



# 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: 10-25-2016

PROPOSED VAQUERO ESTATES PH. IV SUBDIVISION, PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: BETO SALINAS FLORES GROUP, LLC

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 61  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: EAST OF FM 1015 APPROXIMATELY 1,000 FEET SOUTH OF MILE 11 NORTH ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-30-2015 PROPERTY LIES WITHIN FLOOD ZONE: "X AND X SHADED" AS PER FEMA. Zone "AE" HAS BEEN REMOVED VIA A LOMR-F UNDER CASE# 16-06-3646A

DRAINAGE DESIGN: DRAINAGE WILL BE ACCOMPLISHED BY STROM DRAINAGE SYSTEM AND DETENTION BY WIDENING THE EXISTING DRAIN DITCH ALONG THE EAST PROPERTY LINE.

ROAD R.O.W. DEDICATION: NO R.O.W. DEDICATION IS REQUIRED.

H.C.R.O.W. FINAL APPROVAL DATE: 09-27-2016 By, ROY GONZALEZ, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 09-28-2016 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM:  OSSF HAVE BEEN INSTALLED AND INSPECTED BY THE HEALTH DEPARTMENT.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: DEVON STREET, ABBEY STREET & ADARE STREET.

H.C.O.E.C. FINAL APPROVAL DATE: 09-29-2016 : 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.*

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: 03/22/2016

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

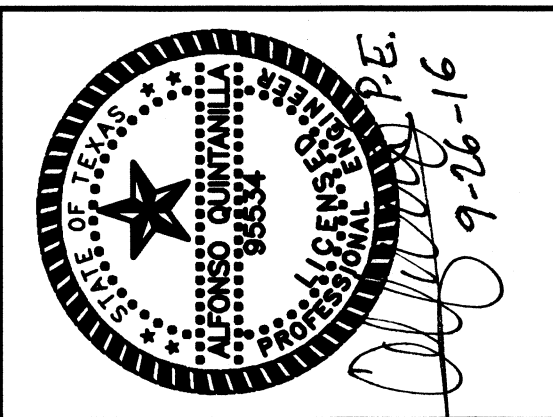
Final Approval subject to recommendations other departments

*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.*

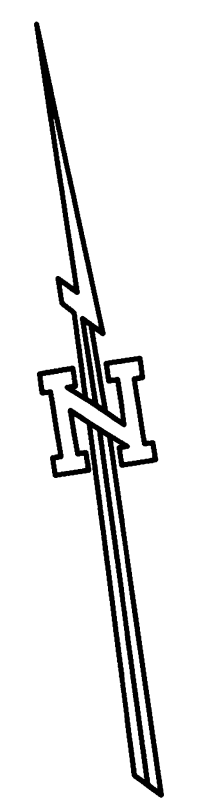
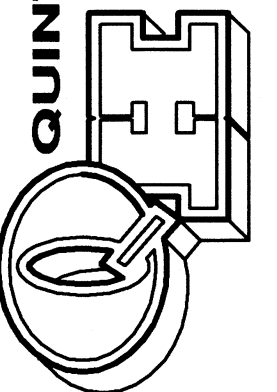


JOB NO.	DATE	REVISION	SCALE	DRAWN BY	SHEET
	JULY 15, 2015		1" = 100'	AO	

# VAQUERO ESTATES PHASE IV WATER DISTRIBUTION SYSTEM

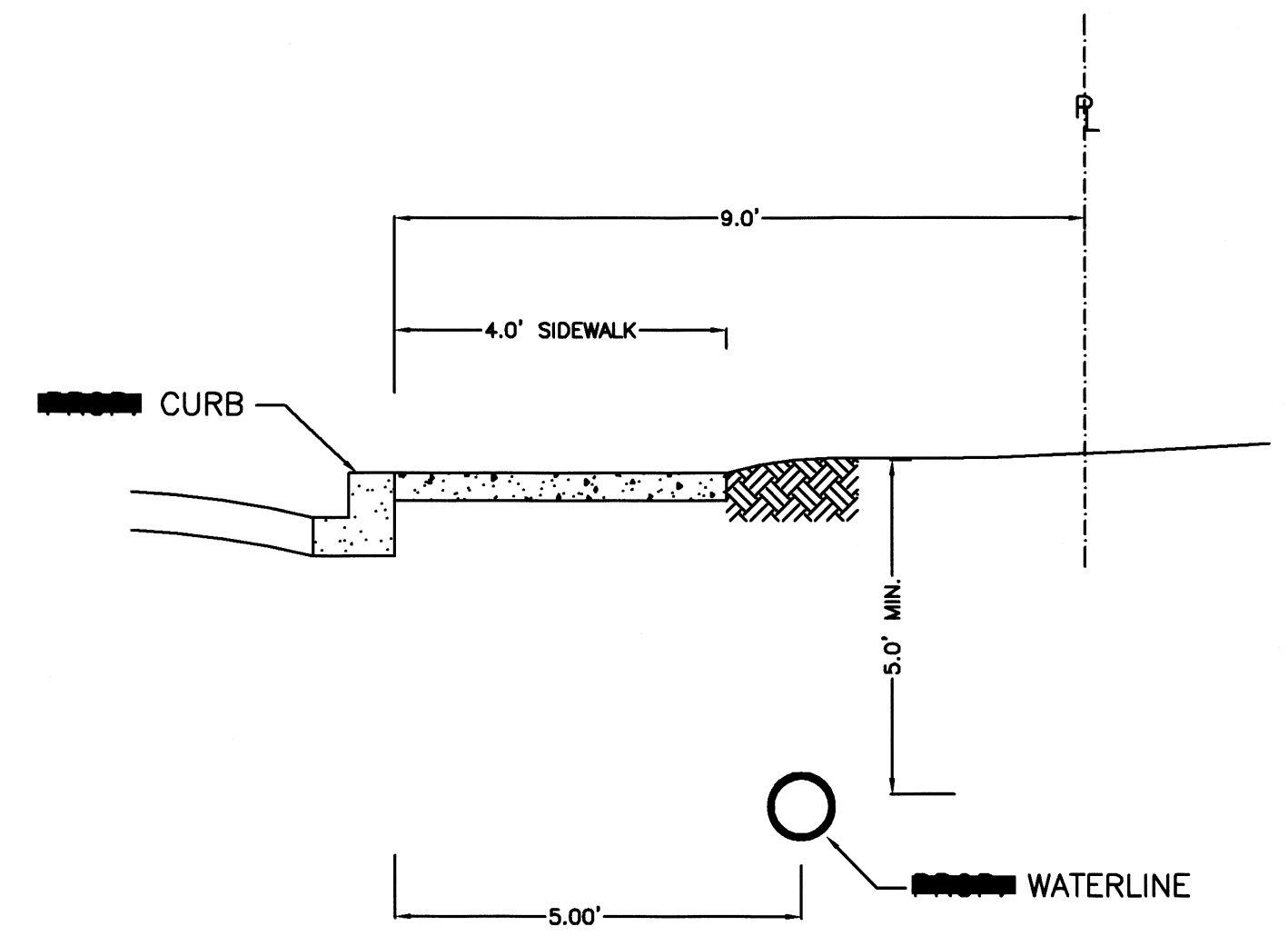


**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 LAND SURVEYORS  
 PHONE 956-381-6480  
 124 E. STUBBS ST.  
 EDINBURG, TEXAS 78539  
 FAX 956-381-0527  
 OFFICE@QHAENGINEERING.COM  
 REGISTRATION NUMBER F-1513



SCALE: 1" = 100'

NOTES:  
 1.-WATERLINE IMPROVEMENTS  
 AS PER NORTH ALAMO WATER  
 SUPPLY CORPORATION  
 SPECIFICATIONS.



**WATERLINE DETAIL**  
 NOT TO SCALE

**AS BUILTS:  
 9/26/2016**

FILENAME	F:\DATA\SUB\WESLACO\VAQUERO PH. IV\WATER		
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
7-15-2015	AO		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

ACT: A TRACT OF LAND OUT OF FARM TRACTS 1066 AND 1071, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1118636, COUNTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE JPO ENTERPRISES, INC. TRACT: A TRACT OF LAND OUT OF FARM TRACTS 1066 AND 1071, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1118636, AND CORRECTION SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1129852, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



H.C.I.D. NO. 9 R.O.W. AS PER VOLUME 314, PAGE 62, DEED RECORDS, HIDALGO COUNTY, TEXAS.

