



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-23-2021

PROPOSED CALEDONIA WEST SUBDIVISION PRECINCT No. 4.

ENGINEER: SALINAS ENGINEERING & ASSOCIATES DEVELOPER: CALEDONIA ESTATES CORPORATION PHASE II

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 78 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 8

FILLING STATIONS: 7

LOCATION DESCRIPTION: NORTH OF CURRY ROAD APPROXIMATELY ½ MILE WEST 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 3-16-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

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

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 3-8-2021 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 3-8-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: CITY OF EDINBURG LINE SIZE: 8" LOCATION: PAOLA STREET.

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 8" LOCATION: CURRY ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 3-8-2021 BY 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.

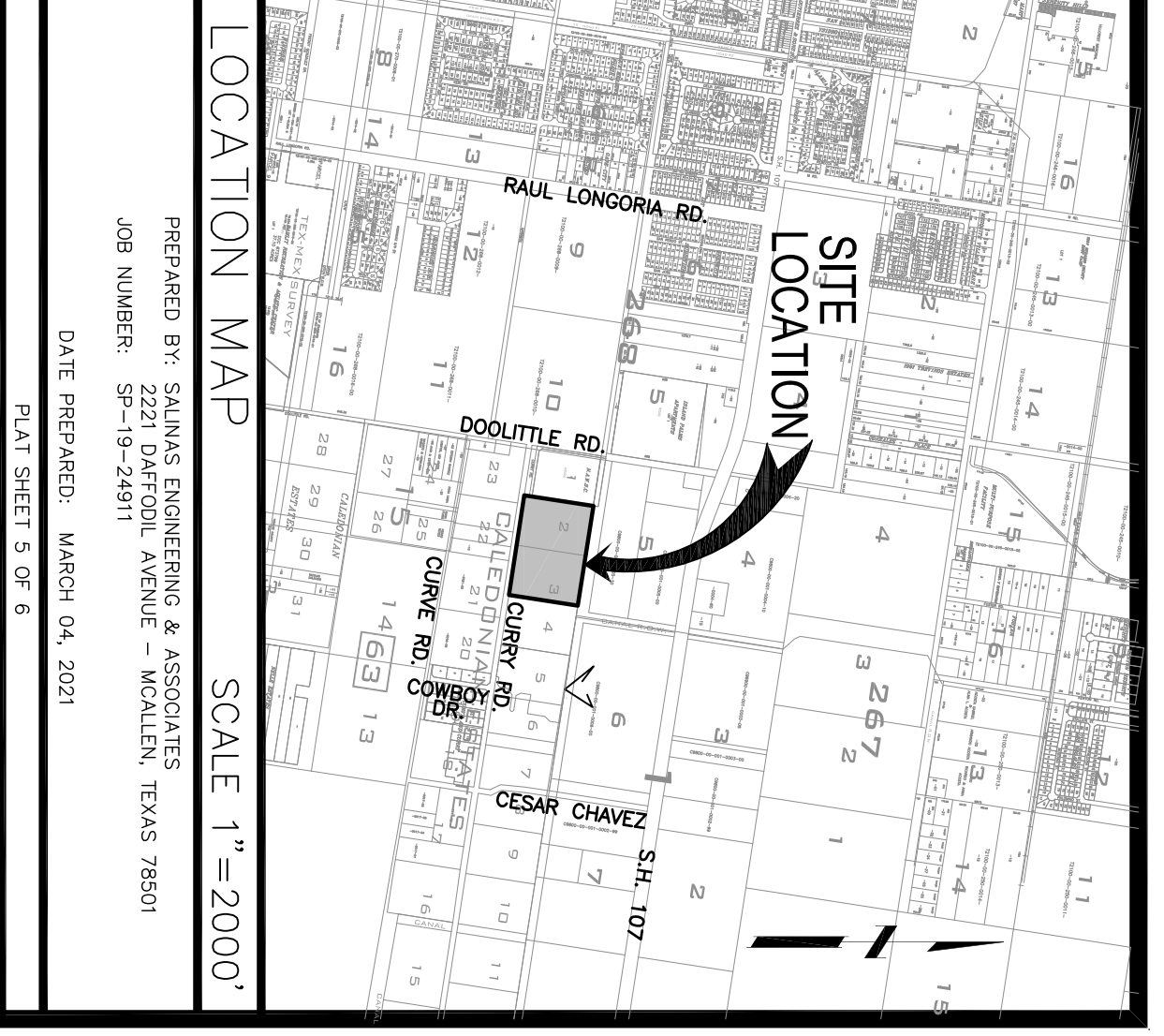
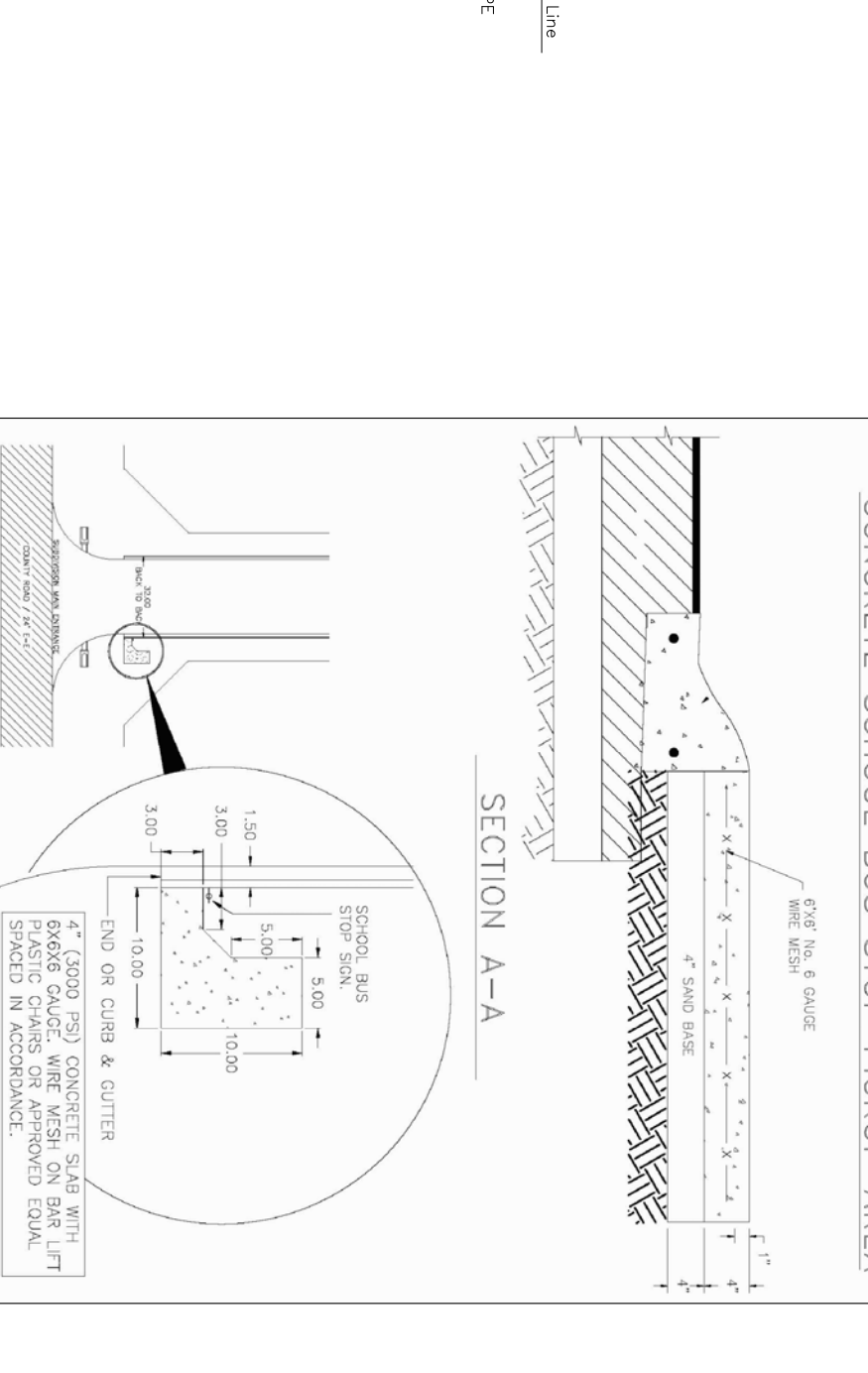
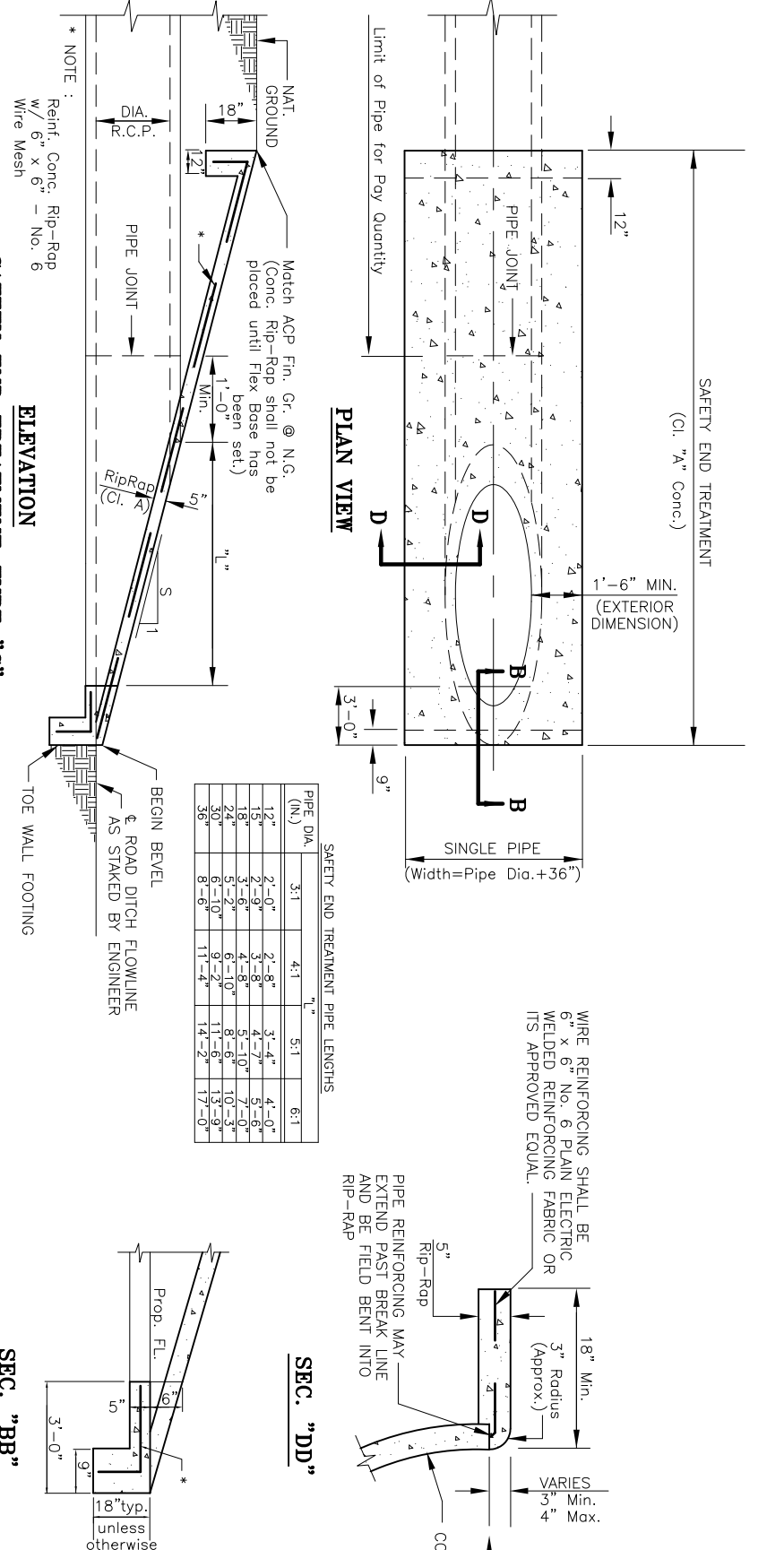
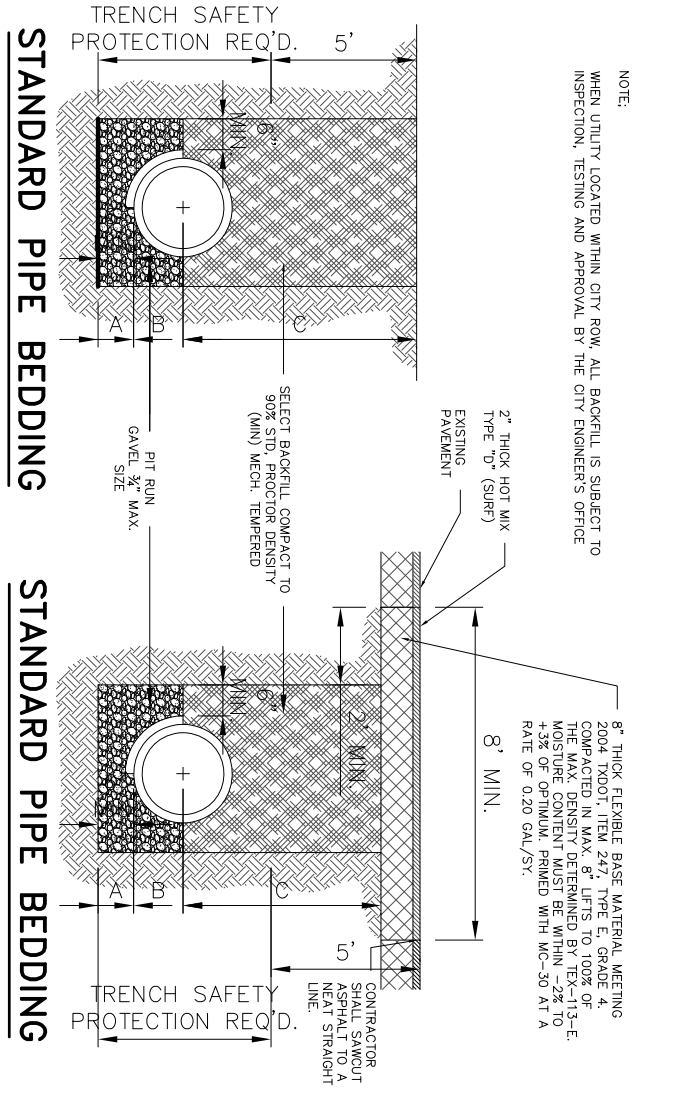
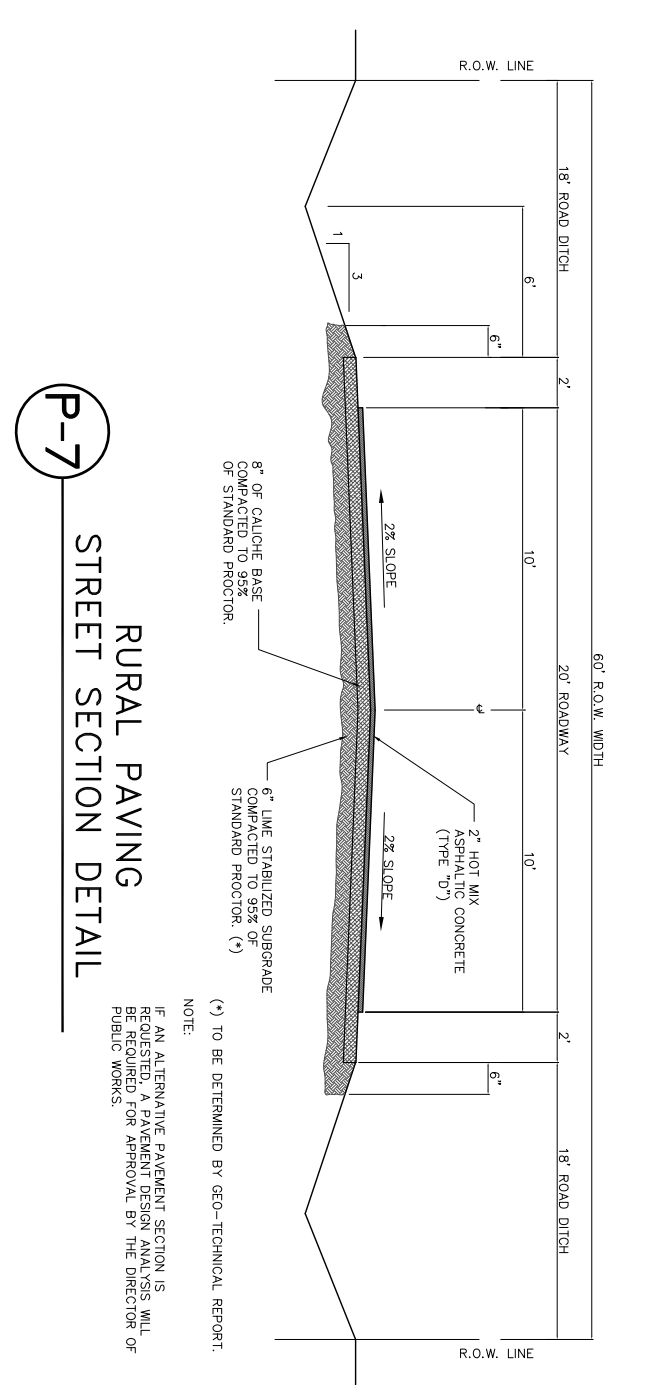
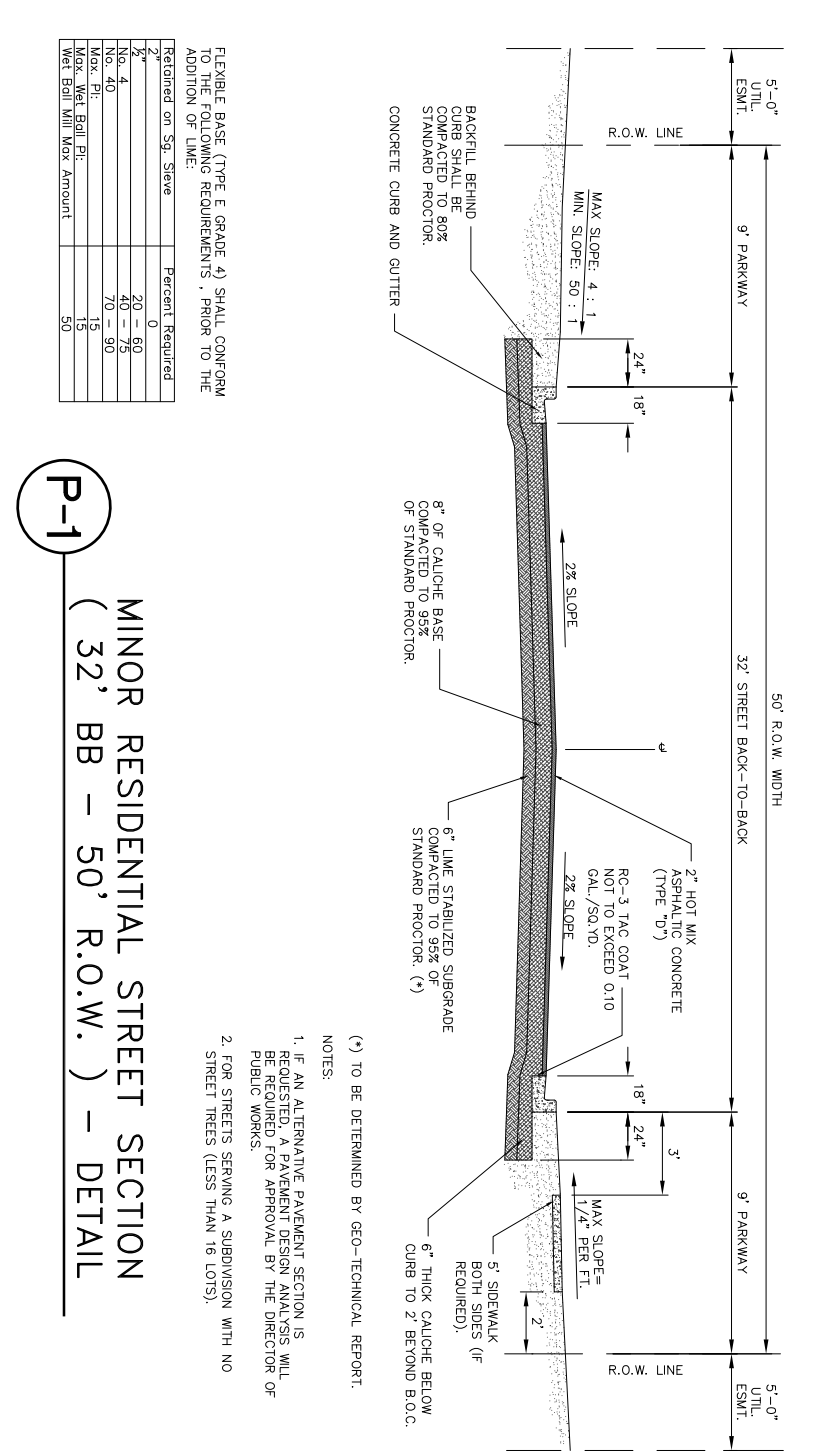
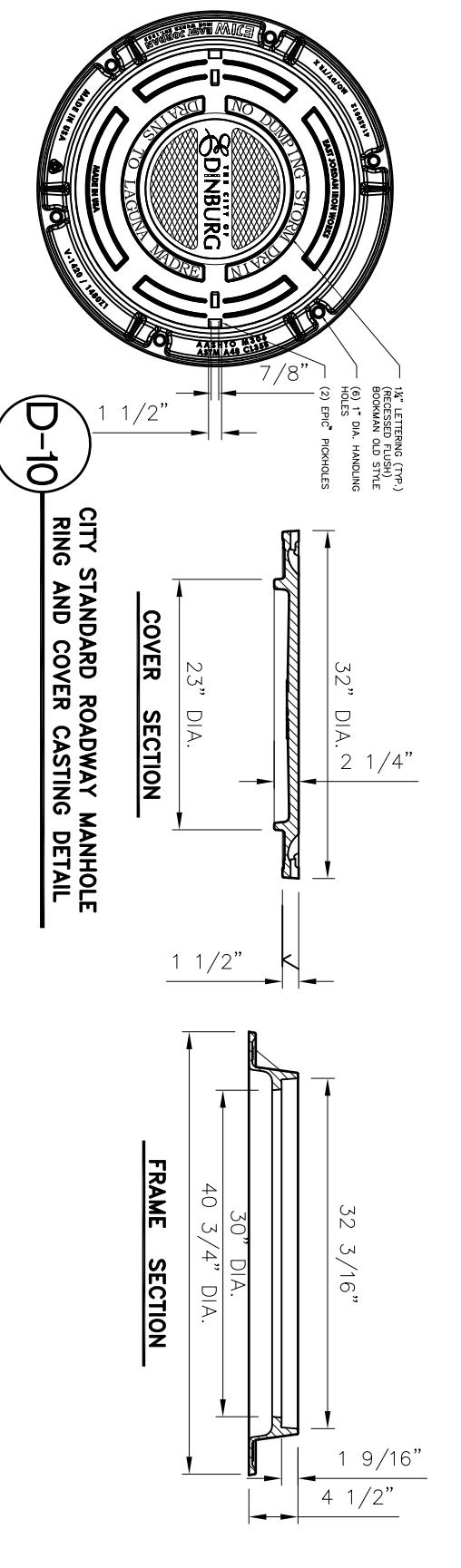
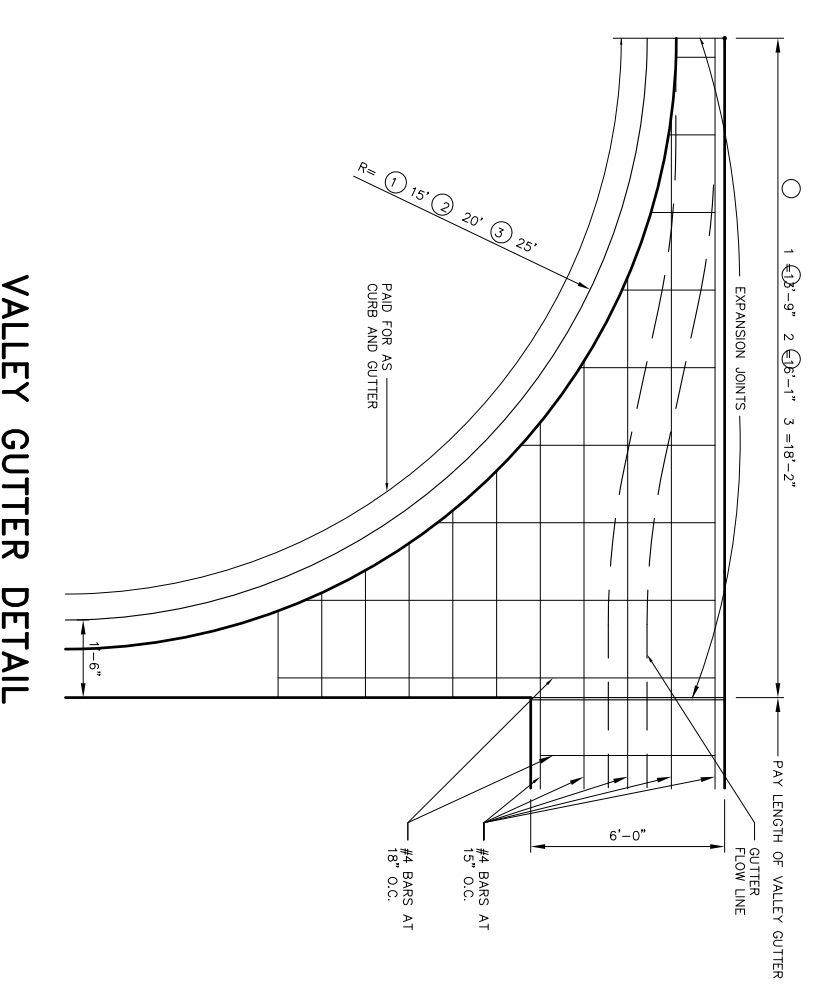
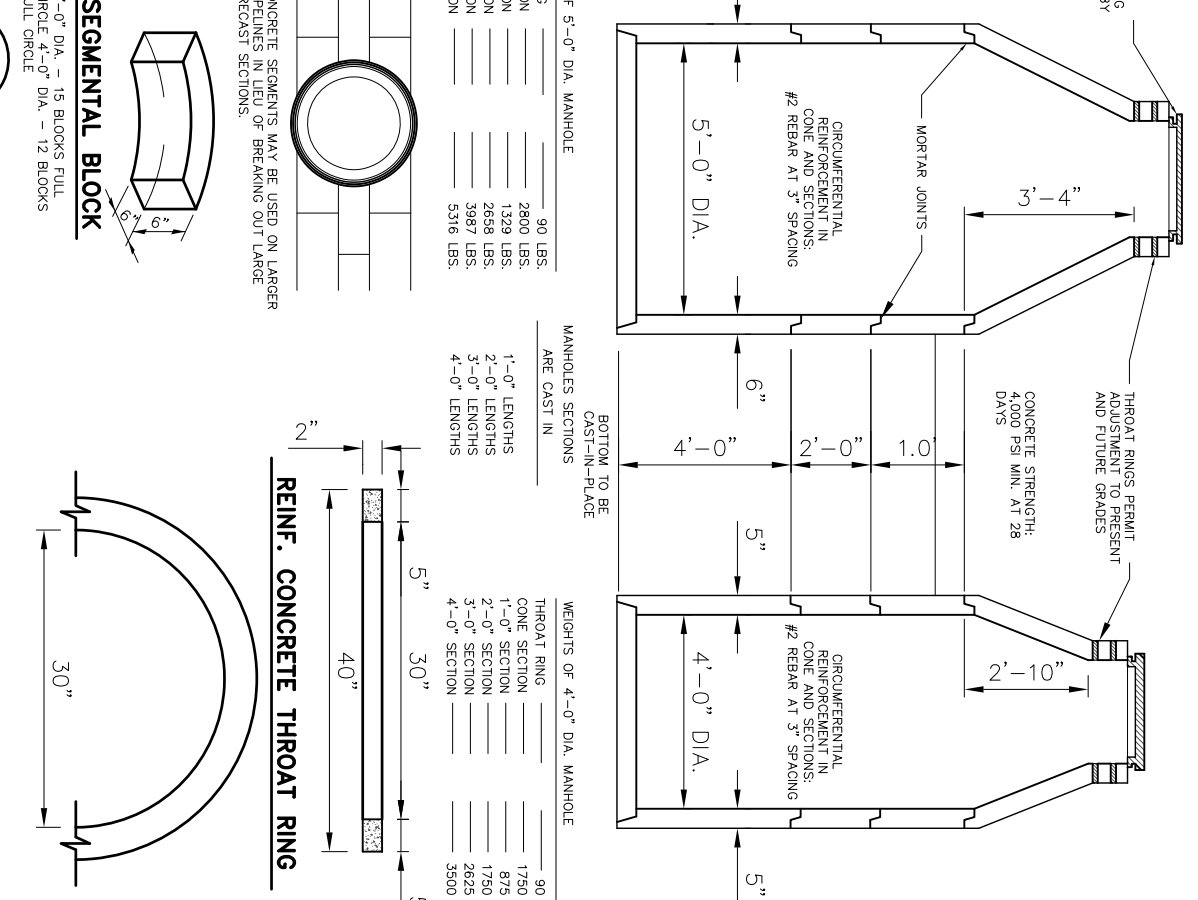
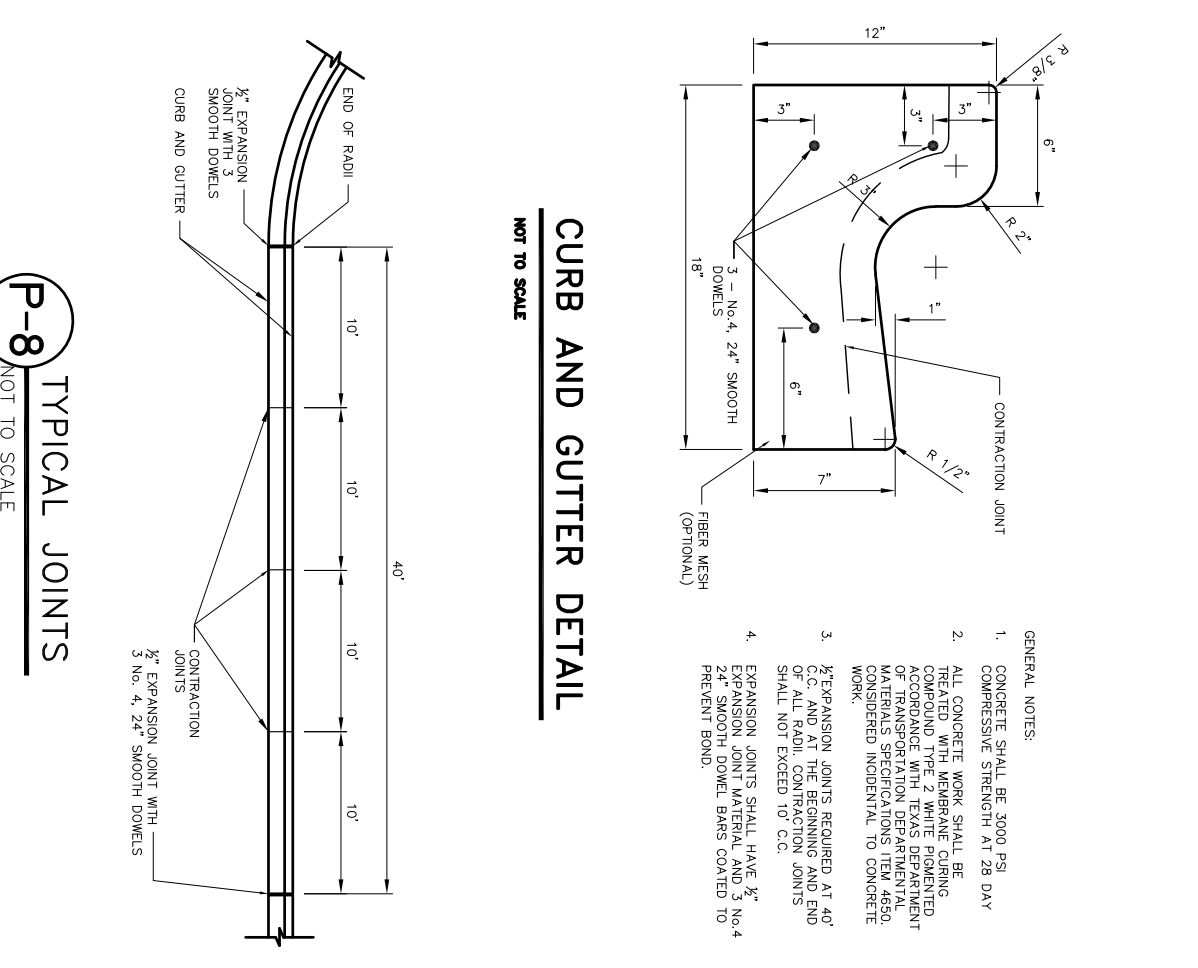
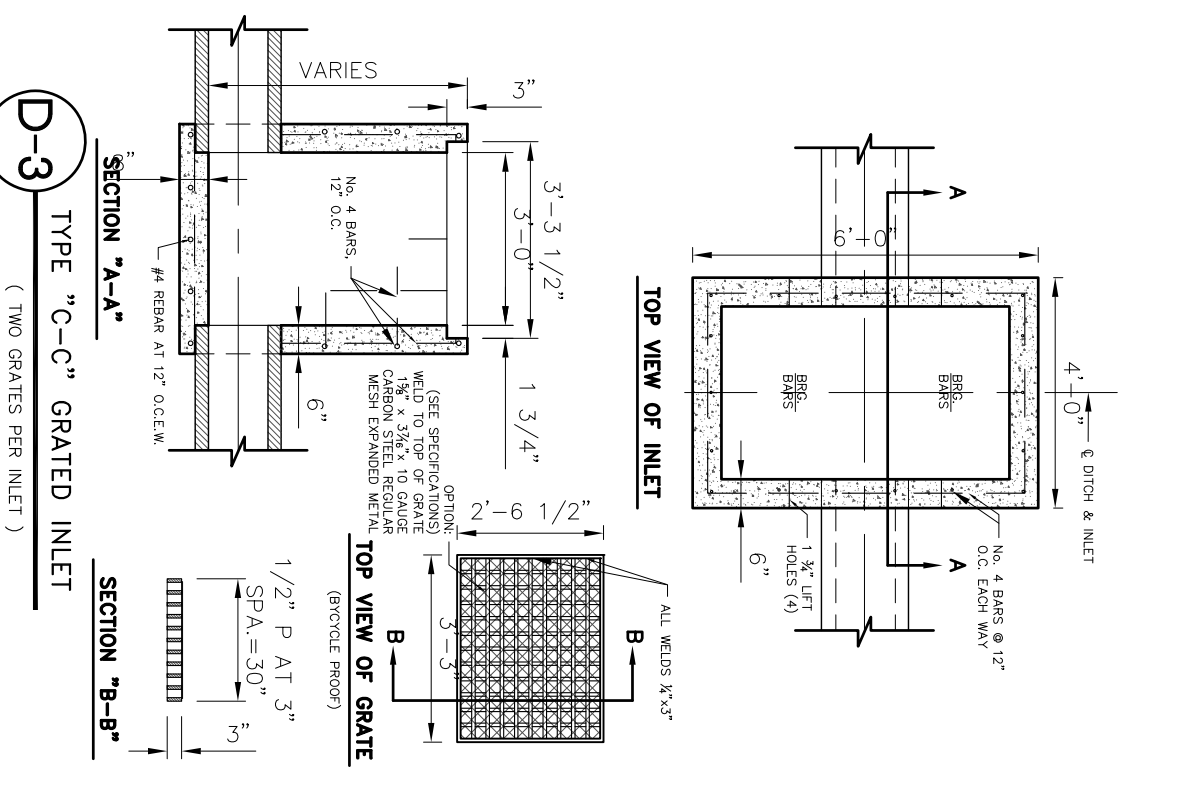
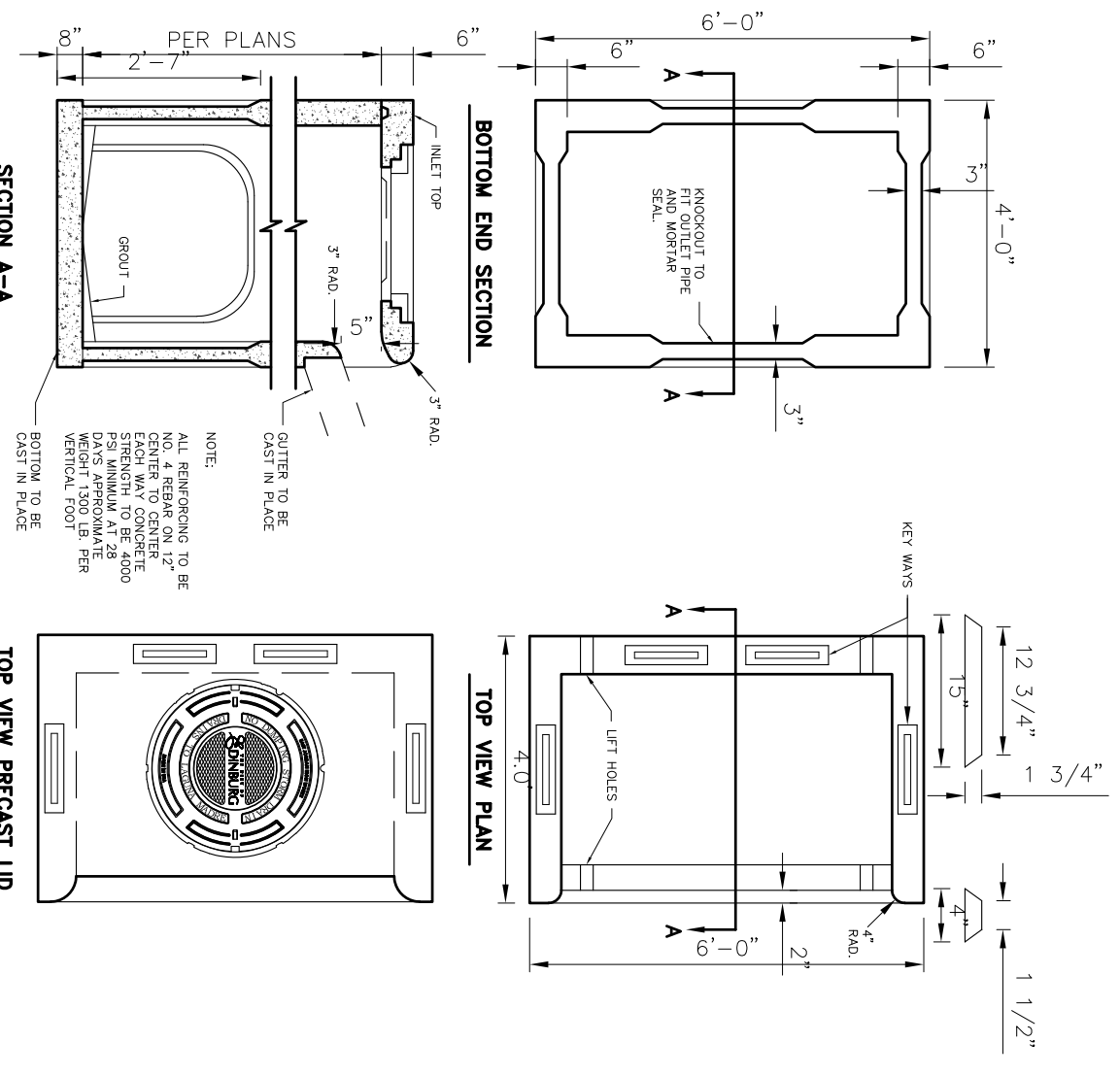
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

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.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXISTING JURISDICTION OF A MUNICIPALITY:
 CALEDONIA WEST SUBDIVISION, IS LOCATED 0.42 MILES FROM THE NORTHWEST CORNER OF CEASAR STREET AND THE CITY OF EDINBURG (2019 ESTIMATE POPULATION: 101,170). CALEDONIA WEST SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF EDINBURG. THIS SUBDIVISION IS WITHIN THE EXISTING JURISDICTION OF EDINBURG UNDER LOCAL GOVERNMENT CODE 42.021, PRECEDENT No. 4.

* ALL CONSTRUCTION DETAILS MUST COMPLY WITH COUNTY OF HIDALGO, N.A.W.S.C. AND CITY OF EDINBURG SPECIFICATIONS.

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

ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____ PAGE _____
 RECORDED IN VOLUME _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



INDEX SHEET OF CALEDONIA WEST SUBDIVISION

SHEET 1	HEADINGS, INDEX, LOCATION MAP, PRINCIPAL CONCRETE, PAVT WITH LOTS, STREETS, SHEDDERS, AND ENGINEER'S CERTIFICATION, PLAN NOTES AND RESTRICTIONS, GENERAL NOTES, ENGINEER'S CERTIFICATION, HIDALGO COUNTY, TEXAS
SHEET 2	CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION, THE PROJECT AS SHOWN, H.C.D.O. CERTIFICATION, REVISION STREET CERTIFICATE OF APPROVAL, N.A.W.S.C. DESIGN DECISION, REVISION NOTES.
SHEET 3	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT, WEST WATER AND ENGINEER'S CERTIFICATION, REVISION AND SANITARY VERSION, SUBDIVISION'S CERTIFICATE AND STATEMENT.
SHEET 4	GRANTEE REPORT INCLUDING DESCRIPTION OF EASEMENT AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF EASEMENT AND DRAINAGE, CURB AND AND UTILITIES SECTION.
SHEET 5	PAVING AND DRAINAGE DETAILS
SHEET 6	DRAINAGE EXCAVATION MAP

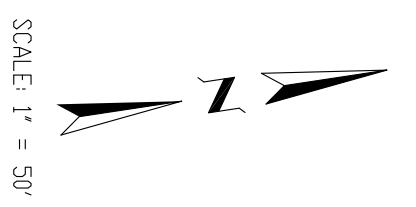
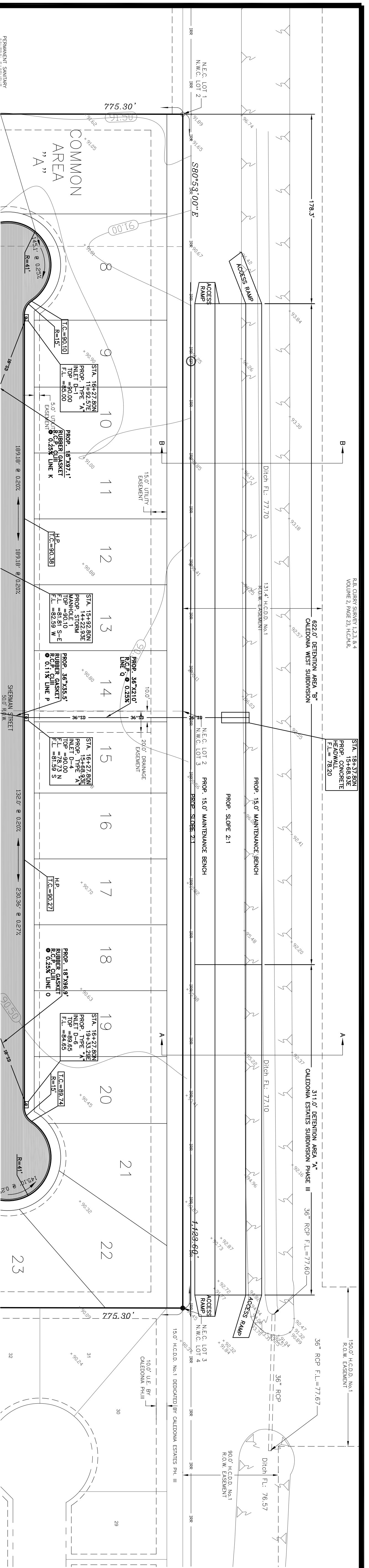
CALEDONIA WEST SUBDIVISION

HIDALGO COUNTY, TEXAS
 BEING A 20.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOTS 2, AND 3, CALEDONIA ESTATES, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAN THEREON RECORDED IN VOLUME 05, PAGE 51, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



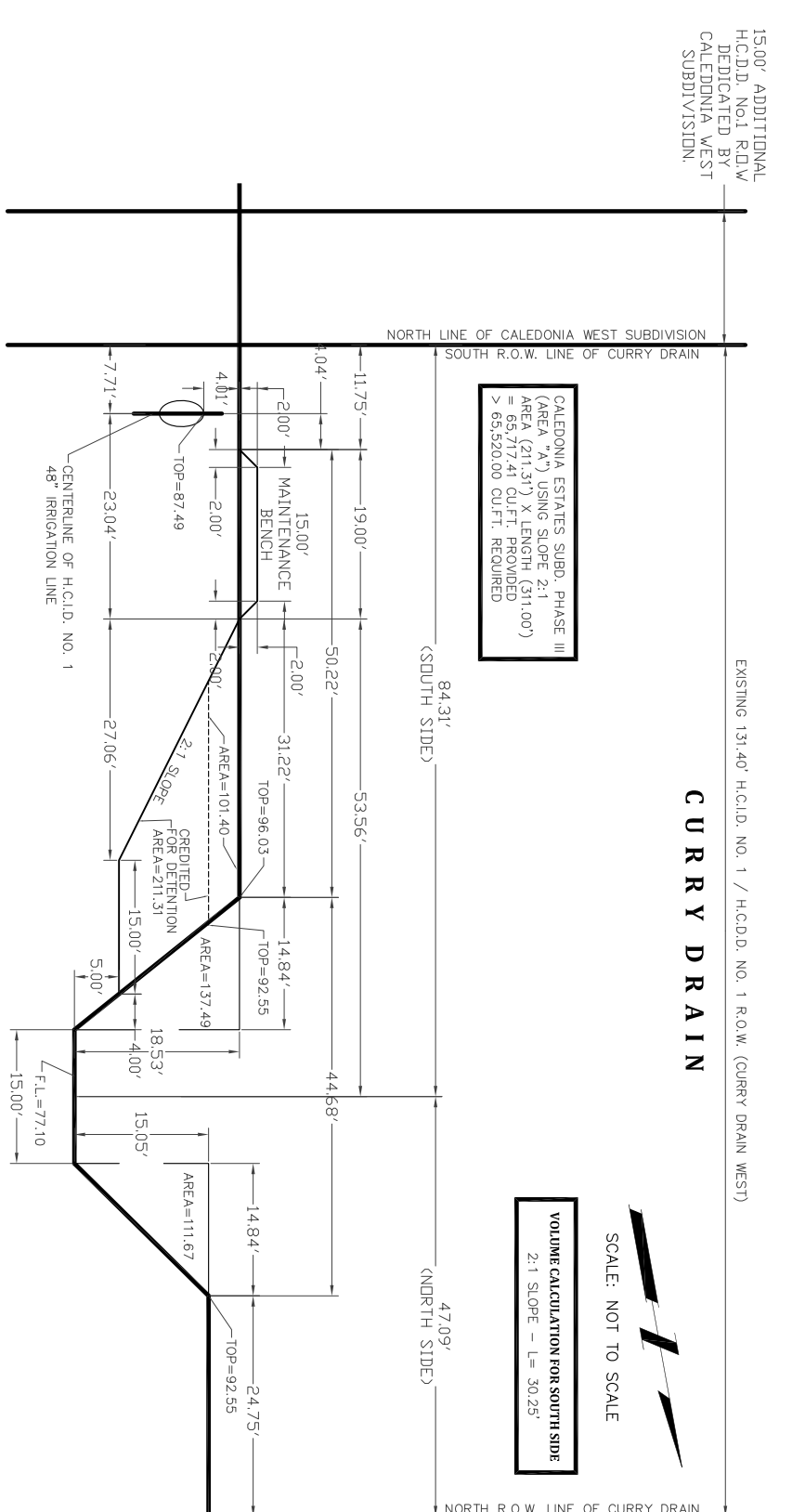
SALINAS ENGINEERING & ASSOC., INC.
 ENGINEER (0065700) - SURVEYORS
 2221 DARTFORD AVENUE - MCALLEN, TEXAS 78501
 (956) 682-9081 (956) 688-1489 (FAX)

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF THE ENGINEERING PROFESSION ACT, CHAPTER 481, SUBCHAPTER 1, SECTION 04.2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

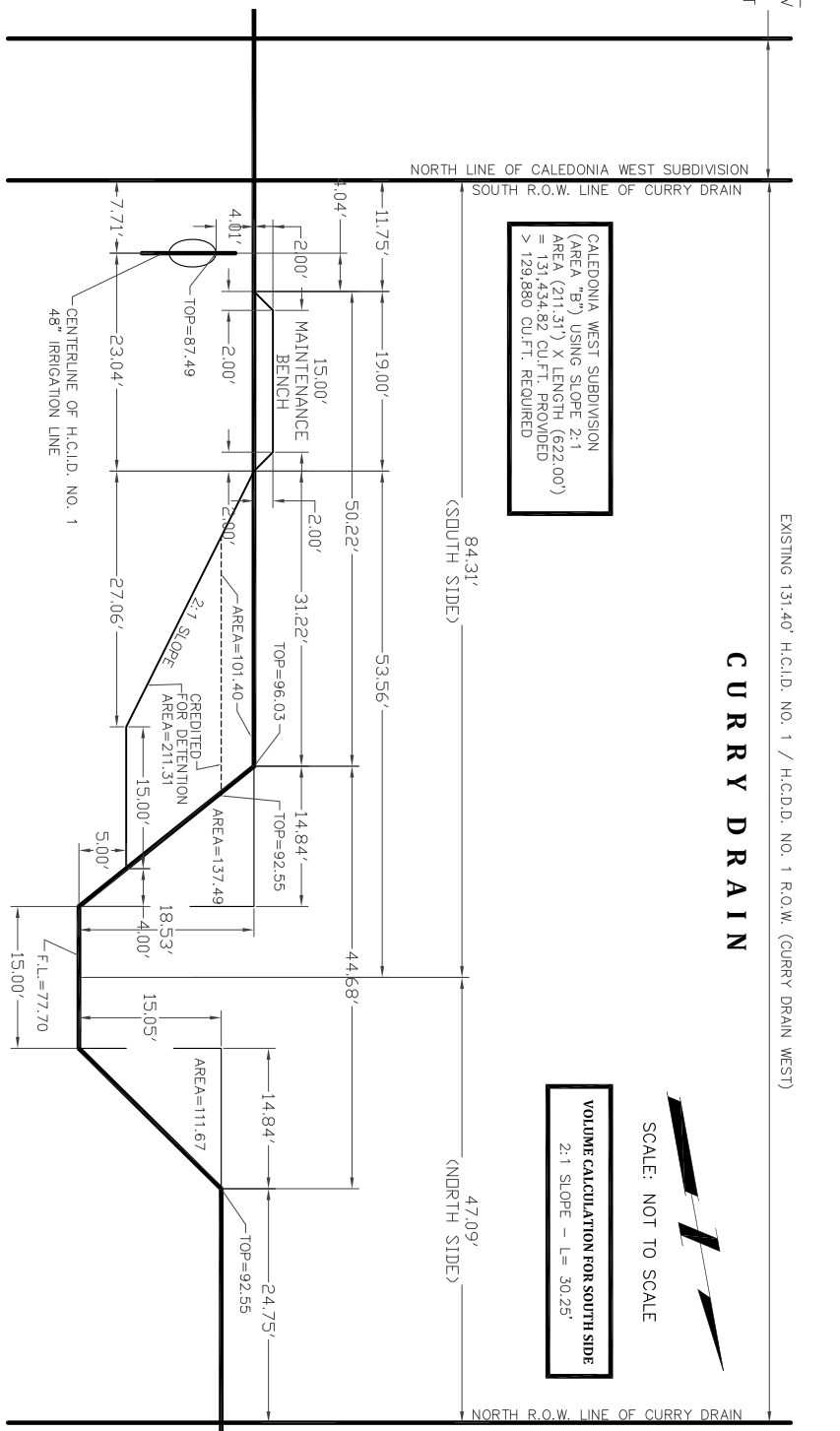


SCALE 1" = 50'

DRAINAGE EXCAVATION MAP

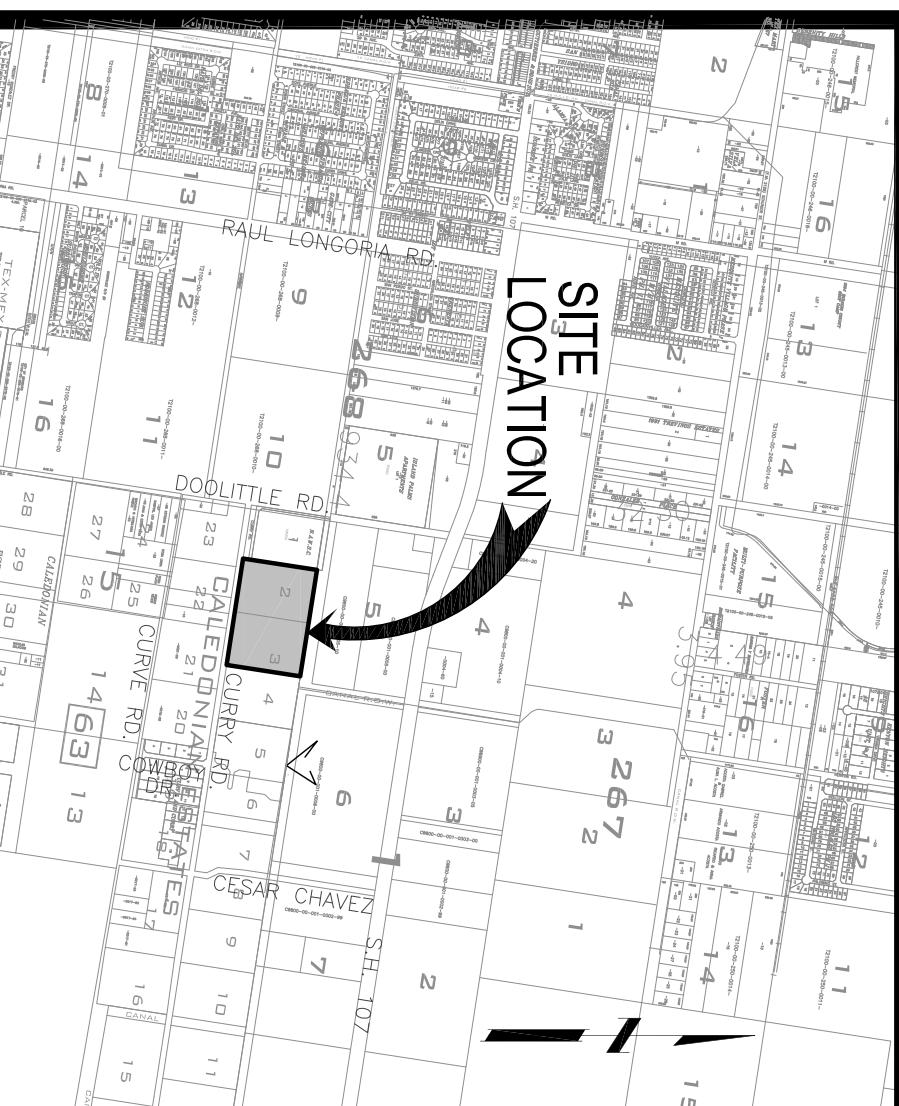


**SECTION A-A
DRAIN DITCH CROSS SECTION FOR DETENTION AREA "A"
(WIDENING FOR PHASE III)**



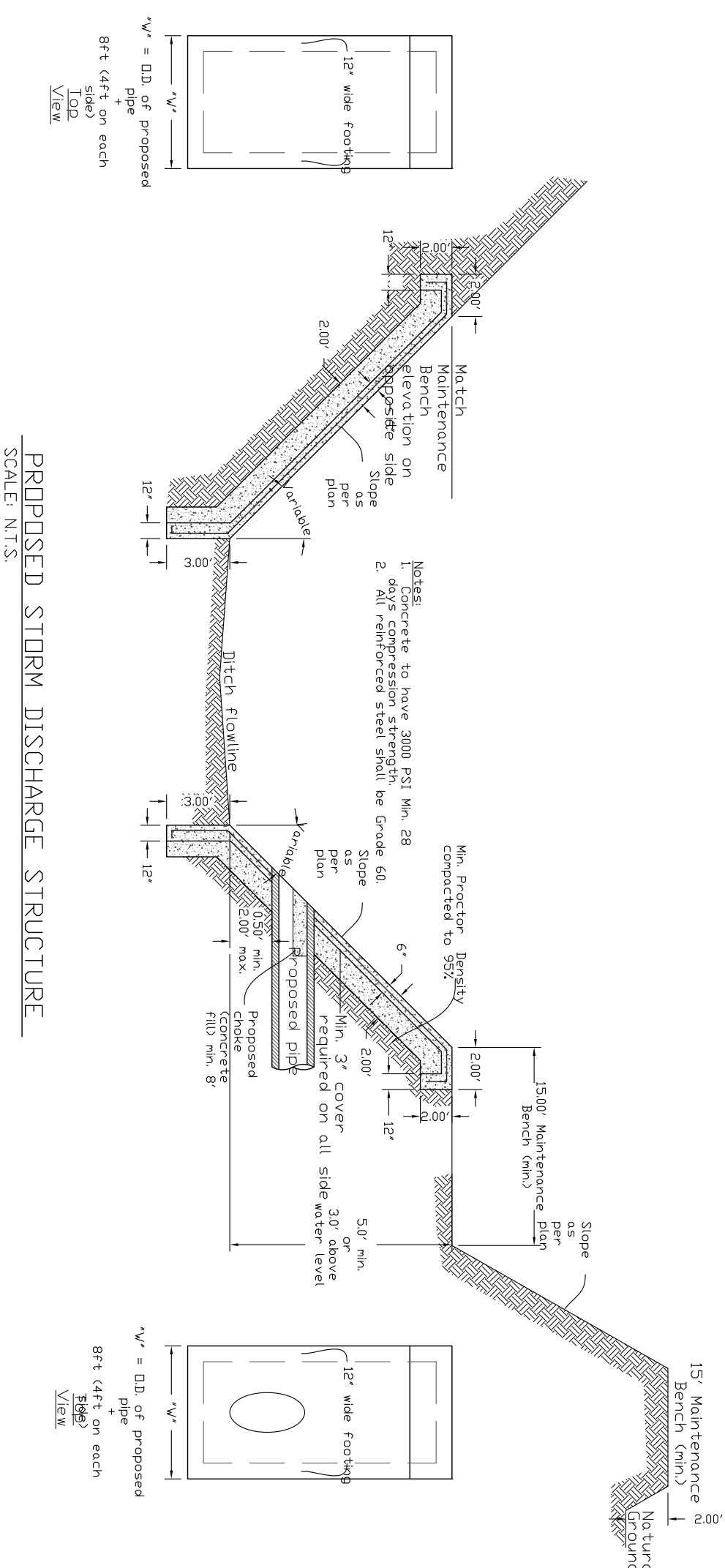
**SECTION B-B
DRAIN DITCH CROSS SECTION FOR DETENTION AREA "B"
(WIDENING FOR CALEDONIA WEST SUBDIVISION-SHEETS ON THIS SHEET)**

LOCATION OF SUBDIVISION WITH RESPECT TO MUNICIPALITY:
THE CITY OF EMIBURG IS LOCATED 3.42 MILES FROM THE NEAREST CORNER OF GRID CALEDONIA WEST SUBDIVISION IS LOCATED 3.42 MILES FROM THE NEAREST CORNER OF GRID CHERRY ROAD AND CHERRY ROAD ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EMIBURG (2019 ESTIMATE POPULATION 101,170). CALEDONIA WEST SUBDIVISION IS LOCATED 1.42 MILES FROM THE NEAREST CORNER OF GRID CHERRY ROAD WITHIN THE 2 MILE EXTERRITORIAL JURISDICTION OF EMIBURG UNDER LOCAL GOVERNMENT CODE 42.021, PRECINCT NO. 4.



LOCATION MAP SCALE 1" = 2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DARTFOOT AVENUE - WOKALEN, TEXAS 78501
JOB NUMBER: SP-19-24911
DATE PREPARED: MARCH 04, 2021
PLAT SHEET 6 OF 6



PROPOSED STORM DISCHARGE STRUCTURE
SCALE: 1" = 10'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF EMIBURG. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
OF DAVID OMAR SALINAS, P.E., TX REG. NO. 71973 ON MARCH 04, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

CALEDONIA WEST SUBDIVISION

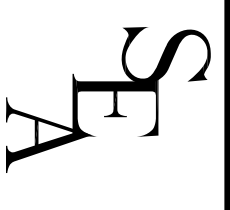
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SHEET 4	WATER AND SANITARY SEWER DETAILS
SHEET 5	PAVING AND DRAINAGE DETAILS
SHEET 6	DRAINAGE EXCAVATION MAP

ONE INSTRUMENT NUMBER AT AM/PW
RECORDED IN VOLUME PAGE
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: DEPUTY



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



SALINAS ENGINEERING & ASSOC.
(F-6675)-ENGINEER (0065700)-SURVEY
& CONSULTING ENGINEERS & SURVEYORS
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