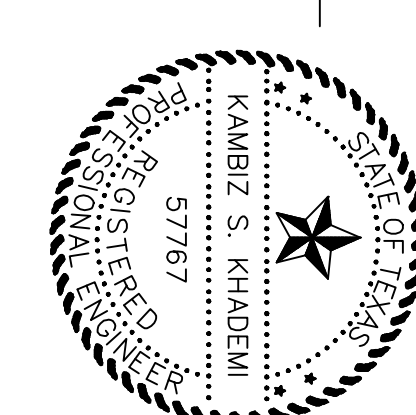
DATE: _____
 BLOCK 194
 HILL HALBERT SUBDIVISION
 VOL. 1, PAGE 35
 MAP RECORDS
 MARGARITO ZAMORANO, III
 DOCUMENT NO. 2228331
 DEED RECORDS

DATE: _____
 BLOCK 193
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 VOL. 1, PAGE 35
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 MARGARITO ZAMORANO, III
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 DEED RECORDS





PROPOSED FERGUSON PAVEMENT SECTION
AS REQUESTED BY THE COUNTY TO REPAVE ALL FERGUSON RD FRONTAGE AT 8' CALICHE BASE AND 2" HMA/C TO 20 FEET WIDTH ENDOE TO ENDOE



THE REFERENCED SUBDIVISION IS A 60-AC TRACT OF LAND LOCATED ON THE BOTH SIDES OF FERGUSON ROAD APPROXIMATELY 1/2 MILE EAST OF WAL VERDE ROAD. THIS AREA IS IN ZONE E-1 OF CITY OF DOWNS.

THE PROPOSED USE IS MOSTLY FOR SINGLE-FAMILY RESIDENTIAL LOTS (94). THE NATURAL DRAINAGE IN THE GENERAL AREA IS TO THE NORTH & SOUTH OUT OF THE EXISTING RUNOFFS FROM THE ADJACENT LOTS. THE PROPOSED 1500' C.F. PER SECOND FOR THE NORTH 40 AC. AND 844 C.F.S FOR THE SOUTH 20 AC. (SEE TABLES 1, 1A, AND 11).

THE PROPOSED DEVELOPMENT (DUE TO LARGE LOTS & SMALL HOMES) WILL VERY SLIGHTLY INCREASE RUNOFF WITHOUT DETENTION TO 21.10 CUBIC FEET PER SECOND FOR THE NORTH 40 AC. AND 10.40 C.F.S. FOR THE SOUTH 20 AC. BASED ON A 10-YEAR STORM, BASED ON THE COUNTY'S POLICY THAT THERE BE NO ADDITIONAL RUNOFF FROM A 10-YEAR STORM, A 60,396 CUBIC FEET (1.39 C.F. PER AC) OF DETENTION FUND FOR THE NORTH 40 AC. AND 1,50,200 C.F. OF DETENTION FUND FOR THE SOUTH 20 AC. IS REQUIRED TO BE PROVIDED TO THE COUNTY & SHOWN ON THE PLAT.

ADDITIONAL PAVEMENT IMPROVEMENTS ARE PROVIDED VIA STREET/CUTTER POSITIVE FLOW WITH CURB INLETS AND 18\"/>

POND "A" CALCULATIONS
60,396.00 C.F. REQUIRED
96,000.00 C.F. PROVIDED

POND "B" CALCULATIONS
30,200.00 C.F. REQUIRED
40,000.00 C.F. PROVIDED

AS BUILT

EXISTING TOPO AND PROPOSED PAVING, STORM DRAINAGE AND DETENTION POND
CORDOBA HEIGHTS, L.P.

PLAT OF CORDOBA HEIGHTS SUBDIVISION

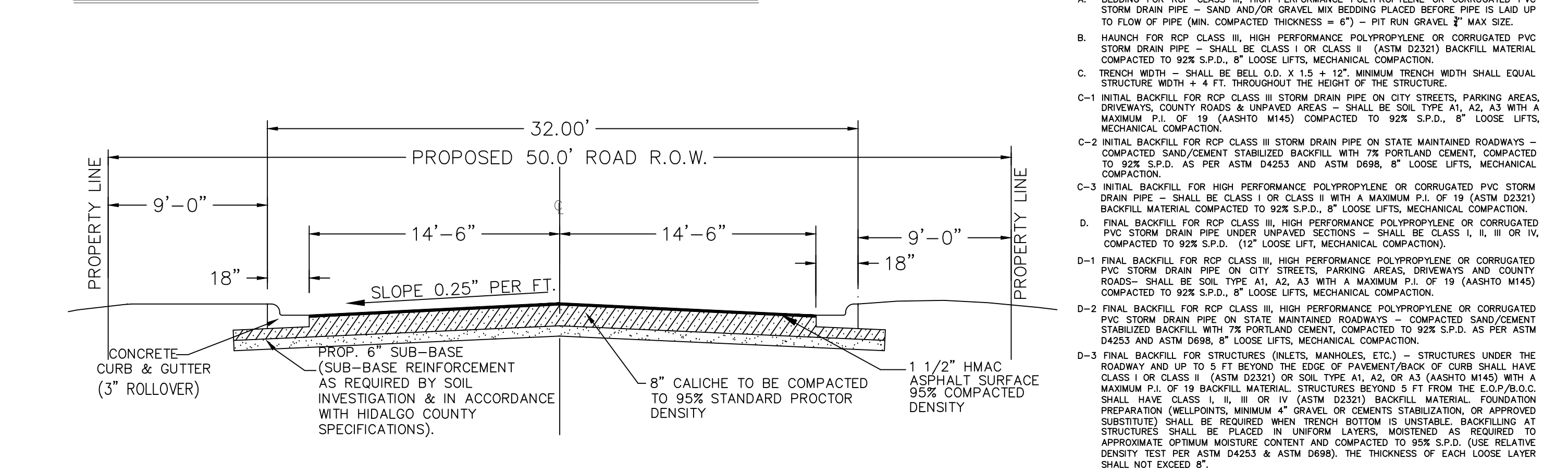
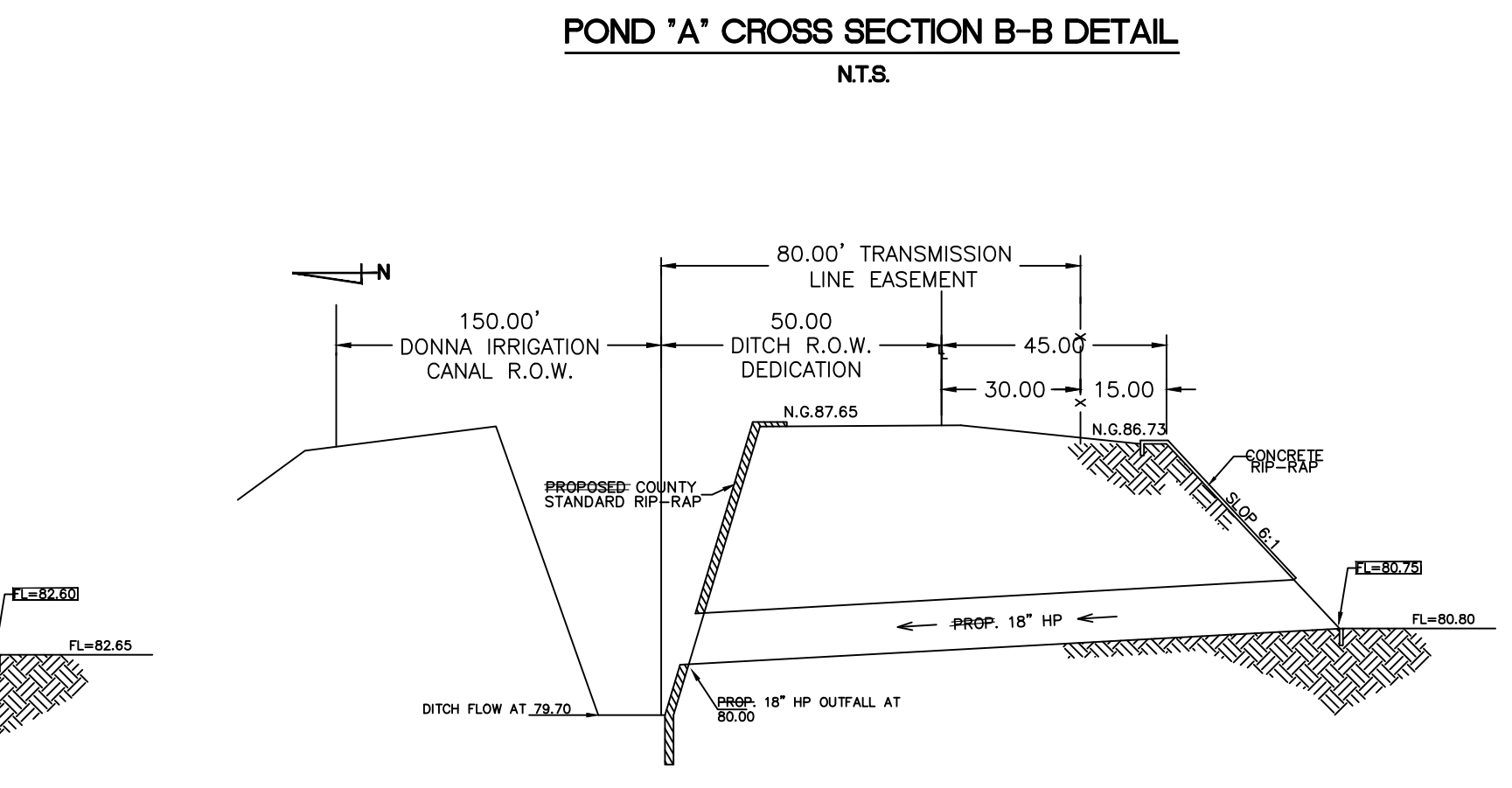
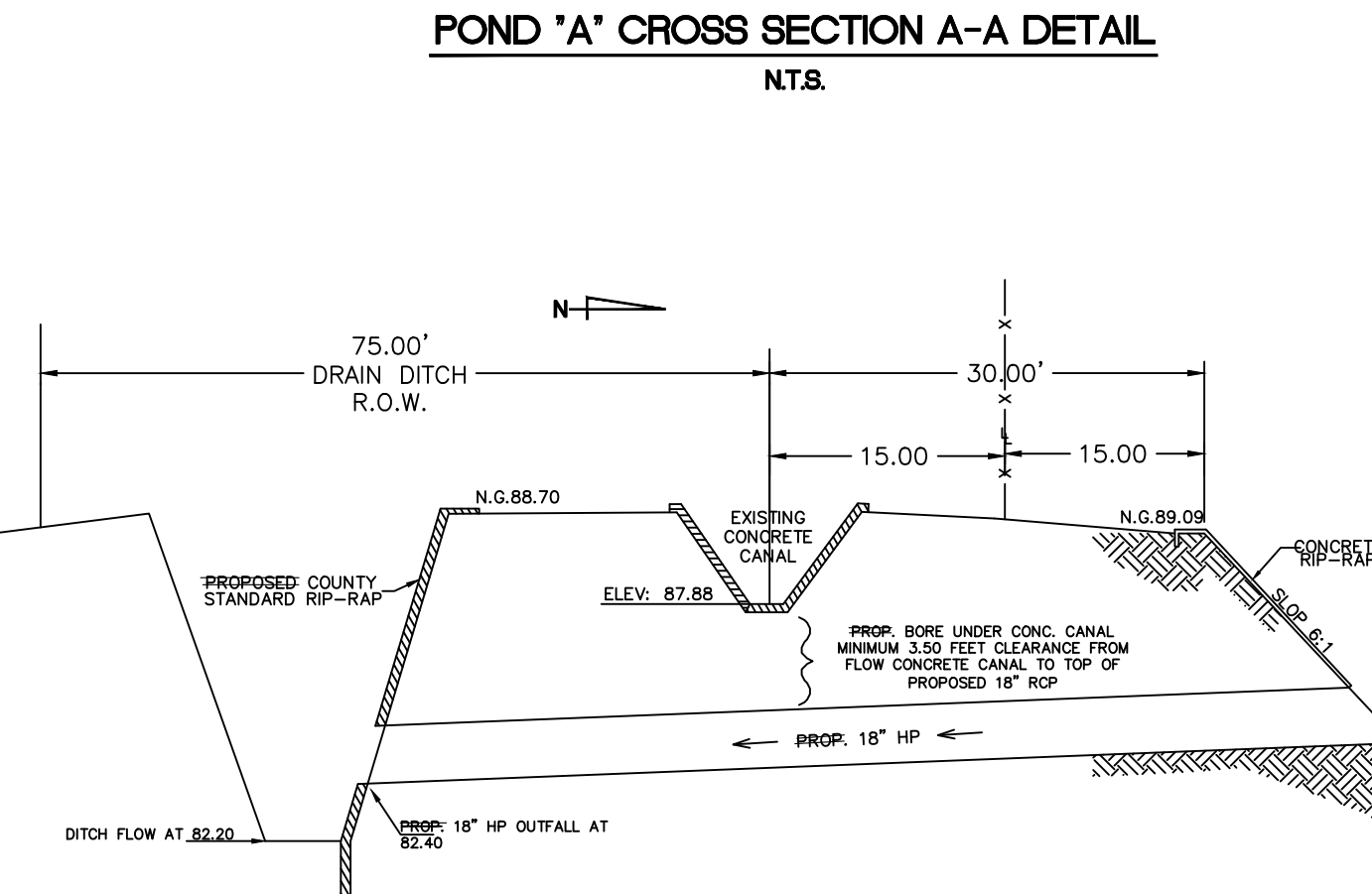
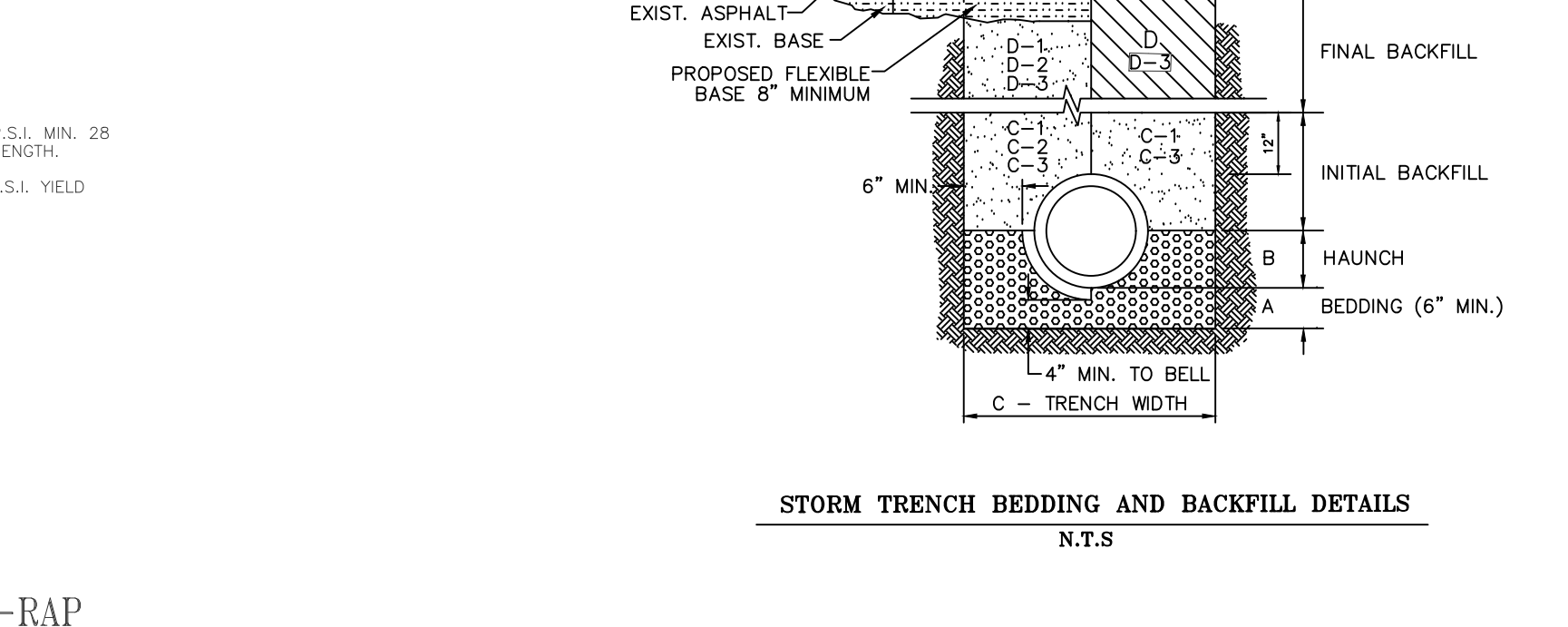
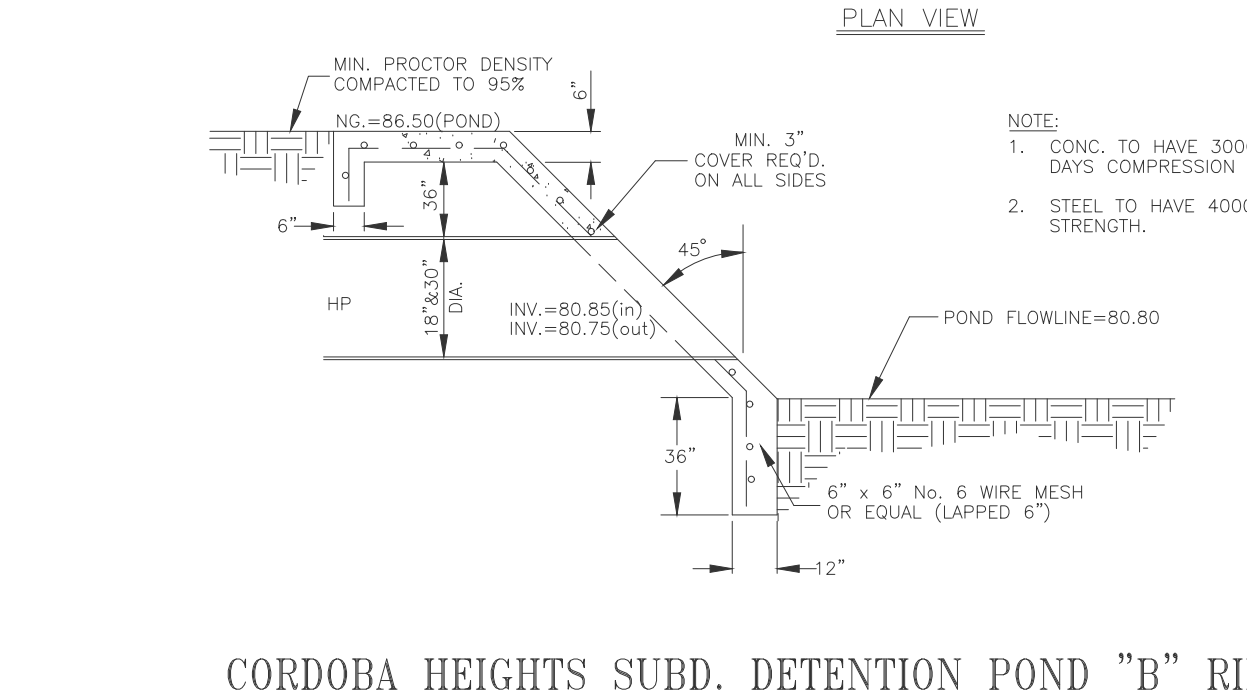
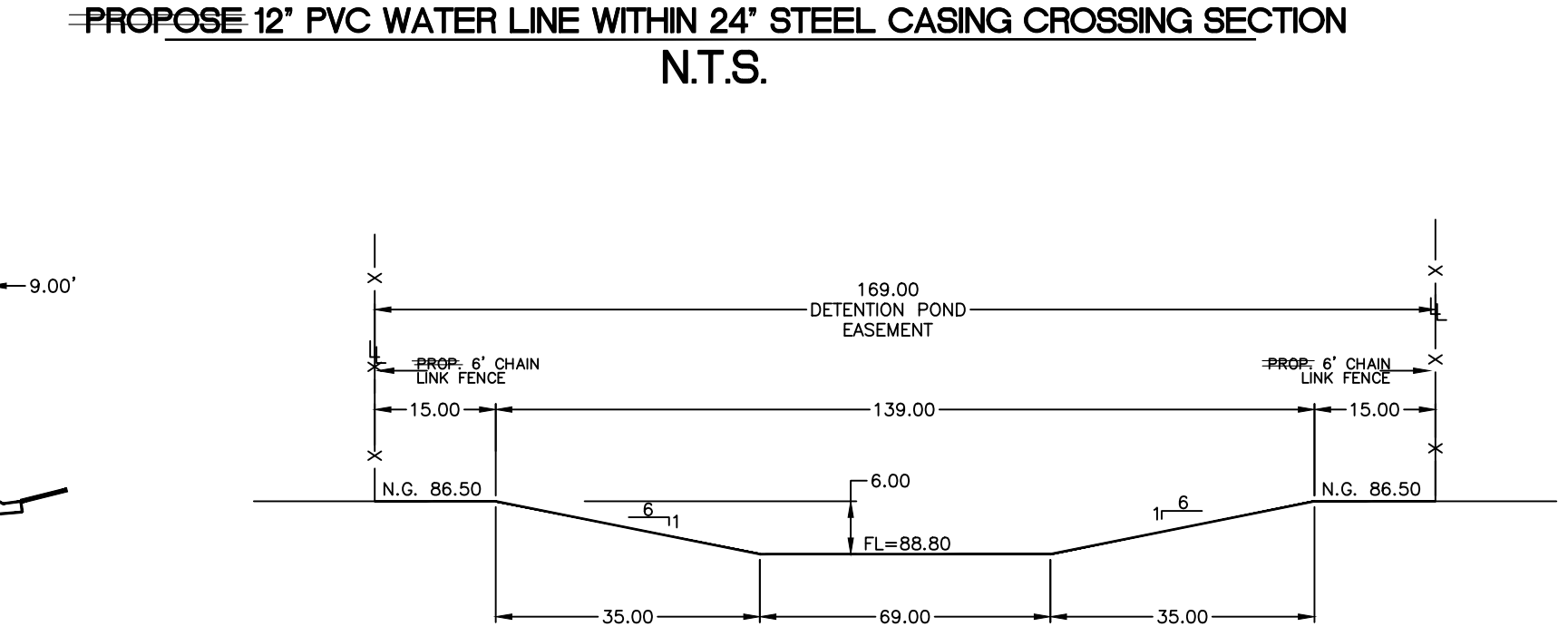
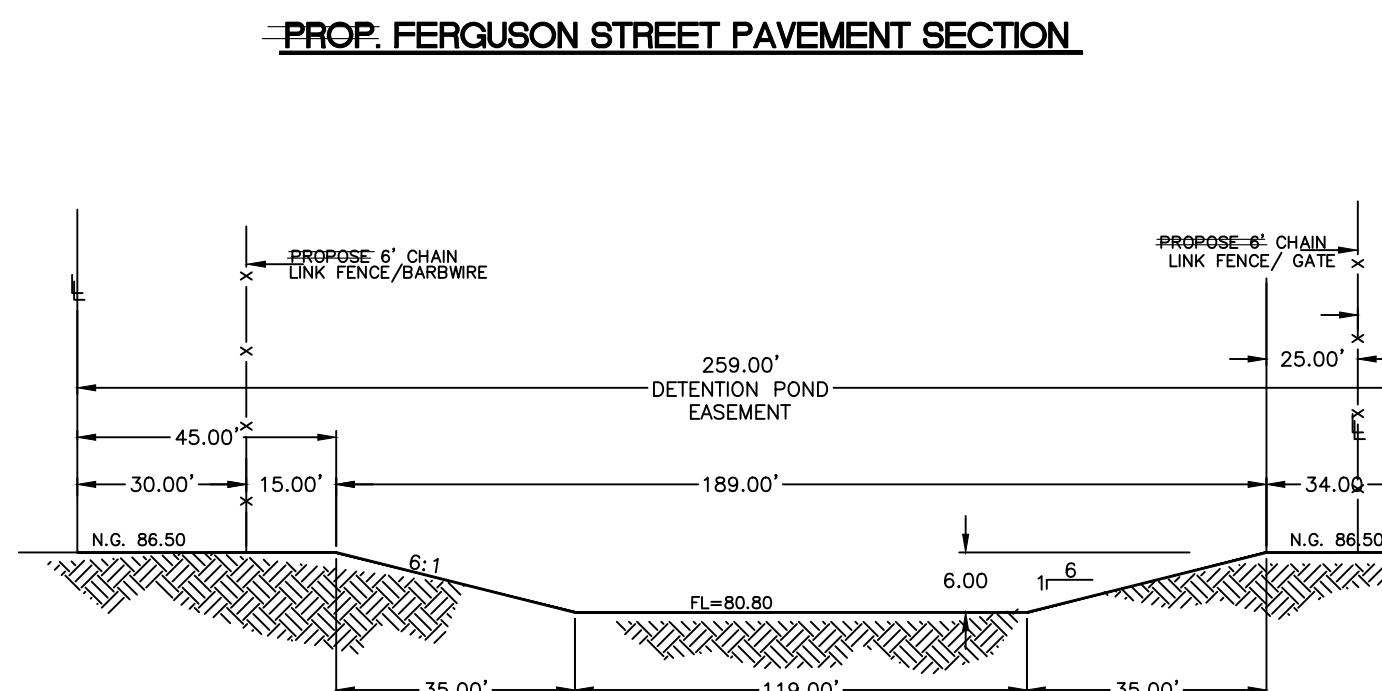
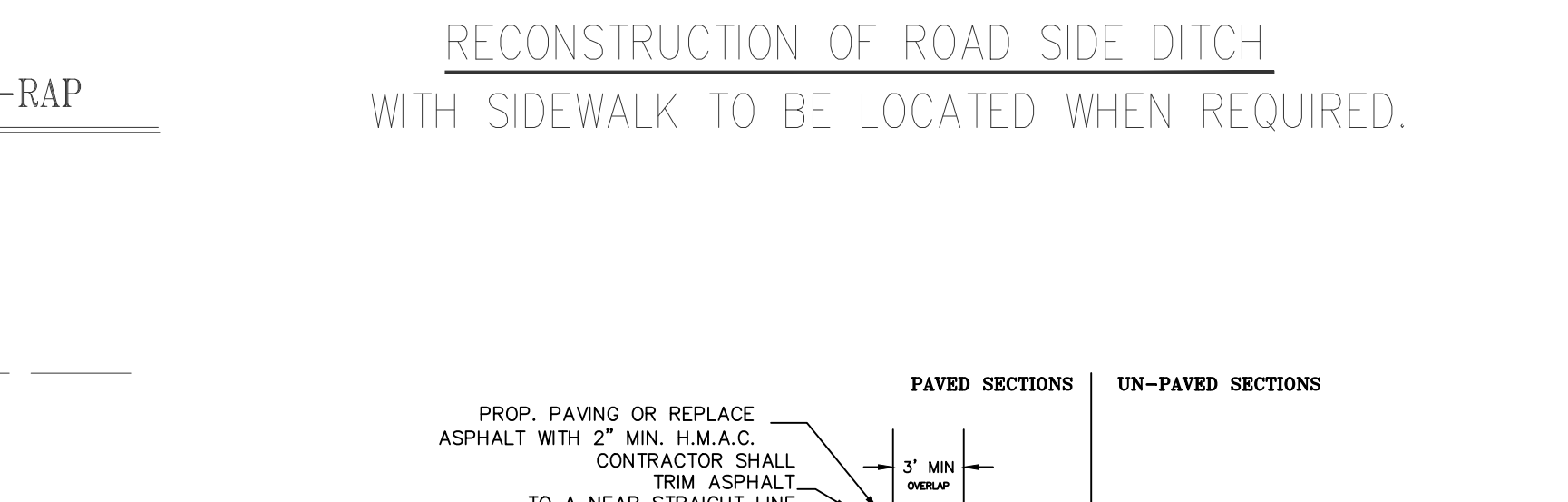
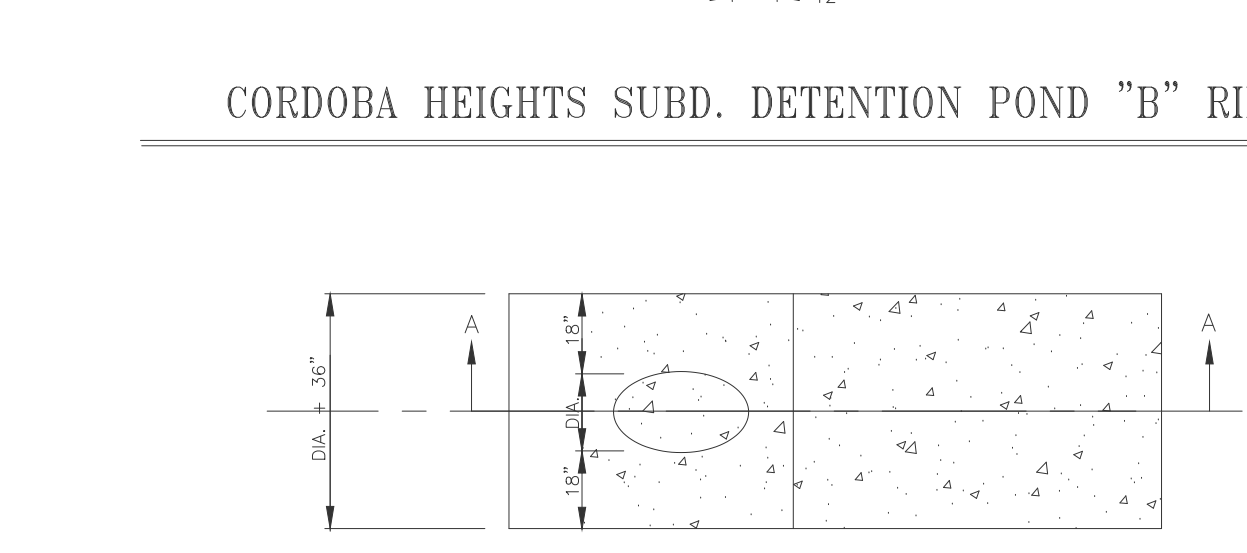
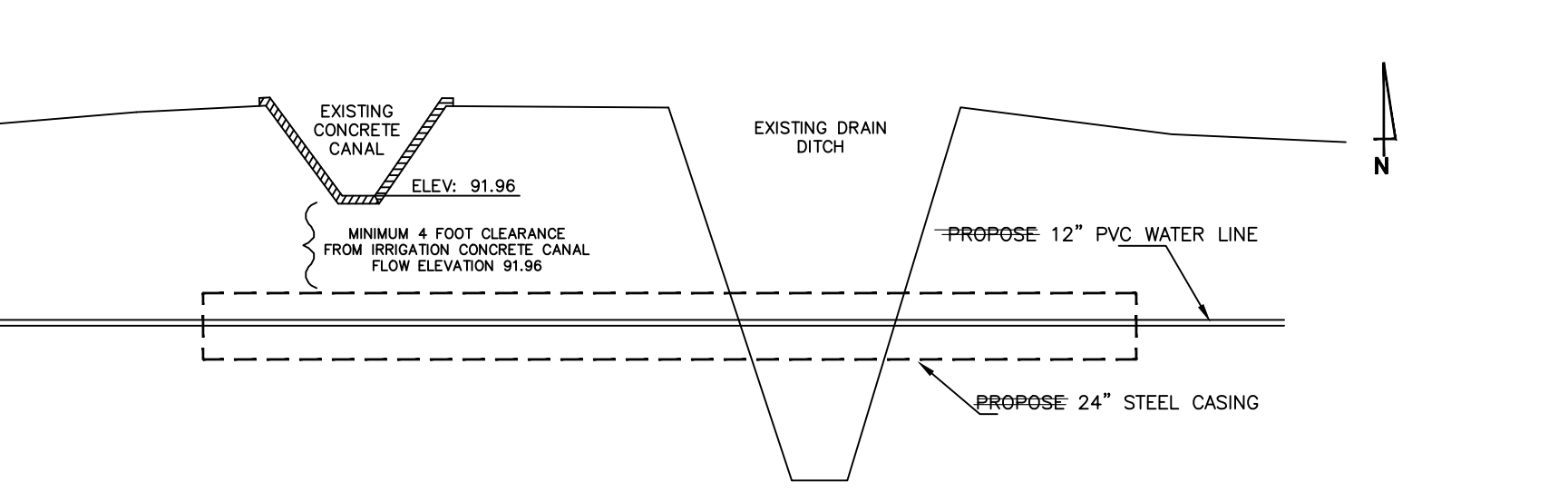
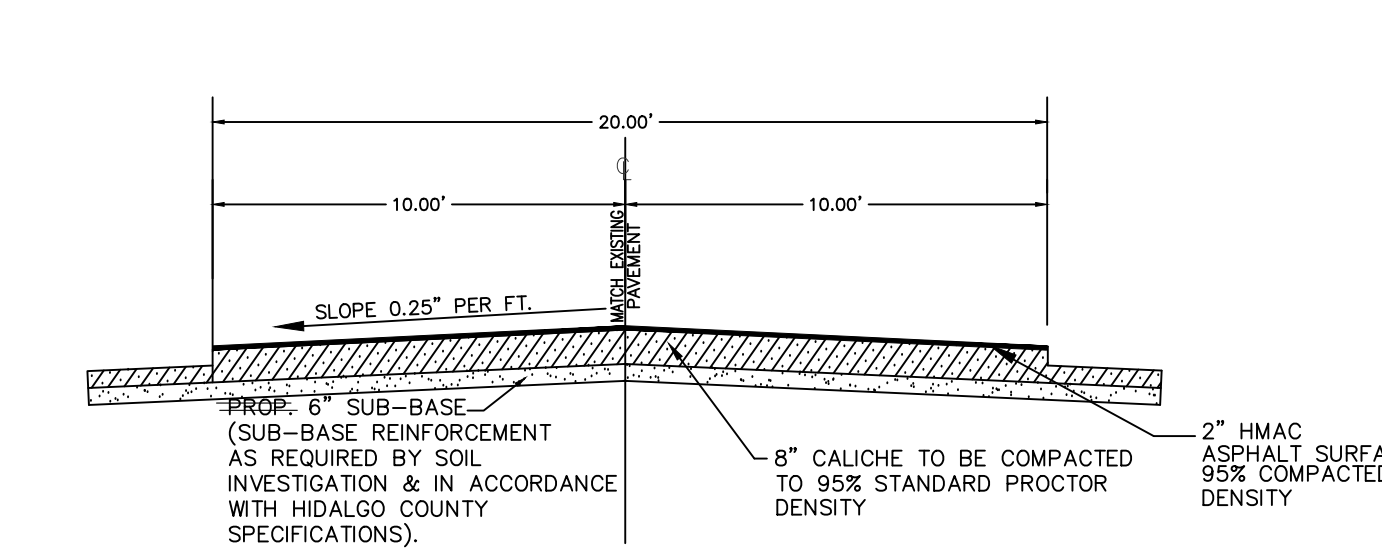
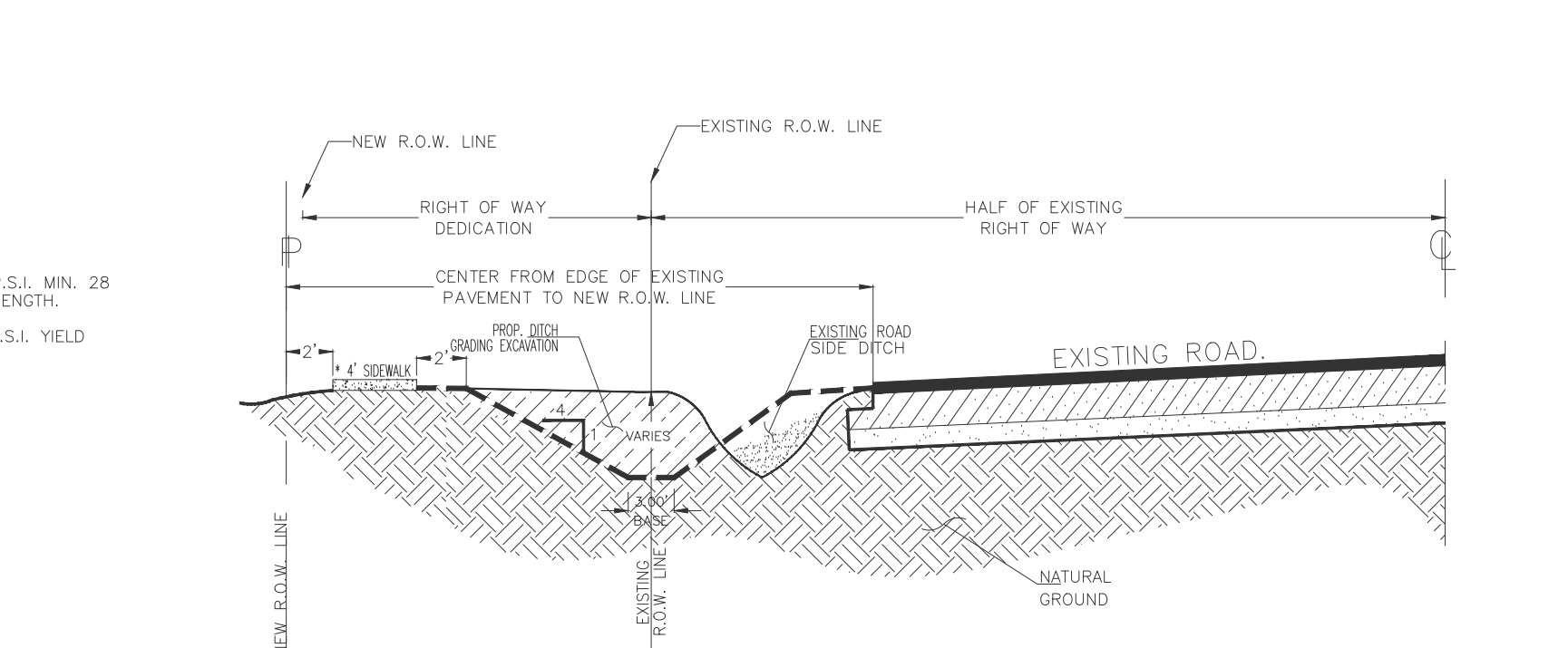
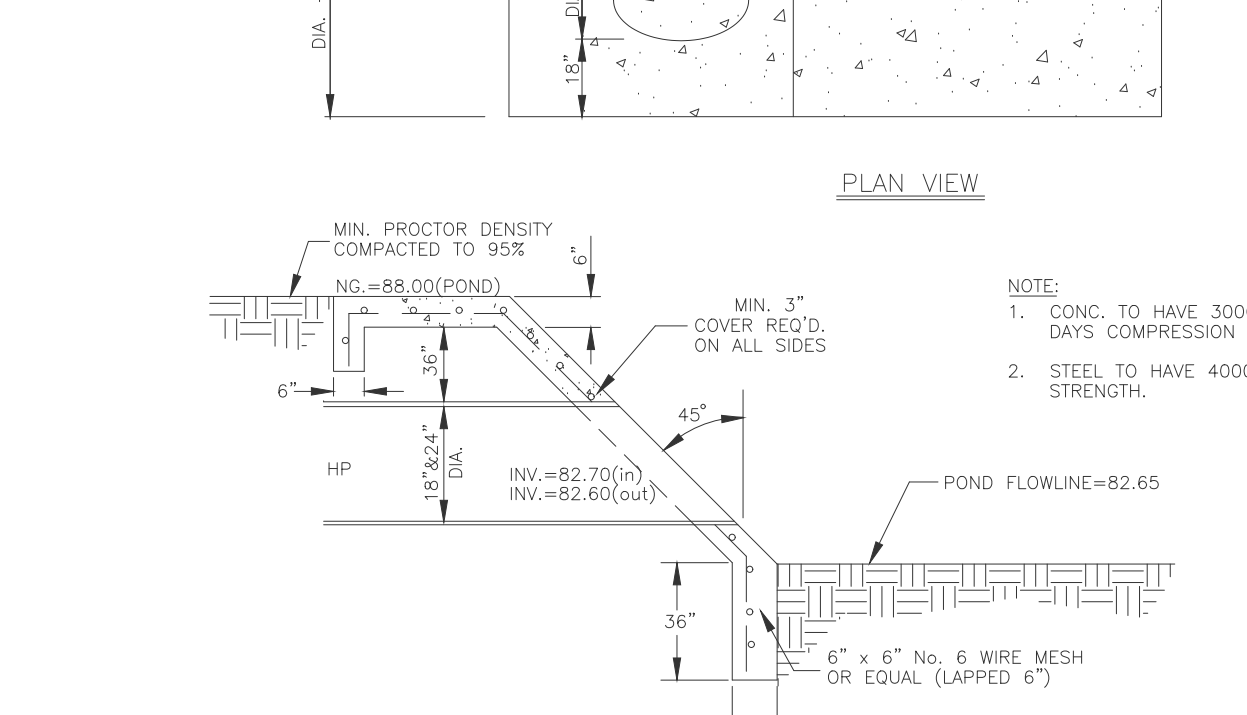
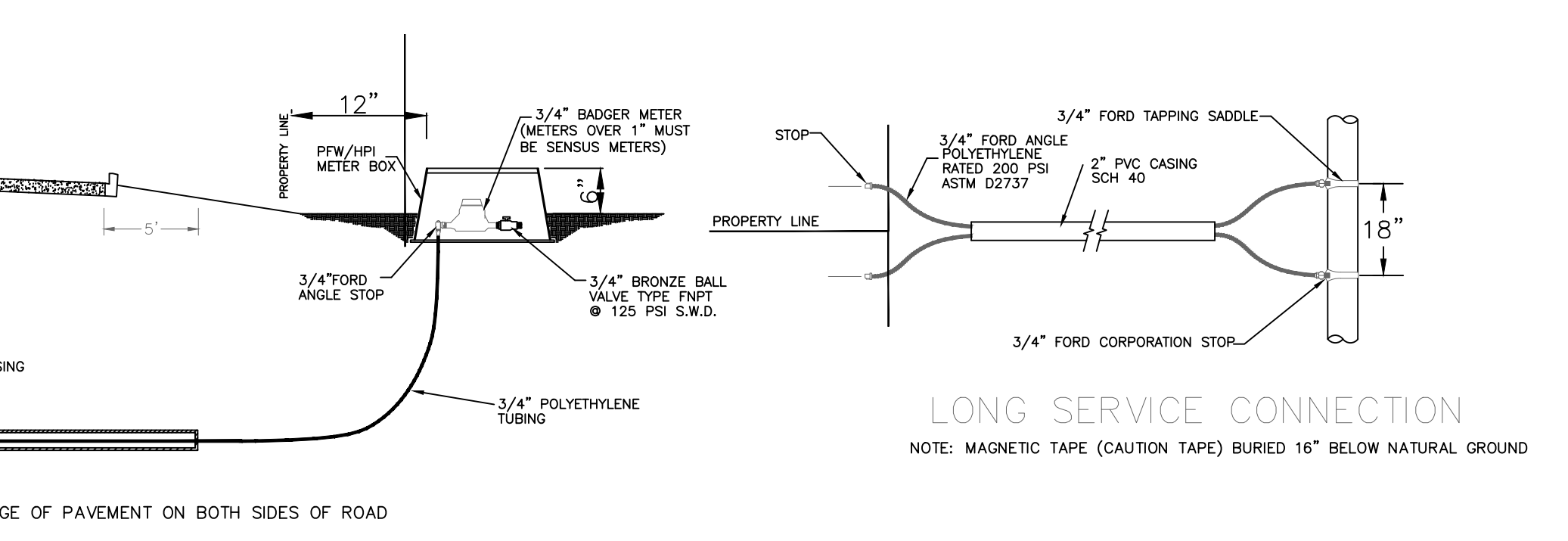
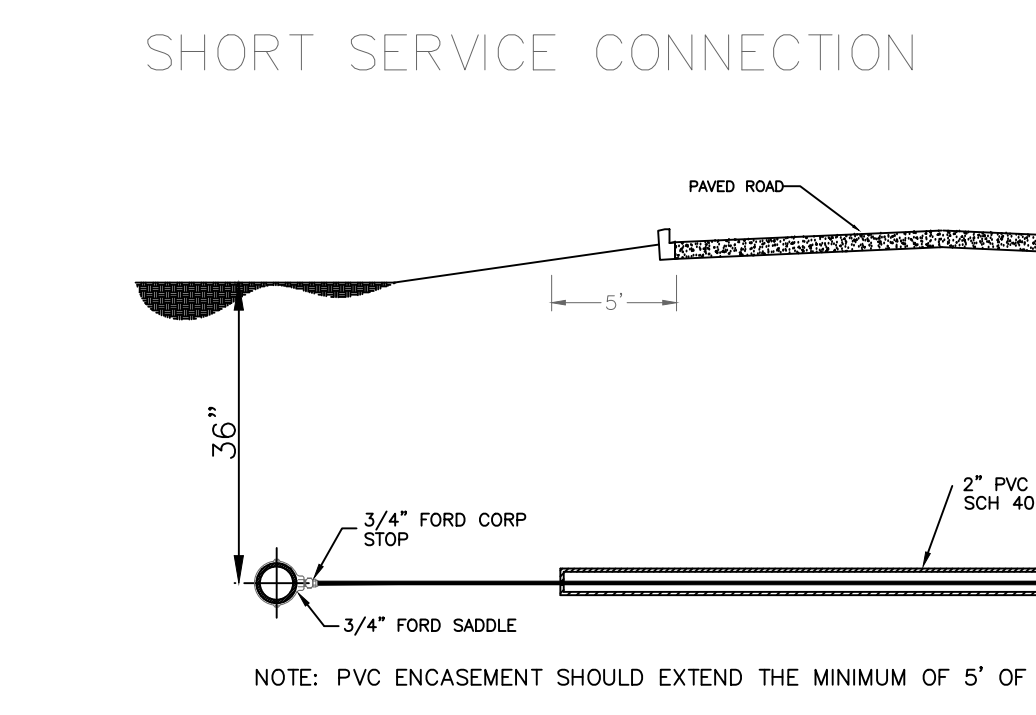
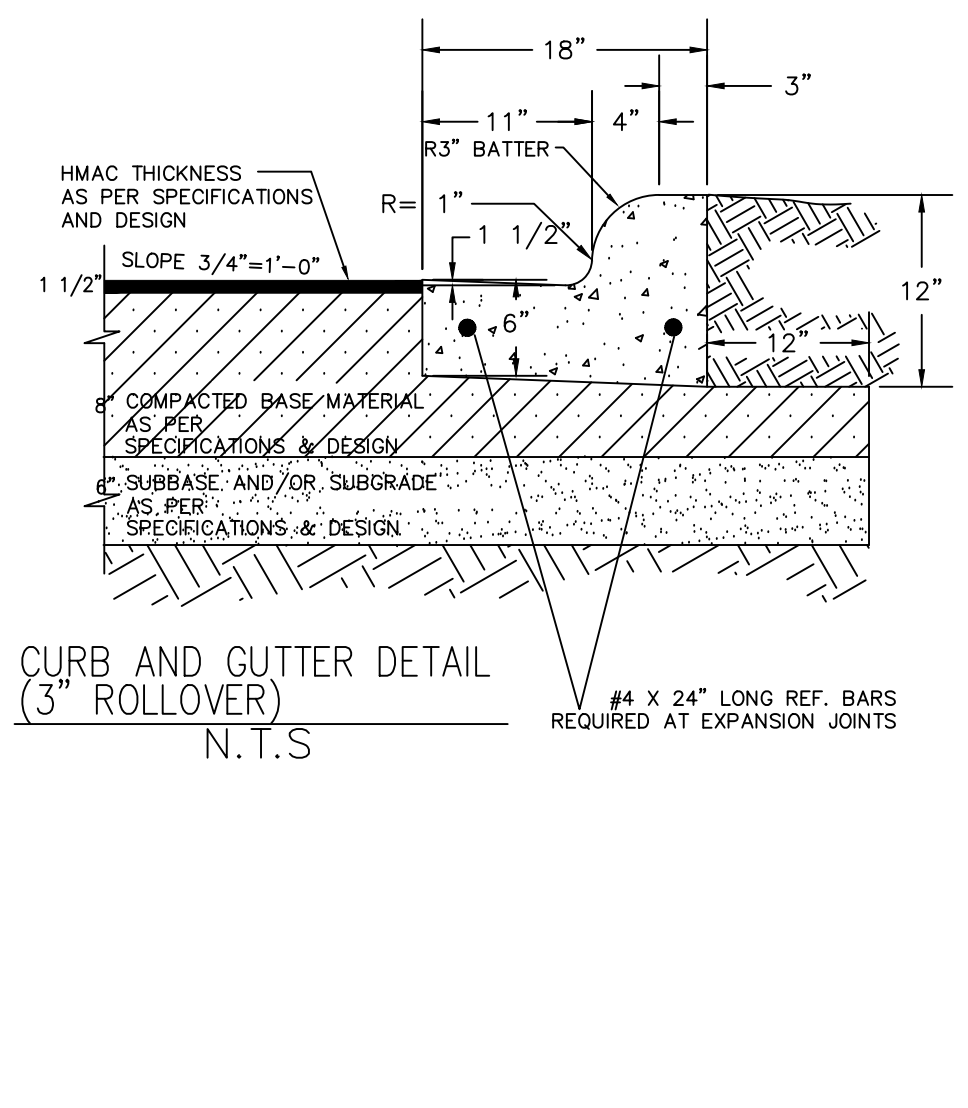
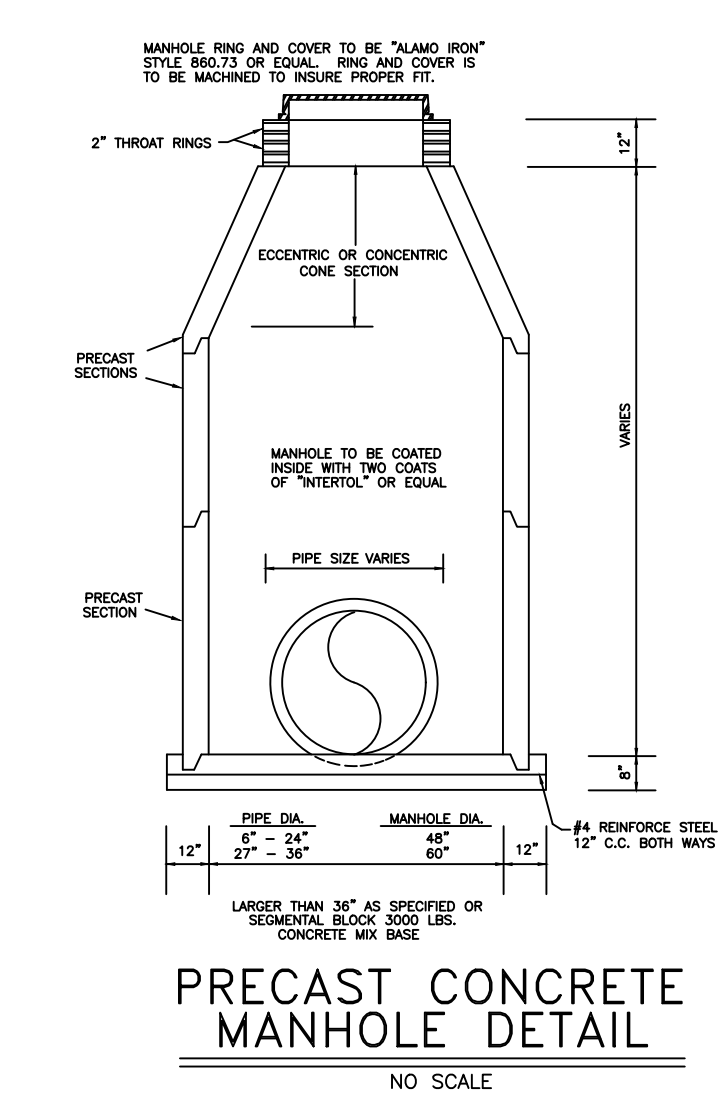
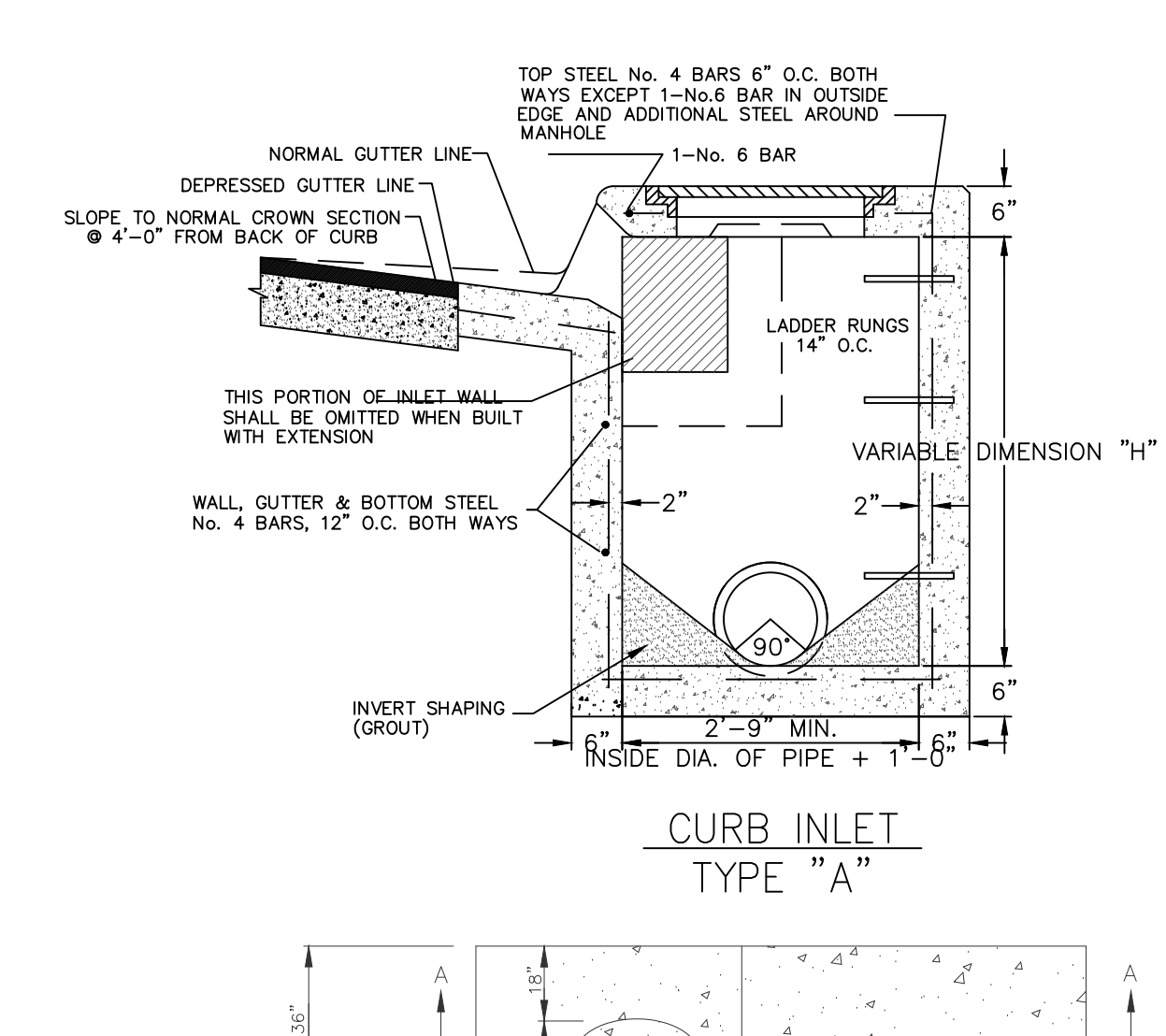
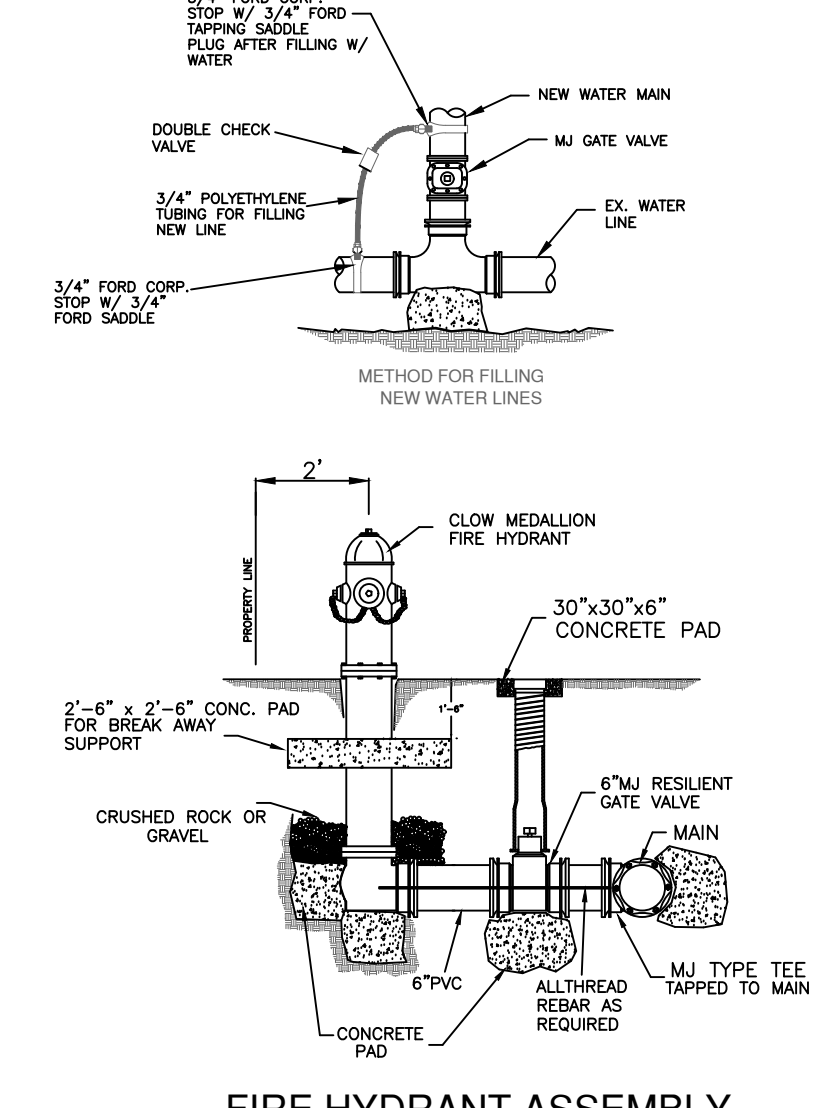
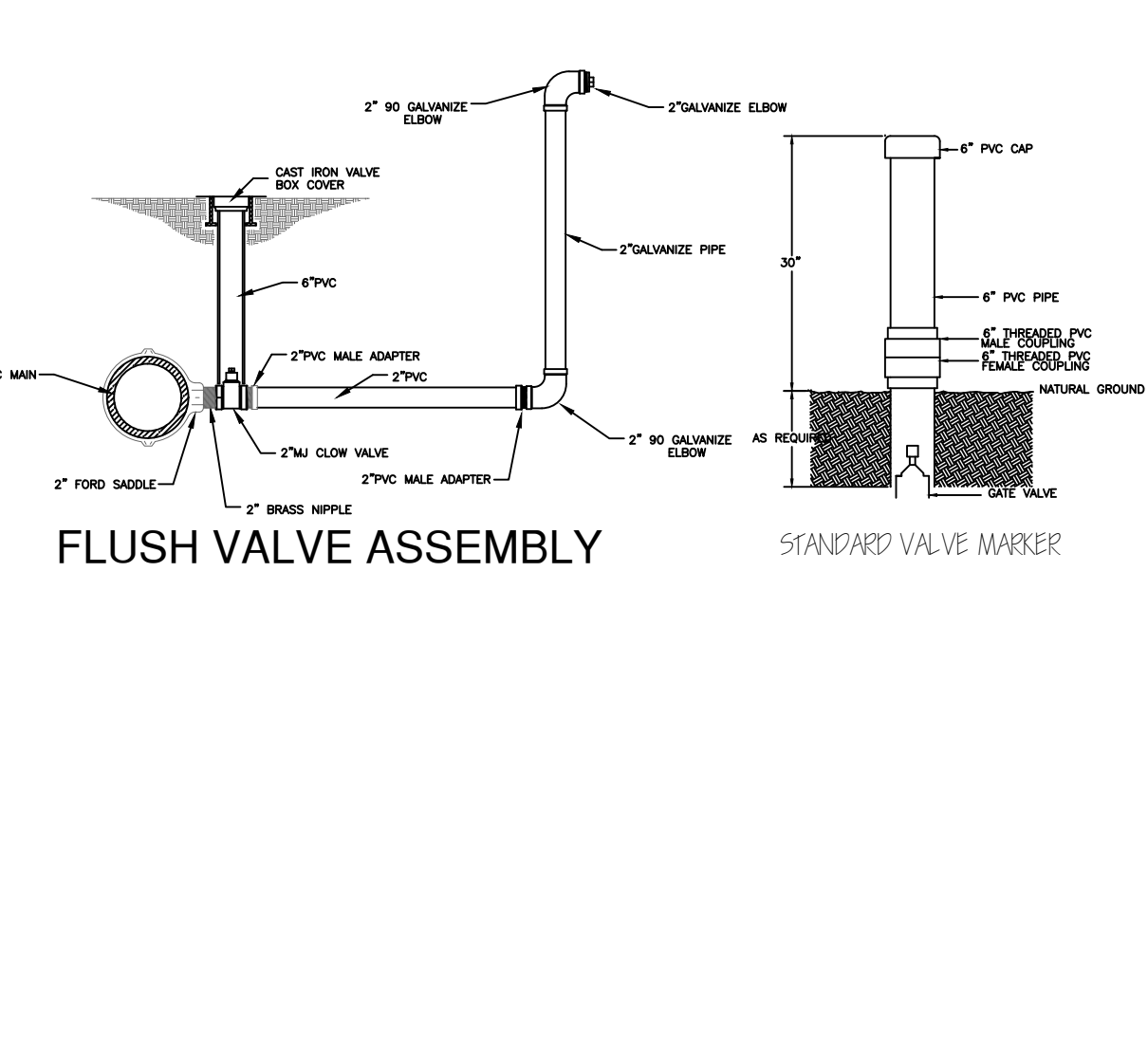
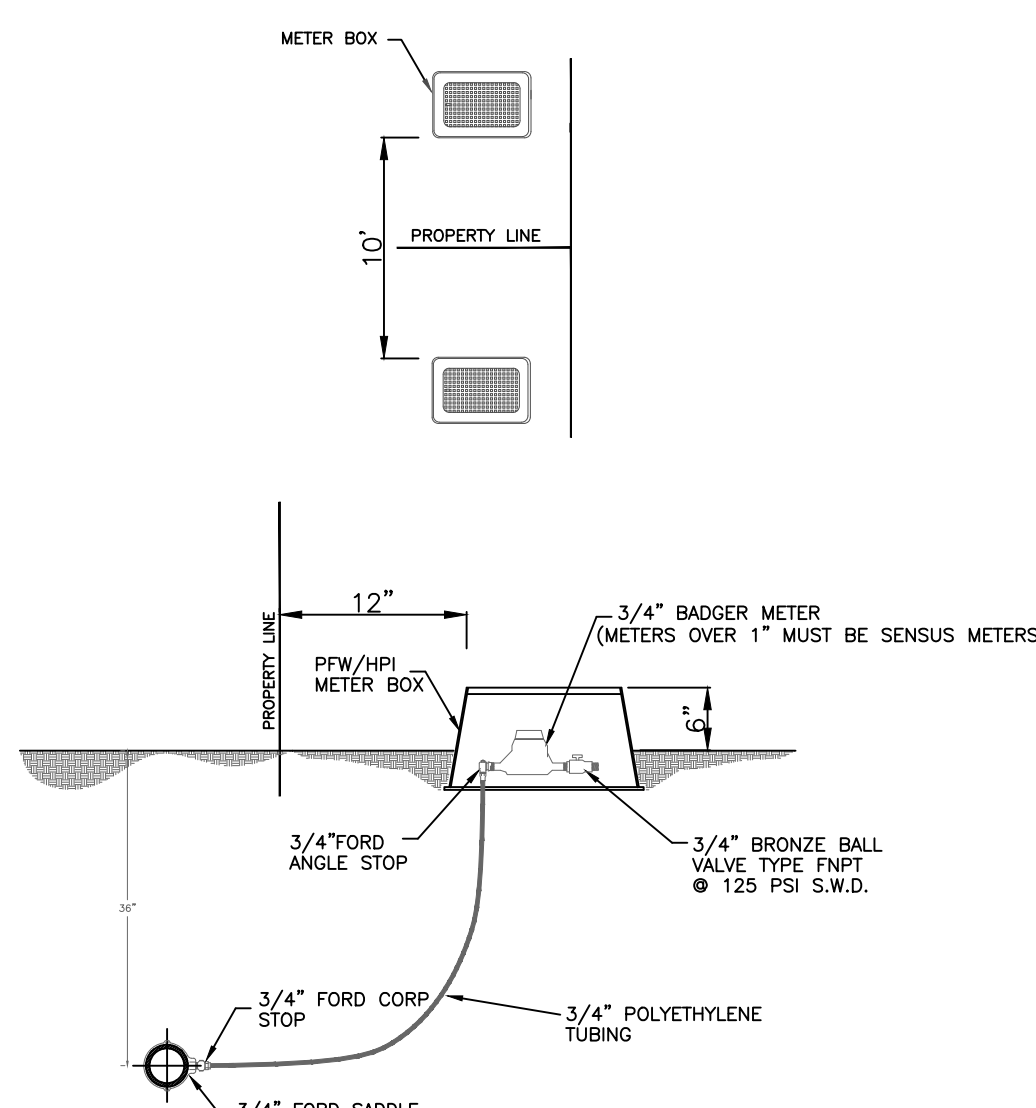
THE SEAL APPEARING ON THIS PLAT IS AUTHORIZED BY KAMBIZ S. KHADEMI, P.E. 57767 ALTERNATION OF A SEALED DOCUMENT WITHOUT REISSUING THE ENGINEER'S SEAL IS AN OFFENSE UNDER THE LAW TEXAS ENGINEERING PRACTICE LAW

REVISION	DATE	BY
AS BUILTS	APRIL, 2016	KK

DRAWING DATE: JANUARY, 2015
RELEASE DATE:
DESIGNED BY: K.K.
DRAWN BY: F.D.
CHECKED BY: K.K.
UPDATED DWG. BY:
SCALE: 1" = 100'

KK Engineering Consultant
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES
(FIRM REGISTRATION #1-1334)

410 E. DOVE
P.O. BOX 3422
McALLEN, TEXAS 78502
(956) 630-2125
FAX (956) 630-2219



NOTES:

- MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
- FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 24 IN. FROM THE E.O.P./R.O.W.
- THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTRIES.

DRAWING DATE: JANUARY, 2015
 REVISION: AS BUILT
 DATE: APRIL, 2016
 BY: KK
 RELEASE DATE: APRIL, 2016
 DESIGNED BY: K.K.
 DRAWN BY: F.D.
 CHECKED BY: K.K.
 UPDATED DWG. BY:
 SCALE: 1" = 200'
 K K Engineering Consultant
 GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES
 (FIRM REGISTRATION #F-1334)
 410 E. DOWE
 P.O. BOX 5422
 McALLEN, TEXAS 78802
 (959) 630-2700
 FAX (959) 630-2519
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KHAMBI S. KHADEMI, P.E. 57767 JANUARY 2015 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW
 CORDOBA HEIGHTS SUBDIVISION
 HIDAALGO COUNTY
 Pct. 1
 CONSTRUCTION DETAILS FOR WATER, PAVING AND DRAINAGE
 CORDOBA HEIGHTS SUBDIVISION
 SHEET 5 OF 5