



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-23-2021

PROPOSED VILLA PARAISO SUBDIVISION PRECINCT No. 1.

ENGINEER: MDC ENGINEERING, PLLC. DEVELOPER: JOSE HERNANDEZ

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 20  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 6

FILLING STATIONS: 4

LOCATION DESCRIPTION: SOUTH SIDE OF MINNESOTA ROAD APPROXIMATELY 340.00 FEET WEST OF VALVERDE ROAD.

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 9-15-2020 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO MINNESOTA ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-2-2020 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-1-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSP'S

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 12-4-2020: 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 DONNA.

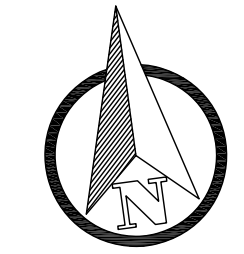
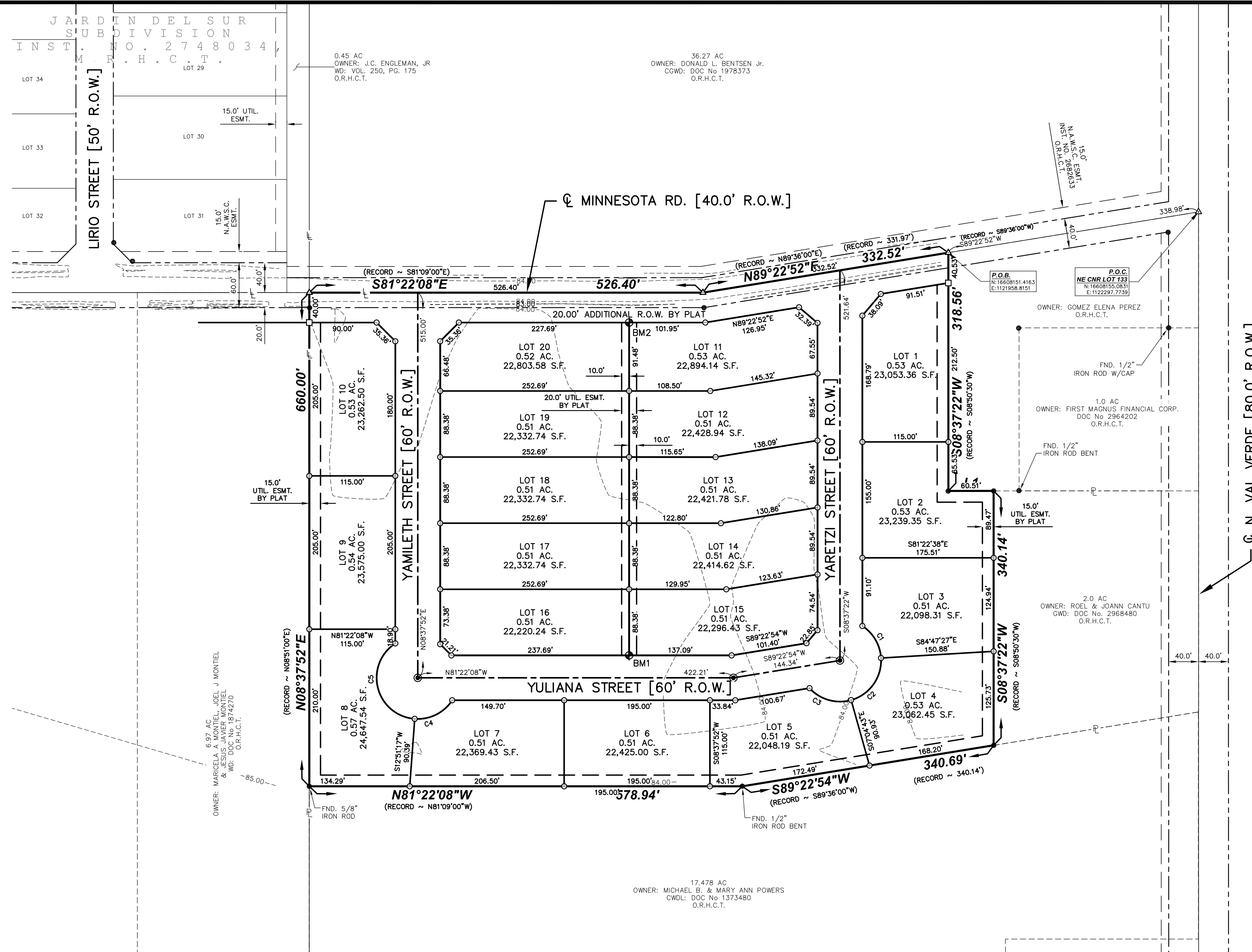
**Final Approval** subject to recommendations other departments

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.

# MAP OF VILLA PARAIISO SUBDIVISION

BEING A 13.488 ACRE [587,525.81 SQ.FT.] TRACT OF LAND, OUT OF THE NORTH 18.12 ACRES OUT OF LOT 133, HALL-FIELD, OUT OF EL GATO GRANT, IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



BASIS OF BEARINGS:  
TEXAS STATE PLANE  
COORDINATE SYSTEM  
SOUTH ZONE 4205  
GRAPHIC SCALE IN FEET: 1"=100'

### LEGEND

- FOUND 1/2" IRON ROD OR AS NOTED
- SET CONCRETE MONUMENT WITH 1/2 INCH DIA. IRON ROD W/PINK CAP
- SET 1/2" IRON ROD W/PINK CAP
- CALCULATED POINT
- BENCHMARK
- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- BLOCK LINE
- PROPERTY LINE
- CONTOUR LINE WITH ELEVATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- FND. FOUND
- R.O.W. RIGHT OF WAY
- O.R.H.C.T. OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. MAP RECORDS HIDALGO COUNTY TEXAS
- ESMT. EASEMENT
- UTIL. UTILITY
- DRNG. DRAINAGE
- CNR. CORNER
- NE. NORTHEAST
- DOC. DOCUMENT
- INST. INSTRUMENT
- VOL. VOLUME
- PG. PAGE
- CWD. CORRECTION WARRANTY DEED
- WDI. WARRANTY DEED
- G.W. GENERAL WARRANTY DEED
- W/VENDOR'S LIEN WARRANTY DEED W/VENDOR'S LIEN
- GIFT WARRANTY DEED
- CWD/L. CORRECTION WARRANTY DEED W/VENDOR'S LIEN
- N.A.W.S.C. NORTH ALAMO WATER SUPPLY CO.
- CENTERLINE

### LINE TABLE

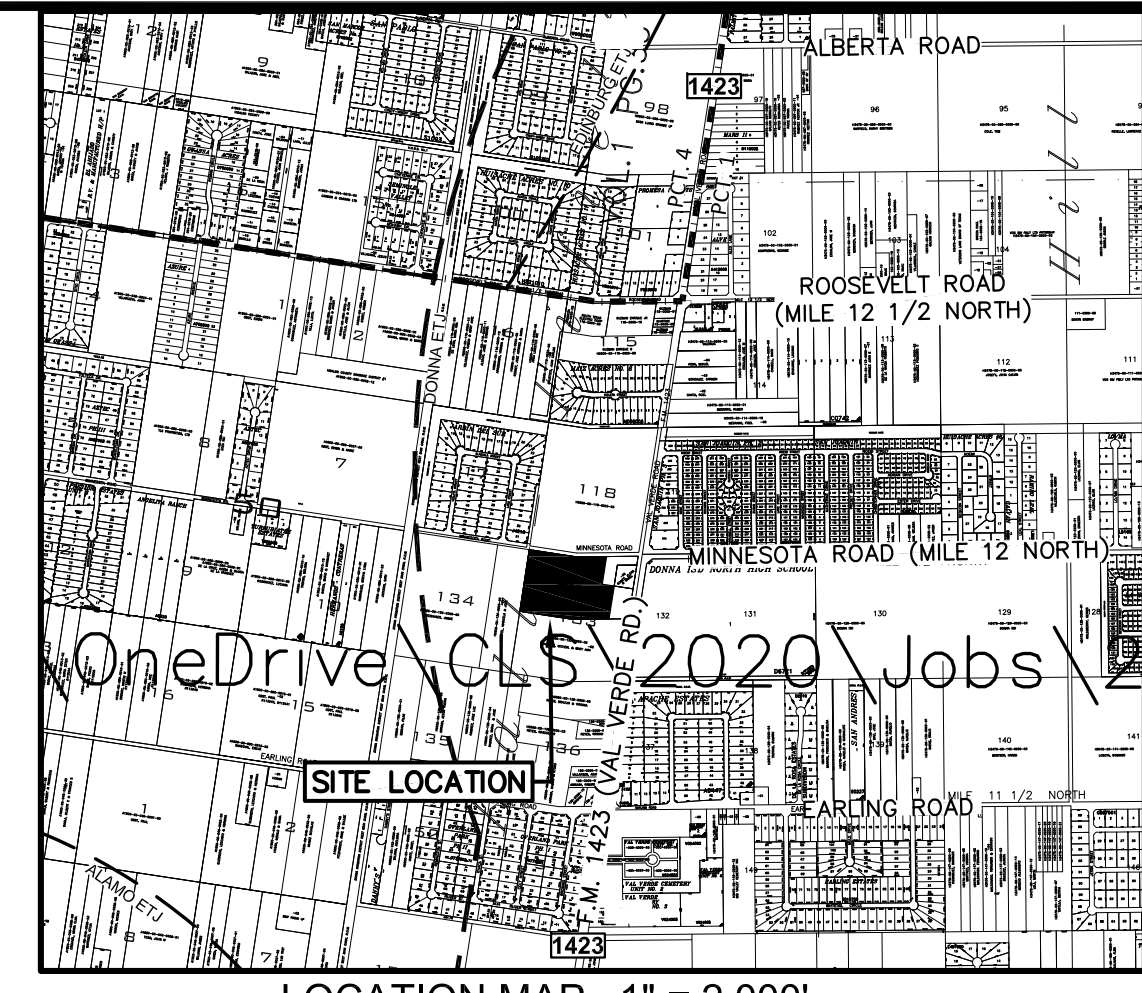
LINE #	LENGTH	DIRECTION	RECORD DIRECTION
L1	60.51	S81°22'38"E	(S81°19'30"E)

### CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	51.39	55.00'	053°31'51"	S21°33'22"E	49.54'
C2	74.60'	55.00'	077°42'44"	S44°03'55"W	69.01'
C3	40.80'	55.00'	063°24'17"	N05°22'35"W	57.81'
C4	58.72'	55.00'	081°07'05"	S72°16'15"W	55.97'
C5	137.00'	55.00'	142°43'14"	N05°47'06"W	104.23'

### GENERAL PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: FLOOD ZONE DESIGNATION ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP SERVICE CENTER, SUBJECT PROPERTY IS LOCATED IN ZONE "C" DESCRIBED AS "AREAS OF MINIMAL FLOODING (NO SHADING)", AS PER FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 480334425C, DATED 11/16/1982.
- SETBACKS: FRONT: 25.00 FEET REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER CORNER SIDE: 10.00 FEET CORNER GARAGE FRONT: 18.00 FEET CORNER GARAGE FRONT: 18.00 FEET
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 1-20. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB AT CENTER OF LOT OR 18" ABOVE HIGHEST ADJACENT GRADE (WHICHEVER IS GREATER). ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATION. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCH MARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
BM 1 - 5/8" IRON ROD WITH ALUMINUM DISC SET IN CONCRETE  
E=16607683.1340  
N=1121450.9369  
ELEVATION= 1121.4509  
BM 2 - 5/8" IRON ROD WITH ALUMINUM DISC SET IN CONCRETE  
E=16608123.0951  
N=1121522.7182  
ELEVATION= 1121.5227  
HORIZONTAL COORDINATES AND VERTICAL ELEVATION: TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 83, NAD 83, NAVD 83 US SURVEY FEET
- DRAINAGE NOTE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF \_\_\_\_\_ CF (\_\_\_\_\_ ACRE-FEET) OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.2 FOR STORM SEWER IMPROVEMENTS).
- NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS OR COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.  
F. THERE ARE NO WATER WELLS WITHIN 100 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.  
G. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:  
H. ANCHORING OF SEPTIC TANKS) BACK FLOW VALVES SEPTIC TANK COVER SHALL BE ABLE TO SEAL
- ELENA PEREZ GOMEZ, THE OWNER & SUBDIVIDER OF VILLA PARAIISO SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRAINWAY CULVERT REINFORCED CONCRETE PIPE OF 18 INCHES OR LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON ANY LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE BOTH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 1.1.4.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.



LOCATION MAP 1" = 2,000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
VILLA PARAIISO SUBDIVISION, IS LOCATED IN CENTRAL HIDALGO COUNTY, PRECINCT NO. 1, APPROXIMATELY 340.00 FEET WEST OF VAL VERDE ROAD [FM 1423] & MINNESOTA ROAD [MILE 12 NORTH] INTERSECTION, ON THE SOUTH SIDE OF MINNESOTA ROAD [MILE 12 NORTH], THE NEAREST MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA [POPULATION 16,638]. VILLA PARAIISO SUBDIVISION IS APPROXIMATELY 1.5 MILES FROM THE CITY LIMITS AND IS WITHIN THE CITY'S 3.5-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021.

### METES AND BOUNDS DESCRIPTION:

BEING A 13.488 [587,525.81 SQ. FT.] ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE CALLED NORTH 18.12 ACRES (RECORDED IN VOLUME 1180, PAGE 50, DEED RECORDS OF HIDALGO COUNTY, TEXAS), OUT OF LOT 133, HALL-FIELD, OUT OF EL GATO GRANT, IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 53 MAP RECORDS OF HIDALGO COUNTY, TEXAS, AS CONVEYED TO JOSE ALFREDO HERNANDEZ AND WIFE, YULIANA SOLIS HERNANDEZ, BY VIRTUE OF WARRANTY DEED WITH VENDOR'S LIEN DATED NOVEMBER 12, 2019 AND RECORDED IN DOCUMENT NUMBER 104920, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 13.488 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
COMMENCING, AT A CALCULATED POINT [N: 16608155.0831, E: 1122297.7739] IN THE PAVEMENT OF THE INTERSECTION OF MINNESOTA ROAD AND FM 1423 [VAL VERDE ROAD] FOR THE NORTHEAST CORNER OF SAID LOT 133, AND THE NORTHEAST CORNER OF SAID 18.12 ACRE TRACT OF LAND, THENCE, SOUTH 89 DEGREES 22 MINUTES 52 SECONDS EAST (RECORD - SOUTH 89 DEGREES 36 MINUTES 00 SECONDS WEST), WITH THE NORTH LOT LINE OF SAID LOT 133, A DISTANCE OF 338.98 FEET TO A CALCULATED POINT [N: 1660815.4183, E: 1121968.8151] FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND, AND THE POINT OF BEGINNING;  
THENCE, SOUTH 08 DEGREES 37 MINUTES 22 SECONDS WEST (RECORD - SOUTH 08 DEGREES 50 MINUTES 30 SECONDS WEST), PARALLEL TO THE EAST LOT LINE OF SAID LOT 133, AT A DISTANCE OF 20.26 FEET PASS A 1/2-INCH IRON ROD WITH A PINK CAP STAMPED "R.P.L.S. #6388" SET AT THE SOUTH RIGHT-OF-WAY LINE OF SAID MINNESOTA ROAD, CONTINUING A TOTAL DISTANCE OF 318.56 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;  
THENCE, SOUTH 81 DEGREES 22 MINUTES 38 SECONDS EAST (RECORD - SOUTH 81 DEGREES 09 MINUTES 30 SECONDS EAST), PARALLEL TO THE SOUTH LOT LINE OF SAID LOT 133, A DISTANCE OF 60.51 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTH CORNER OF THAT CERTAIN 2.0 ACRE TRACT OF LAND CONVEYED TO ROEL & JOANN CANTU IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2968480, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;  
THENCE, SOUTH 08 DEGREES 37 MINUTES 22 SECONDS WEST (RECORD - SOUTH 08 DEGREES 50 MINUTES 30 SECONDS WEST), PARALLEL TO THE EAST LOT LINE OF SAID LOT 133 AND ALONG THE WEST PROPERTY LINE OF SAID 2.0 ACRE TRACT OF LAND, A DISTANCE OF 340.14 FEET TO A 1/2-INCH IRON ROD FOUND ON THE EAST PROPERTY LINE OF SAID 2.0 ACRE TRACT OF LAND AND BEING ON THE NORTH PROPERTY LINE OF THAT CERTAIN 17.478-ACRE TRACT OF LAND CONVEYED TO MICHAEL B. POWERS & MARRY ANN POWERS IN CORRECTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 1373480, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;  
THENCE, SOUTH 89 DEGREES 22 MINUTES 54 SECONDS WEST (RECORD - SOUTH 89 DEGREES 36 MINUTES 00 SECONDS WEST), ALONG THE SOUTH LINE OF SAID NORTH 18.12-ACRE TRACT AND NORTH PROPERTY LINE OF SAID 17.478-ACRE TRACT OF LAND, A DISTANCE OF 340.69 FEET (RECORD - 340.14 FEET) TO A BENT 1/2-INCH IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;  
THENCE, NORTH 81 DEGREES 22 MINUTES 08 SECONDS WEST (RECORD - NORTH 81 DEGREES 09 MINUTES 00 SECONDS WEST), ALONG THE SOUTH LINE OF SAID NORTH 18.12-ACRE TRACT AND NORTH PROPERTY LINE OF SAID 17.478-ACRE TRACT OF LAND, A DISTANCE OF 578.94 FEET TO A 5/8-INCH IRON ROD FOUND ON THE EAST PROPERTY LINE OF THAT CERTAIN 6.97 ACRE TRACT OF LAND CONVEYED TO MARICELA A. MONTIEL, JOEL J. MONTIEL & JESUS JAVIER MONTIEL IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1624270, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE COMMON CORNER OF SAID 17.478-ACRE TRACT OF LAND AND SAID NORTH 18.12 ACRE TRACT OF LAND, AND THE SOUTHWEST CORNER OF THIS TRACT OF LAND;  
THENCE, NORTH 08 DEGREES 37 MINUTES 52 SECONDS EAST (RECORD - NORTH 08 DEGREES 51 MINUTES 00 SECONDS EAST), ALONG THE EAST PROPERTY LINE OF SAID 6.97-ACRE TRACT OF LAND, AT A DISTANCE OF 640.00 FEET PASS A 1/2-INCH IRON ROD FOUND AT THE SOUTH RIGHT-OF-WAY LINE OF SAID MINNESOTA ROAD, CONTINUING A TOTAL DISTANCE OF 860.00 FEET TO A CALCULATED POINT ON THE NORTH LOT LINE OF SAID LOT 133, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;  
THENCE, SOUTH 81 DEGREES 22 MINUTES 08 SECONDS EAST (RECORD - SOUTH 81 DEGREES 09 MINUTES 00 SECONDS EAST), WITH THE NORTH LOT LINE OF SAID NORTH 18.12-ACRE TRACT, A DISTANCE OF 528.40 FEET TO A CALCULATED POINT, FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;  
THENCE, NORTH 89 DEGREES 22 MINUTES 52 SECONDS EAST (RECORD - NORTH 89 DEGREES 36 MINUTES 00 SECONDS EAST), WITH THE NORTH LOT LINE OF SAID LOT 133, A DISTANCE OF 332.52 FEET (RECORD - 331.97 FEET) TO THE POINT OF BEGINNING, CONTAINING 13.488 ACRES [587,525.81 SQ. FT.] OF LAND, MORE OR LESS.

### STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATION OF SURVEYOR

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREIN, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OR IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN HEREIN WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF DONNA, TEXAS.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
MANUEL CARRIZALES, R.P.L.S. # 6388  
DATE SURVEYED: 07/22/2020  
SURVEYING JOB NO. 20120

### STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATION OF ENGINEER

I, THE UNDERSIGNED, MARK D. CORBITT, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
MARK D. CORBITT, PROFESSIONAL ENGINEER NO. 101980  
STATE OF TEXAS

### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(A)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VILLA PARAIISO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_

### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VILLA PARAIISO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: SECRETARY \_\_\_\_\_

### CERTIFICATE OF APPROVAL PLANNING & ZONING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS VILLA PARAIISO SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRPERSON - PLANNING & ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

### CITY OF DONNA MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF DONNA, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF DONNA \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

### CERTIFICATE OF APPROVAL HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

RAUL E. SESIN, P.E., C.F.M. GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

### CERTIFICATE OF APPROVAL DONNA IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY DONNA IRRIGATION DISTRICT NO. 1 ON THIS, \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRESIDENT \_\_\_\_\_ ATTEST: SECRETARY \_\_\_\_\_

### STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, JOSE HERNANDEZ, OWNER OF THE 13.488 ACRE TRACT OF LAND ENCOMPASSED WITH THE PROPOSED VILLA PARAIISO SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS, AND EASEMENTS, SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE, CHAPTER 232.032 AND THAT:  
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;  
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND  
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.  
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Jose Hernandez \_\_\_\_\_ DATE \_\_\_\_\_  
7243 N. VAL VERDE RD.  
DONNA, TX 78537

### STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELENA PEREZ GOMEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_



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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

PRINCIPAL CONTACTS:  
NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ CITY & ZIP: \_\_\_\_\_ PHONE: \_\_\_\_\_  
OWNER: JOSE HERNANDEZ 7243 N. VAL VERDE RD. DONNA, TX 78537 956-650-6034  
ENGINEER: MDC ENGINEERING, PLLC; MARK D. CORBITT, PE 3400 N. McColl Rd., Suite 26 McAllen, TX 78501 956-650-6034  
SURVEYOR: MANUEL CARRIZALES, R.P.L.S. 4807 GONDOLA AVENUE EDINBURG, TX 78542 956-567-2167

SHEET 01 OF 02  
DATE OF PREPARATION: 10.22.2020  
PROJECT NO.: 20120

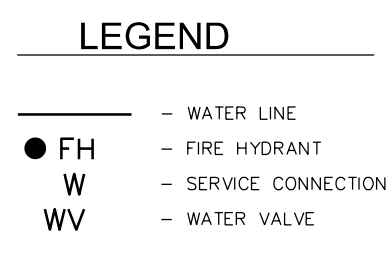
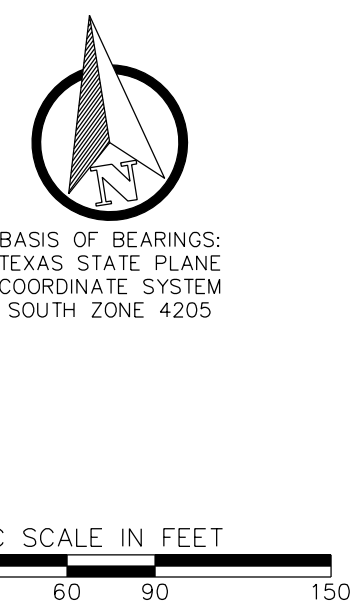
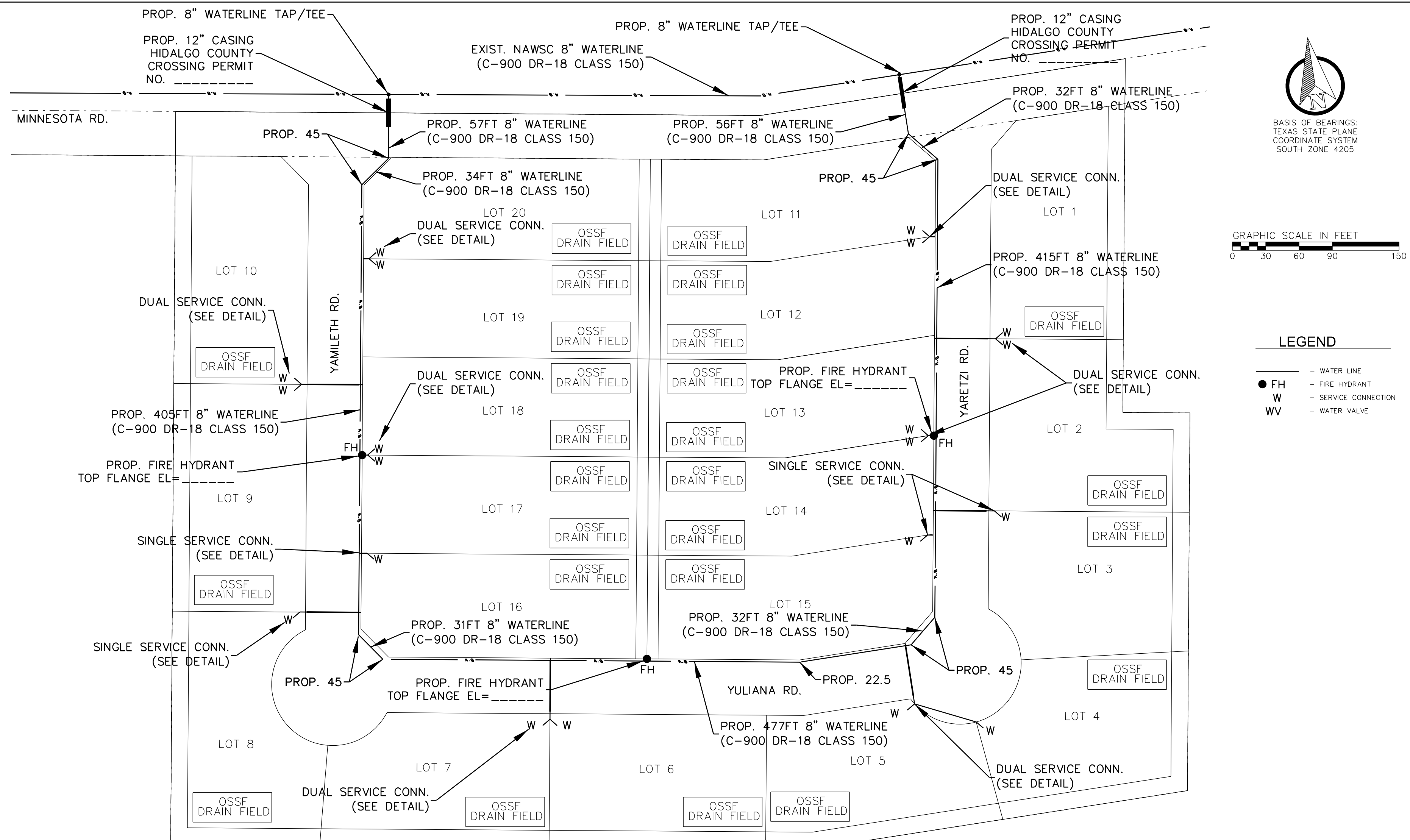
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### INDEX OF SHEETS OF VILLA PARAIISO SUBDIVISION

SHEET #	DESCRIPTION
SHEET 1	LOCATION MAP AND ETJ, PRINCIPAL CONTACT, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES & BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION, COUNTY CLERK'S CERTIFICATION, HIDALGO COUNTY MUNICIPALITY AND DONNA CITY RECORDS CERTIFICATE, CERTIFICATION AND ATTESTATION, CERTIFICATE OF APPROVAL, RIGHT OF WAY CERTIFICATION, H.C.H.D. CERTIFICATION, CITY OF DONNA 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) TYPICAL WATER SERVICE CONNECTION, SUBDIVIDER 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, CONSTRUCTION DETAILS



3400 N. McColl Rd., Suite 26, McAllen, TX 78501; 956-650-6034



**WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:**  
 VILLA PARAISO 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 THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF MINNESOTA ROAD. THE WATER SYSTEM FOR VILLA PARAISO SUBDIVISION CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" LINE. THIS 8" LINE THEN RUNS SOUTH ALONG THE EAST SIDE OF YAMILETH ST. RIGHT-OF-WAY THEN ALONG THE NORTH RIGHT-OF-WAY OF YULIANA ST. AND THEN NORTH ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF YARETZI ST. AND THEN TIES BACK INTO THE EXISTING 8" DIAMETER WATER LINE RUNNING ALONG MINNESOTA RD.

WATER DISTRIBUTION FOR THE VILLA PARAISO SUBDIVISION  
 CONSISTS OF SEVEN 2" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SERVICE LINES AND THREE 3/4" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES AND 1" SERVICE LINES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$ PER LOT IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ WHICH COVERS THE \$ COST PER LOT INSTALLED IN THE 8" WATER LINE AND THE 2" SERVICE LINES. THE TOTAL COST OF WATER METER RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 3 FIRE HYDRANTS AT A UNIT COST OF \$ FOR A TOTAL COST OF \$ THE REMAINING 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, COST AND OPERABILITY DATE:**  
 SEWAGE FROM GEO ACRES NO. 2 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 SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A PLACEMENT OF A DRAIN FIELD.

**SOIL EVALUATION REPORT:**  
 EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. ON SEPTEMBER 21, 2020 A SOIL EVALUATION OF THE PROPOSED SUBDIVISION SITE WAS PERFORMED AND SAMPLES PROVIDED FOR SUBSEQUENT TESTING. TESTING INDICATED THAT THE IN-SITU SOILS ARE SANDY SILTS WITH A MINIMUM OF 45 PERCENT PASSING A 200 SEIVE FOR ALL SAMPLES. BASED ON THE USCS SOIL CLASSIFICATION CRITERIA THE SOILS WERE IDENTIFIED AS SOIL TYPE ML. A REPORT WAS GENERATED SUMMARIZING THE FINDINGS AND SUBMITTED TO THE HIDALGO COUNTY HEALTH DEPARTMENT WHICH WAS SUBSEQUENTLY REVIEWED AND APPROVED.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE SUBDIVIDER WILL POST A LETTER OF CREDIT WITH THE FILING OF THIS FINAL PLAT WITH HIDALGO COUNTY TO COVER THE TOTAL SEPTIC SYSTEM COST OF \$ PER LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT. AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDER AND THEN FILING WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM. IF ON A LOT BELONGING TO THE SUBDIVIDER NO SEPTIC SYSTEM HAS BEEN INSTALLED AS OF 60 DAYS BEFORE LETTER OF CREDIT EXPIRATION DATE THEN THE SUBDIVIDER SHALL RENEW HIS LETTER OF CREDIT WITH THE COUNTY. IF HE SHE CHOOSES NOT TO RENEW THE LETTER OF CREDIT, THEN HE SHE MUST OBTAIN THE PROPER PERMITS AND INSTALL ALL SEPTIC TANK SYSTEM BY LETTER OF CREDIT EXPIRATION DATE. IF THE DEVELOPER FAILS TO RENEW HIS LETTER OF CREDIT OR INSTALL ALL SEPTIC TANKS BY THE AFORESAID DATES, THEN THE COUNTY IN ACCORDANCE WITH THE EXECUTED SUBDIVISION CONSTRUCTION AGREEMENT WILL INITIATE THE DRAW DOWN OF THE LETTER OF CREDIT TO INSTALL THE REMAINING SYSTEMS. IF ON A LOT BELONGING TO SOMEONE OTHER THAN THE SUBDIVIDER NO SEPTIC SYSTEM HAS BEEN INSTALLED AS OF 60 DAYS BEFORE LETTER OF CREDIT EXPIRATION DATE THEN THE SUBDIVIDER WILL FIRST REMIND THE LOT OWNER OF THE AVAILABILITY OF THE SEPTIC SYSTEM. UNLESS THE LOT OWNER THEN PROMPTLY INITIATES THE INSTALLATION OF THE SEPTIC SYSTEM BY NOTIFYING THE SUBDIVIDER AND FILING AN APPLICATION FOR A PERMIT TO CONSTRUCT THE SYSTEM, THE SUBDIVIDER AND HISHER OBTAINED POWER OF ATTORNEY SUPERVISOR MAY INSTALL THE SEPTIC SYSTEM OR SUBMIT TO THE COUNTY A RENEWAL OF THE LETTER OF CREDIT FOR THOSE SYSTEMS THAT HAVE NOT BEEN INSTALLED.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

IN ANY EVENT, ALL SEPTIC SYSTEMS WILL BE INSTALLED ON EACH LOT BY (LETTER OF CREDIT EXPIRATION DATE) UNLESS THE SUBDIVIDER RENEWS HIS LETTER OF CREDIT TO COVER THE UNINSTALLED SEPTIC TANK SYSTEMS FOR AN ADDITIONAL TIME PERIOD AS APPROVED BY THE COUNTY OF HIDALGO. SEPTIC TANK SYSTEMS SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

**ENGINEER 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 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ WHICH EQUALS TO \$ PER LOT.  
 SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ FOR THE ENTIRE SUBDIVISION.

**PRELIMINARY**

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MARK D. CORBITT P.E. 101980

**SUMINISTRO DE AGUA: DESCRIPCION, COSTO Y FECHA DE OPERACION:**

LA SUBDIVISION VILLA PARAISO SERA PROPORCIONADA CON AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL SUBDIVISOR Y N.A.W.S.C. HAN REALIZADO UN CONTRATO EN EL QUE N.A.W.S.C. HA PROMETIDO SUMINISTRAR AGUA SUFICIENTE A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO TOTAL DE LA SUBDIVISION. EL SISTEMA DE AGUA PARA LA SUBDIVISION VILLA PARAISO CONSTA DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE LLEGA A LA LINEA DE 8" EXISTENTE. ESTA 8" LINEA LUEGO CORRE HACIA EL SUR A LO LARGO DEL LADO ESTE DE YAMILETH ST. DERECHO DE VIA LUEGO A LO LARGO DEL DERECHO DE VIA NOROCCIDENTAL DE YULIANA ST. Y LUEGO AL NOROCCIDENTAL DEL DERECHO DE VIA DE YARETZI ST. Y LUEGO SE VUELVE A LA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE A LO LARGO DE MINNESOTA RD. DISTRIBUCION DE AGUA PARA LA SUBDIVISION VILLA PARAISO CONSISTE EN LINEAS DE SERVICIO DOBLES DE SIETE 2" DE DIAMETRO HASTA PARES DE LOTES ANTES DE DIVIDIRSE EN LINEAS DE SERVICIO DE 3/4" DE DIAMETRO Y TRES LINEAS DE SERVICIO UNICAS DE 3/4" DE DIAMETRO. DICHOS SERVICIOS TERMINAN EN LAS CASAS DEL MEDIDOR DE AGUA PARA CADA LOTE. LA LINEA DE 8" LOS SERVICIOS DOBLES Y LOS SERVICIOS INDIVIDUALES DE 1" Y 3/4" LAS CASAS DE MEDIDOR YA SE HAN INSTALADO. A UN COSTO TOTAL DE \$ 50 \$ POR LOTE. ADEMÁS, EL SUBDIVISOR HA PAGADO A N.A.W.S.C. LA SUMA DE \$ QUE CUBRE EL COSTO DE 1 POR LOTE, COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS, LA CUAL SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TAREAS DE ADQUISICION DE DERECHOS Y TODAS LAS TAREAS DE MEMBRERIA U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOTES INDIVIDUALES EN LA SUBDIVISION A N.A.W.S.C. A SOLICITUD DEL PROPIETARIO DEL LOTE. N.A.W.S.C. INSTALARA INMEDIATAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA ESSE LOTE. EL SUBDIVISOR HA INSTALADO 3 HIDRANTES CONTRA INCENDIOS A UN COSTO UNITARIO DE \$ 2000 POR UN COSTO TOTAL DE \$ 6000. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ES OPERABLE A PARTIR DE LA FECHA DE REGISTRO DE LA PLACA.

DESCRIPCION DE LAS INSTALACIONES DE AGUAS RESIDUALES, FECHAS DE COSTE Y OPERABILIDAD LAS AGUAS RESIDUALES DE LA SUBDIVISION NO. 2 DE GEO ACRES SERAN TRATADAS POR INSTALACIONES DE AGUAS RESIDUALES INDIVIDUALES EN EL LUGAR (OSSF) CONSISTENTES DE UN TANQUE SEPTICO DE DOBLE COMPARTIMIENTO DE DISEÑO ESTANDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL FIRMADO HA EVALUADO LA ADECUACION DEL SITIO DE LA SUBDIVISION PARA OSSF Y PRESENTO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE TIENE AREA ADECUADA PARA LA COLOCACION DE UN CAMPO DE DRENAJE.

**INFORME DE EVALUACION DE SUELOS:**

CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE POR LO MENOS 1/2 ACRE DE TAMAÑO EL 21 DE SEPTIEMBRE DE 2020, SE REALIZO UNA EVALUACION DE SUELO DEL SITIO DE SUBDIVISION PROPUESTA Y SE SUMINISTRARON MUESTRAS PARA LAS PRUEBAS POSTERIORES. LAS PRUEBAS INDICARON QUE LOS SUELOS IN-SITU SON TIENOS ARENOSOS CON UN MINIMO DE 65 POR CIENTO PASANDO UN TAMIZ DE 200 PARA TODAS LAS MUESTRAS DE ACUERDO CON LOS CRITERIOS DE CLASIFICACION DE SUELOS DE USCS. LOS SUELOS SE IDENTIFICARON COMO SILTOS ARENOSOS. SE GENERO UN RESUMEN DE LOS RESULTADOS Y SE ENVIO AL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO QUE FUE REVISADO Y APROBADO SUBSECUENTEMENTE. EL COSTO ESTIMADO PARA INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$ INCLUYENDO LOS COSTOS DEL PERMISO Y LICENCIA REQUERIDOS. NO SE HA INSTALADO NINGUN OSSF EN EL MOMENTO DE LA SOLICITUD DE APROBACION DE PLACA FINAL. EL SUBDIVISOR PUBLICARA UNA CARTA DE CREDITO CON LA PRESENTACION DE ESTA PLACA FINAL EN EL CONDADO DE HIDALGO PARA CUBRIR EL COSTO TOTAL DEL SISTEMA SEPTICO DE \$ EL SUBDIVISOR INCLUIRA EL COSTO DE UN SISTEMA DE TANQUE SEPTICO EN EL PRECIO DE VENTA DEL LOTE. EN CUALQUIER MOMENTO DESPUES DE VENDER EL LOTE, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL SUBDIVISOR Y LUEGO PRESENTANDO AL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA SOLICITUD DE PERMISO PARA CONSTRUIR UN SISTEMA SEPTICO. SI EN UN LOTE QUE PERTENECE AL SUBDIVISOR NO SE HA INSTALADO UN SISTEMA SEPTICO A PARTIR DE (60 DIAS ANTES DE LA FECHA DE VENCIMIENTO DE LA CARTA DE CREDITO) ENTONCES EL SUBDIVISOR DEBERA RENOVAR SU CARTA DE CREDITO CON EL CONDADO. SI ELLA ELLA ELIGE NO RENOVAR LA CARTA DE CREDITO ENTONCES DEBE OBTENER LOS PERMISOS APROPIADOS E INSTALAR TODO EL SISTEMA DE TANQUE SEPTICO ANTES DE (LETRA DE FECHA DE VENCIMIENTO DEL CREDITO). SI EL DESARROLLADOR NO RENUEVA SU CARTA DE CREDITO O INSTALA TODOS LOS TANQUES SEPTICOS EN LAS FECHAS MENCIONADAS ANTERIORMENTE, ENTONCES EL CONDADO DE ACUERDO CON EL ACUERDO DE CONSTRUCCION DE LA SUBDIVISION EJECUTADO INICIARA EL RETIRO DE LA CARTA DE CREDITO PARA INSTALAR EL SISTEMA SI EN UN LOTE QUE PERTENECE A ALIEN QUE NO SEA EL SUBDIVISOR, NO SE HA INSTALADO UN SISTEMA SEPTICO A PARTIR DE (60 DIAS ANTES DE LA FECHA DE VENCIMIENTO DE LA CARTA DE CREDITO) ENTONCES EL SUBDIVISOR RECORDARA AL PROPIETARIO DEL LOTE LA RESPONSABILIDAD DEL SISTEMA SEPTICO, A MENOS QUE EL DUEÑO DEL LOTE INICIE INMEDIATAMENTE LA INSTALACION DEL SISTEMA SEPTICO NOTIFICANDO AL SUBDIVISOR Y PRESENTANDO UNA SOLICITUD DE PERMISO PARA CONSTRUIR EL SISTEMA. EL SUBDIVISOR EJERCITARA SU DERECHO DE ENTRADA RETENIDO Y EL PODER DE SU ABOGADO OBTENDIENDO ELLA PUEDE INSTALAR EL SISTEMA SEPTICO, O ENVIAR AL CONDADO UNA RENOVACION DE LA CARTA DE CREDITO PARA LOS SISTEMAS QUE NO HAN SIDO INSTALADOS. EN CUALQUIER MOMENTO DESPUES DE VENDER EL LOTE, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA OSSF ESCRIBIENDO O LLAMANDO AL SUBDIVISOR. EL SUBDIVISOR SERA RESPONSABLE DE PRESENTAR AL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA SOLICITUD DE PERMISO PARA INSTALAR UN OSSF. EL SISTEMA OSSF DEBERA INSTALARSE EN EL LOTE ANTES DE QUE EL CONDADO EMITA UN DISTANCIA FINAL DE LUZ Y AGUA. EN CUALQUIER CASO, TODOS LOS SISTEMAS SEPTICOS SERAN INSTALADOS EN CADA LOTE ANTES DEL (CARTA DE FECHA DE VENCIMIENTO DEL CREDITO). A MENOS QUE EL SUBDIVISIONADOR RENUEVE SU CARTA DE CREDITO PARA CUBRIR LOS SISTEMAS DE TANQUE SEPTICO NO INSTALADOS POR UN PERIODO DE TIEMPO ADICIONAL APROBADO POR EL CONDADO DE HIDALGO. LOS SISTEMAS DE TANQUES SEPTICOS DEBERAN INSTALARSE EN EL LOTE ANTES DE QUE EL CONDADO EMITA UN DISTANCIA FINAL DE LUZ Y AGUA.

**CERTIFICACION DE INGENIERO:**

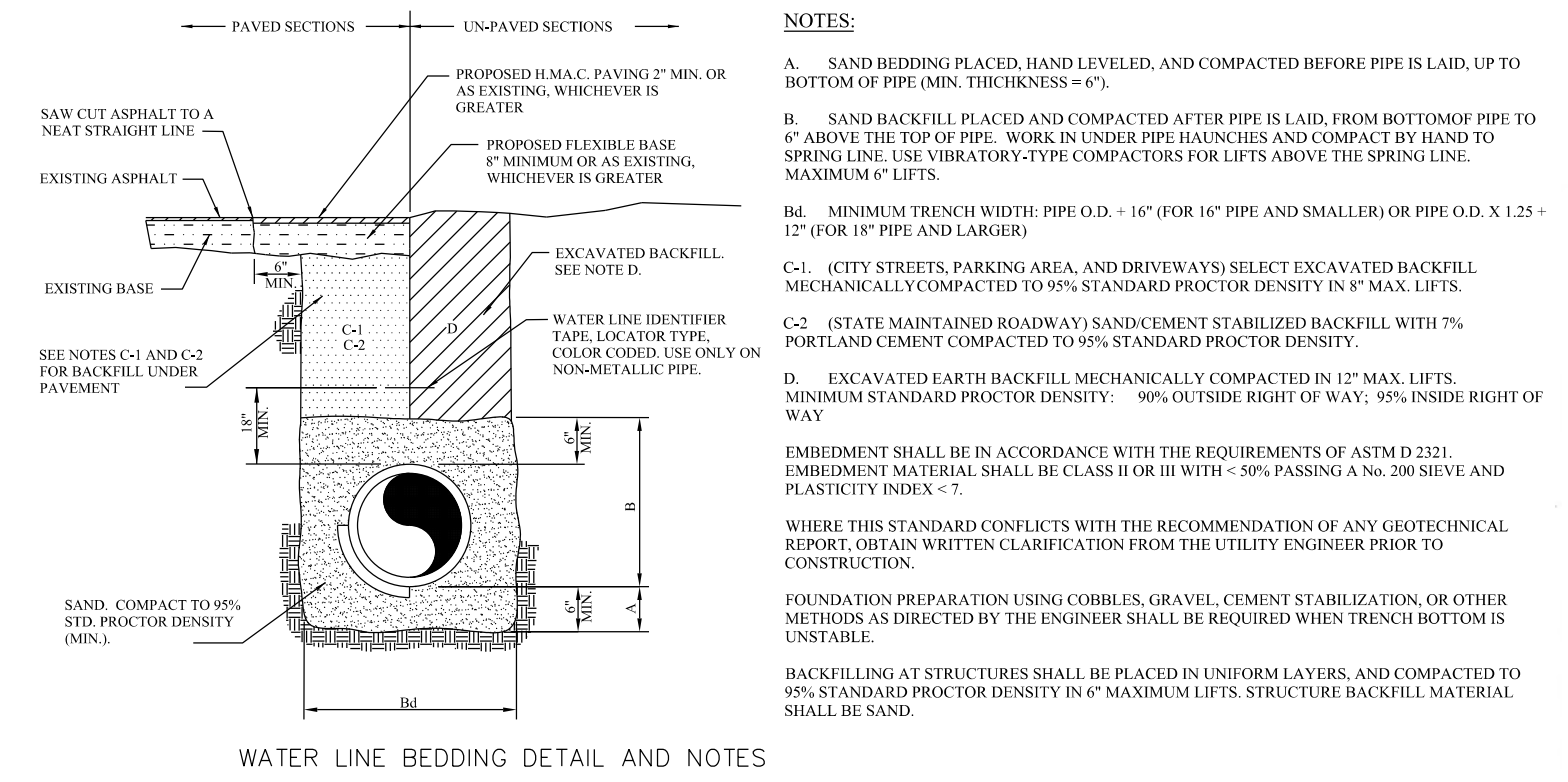
CON MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ARRIBA CUMPLEN CON LAS REGLAS Y MEDIDAS ADOPTADAS BAJO LA SECCION 6.141, CODIGO DE AGUA, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y LAS INSTALACIONES DE DESAGUE EN EL SITIO NO CONSTRUIDAS, ANTERIORES, SON LOS SIGUIENTES: INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARAN UN GRAN TOTAL DE \$ QUE ES IGUAL A \$ POR LOTE. INSTALACIONES DE ALCANTARILLADO - SE ESTIMA QUE EL SISTEMA SEPTICO COSTARA \$ POR LOTE (TODO INCLUIDO), POR UN TOTAL DE \$ PARA TODA LA SUBDIVISION.

POTABLE WATER CONSTRUCTION COST ESTIMATE					
5000	12" BORE	LF	80.00	\$200.00	\$16,000.00
5100	8" WATERLINE (C-900)	LF	1539.00	\$25.00	\$38,475.00
5200	SERVICE WATER TAPS	EA	20.00	\$2,000.00	\$40,000.00
5300	FIRE HYDRANTS	EA	3.00	\$5,000.00	\$15,000.00
5400	TAP EXISTING ON MINNESOTA	EA	2.00	\$5,000.00	\$10,000.00
			<b>SUB-TOTAL</b>		<b>\$119,475.00</b>

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MARK D. CORBITT P.E. 101980



**NOTES:**

A. SAND BEDDING PLACED, HAND LEVELLED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 1").

B. SAND BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 6" ABOVE THE TOP OF PIPE. WORK UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.

B1. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER) OR PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER).

C1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAX. LIFTS.

C2. (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.

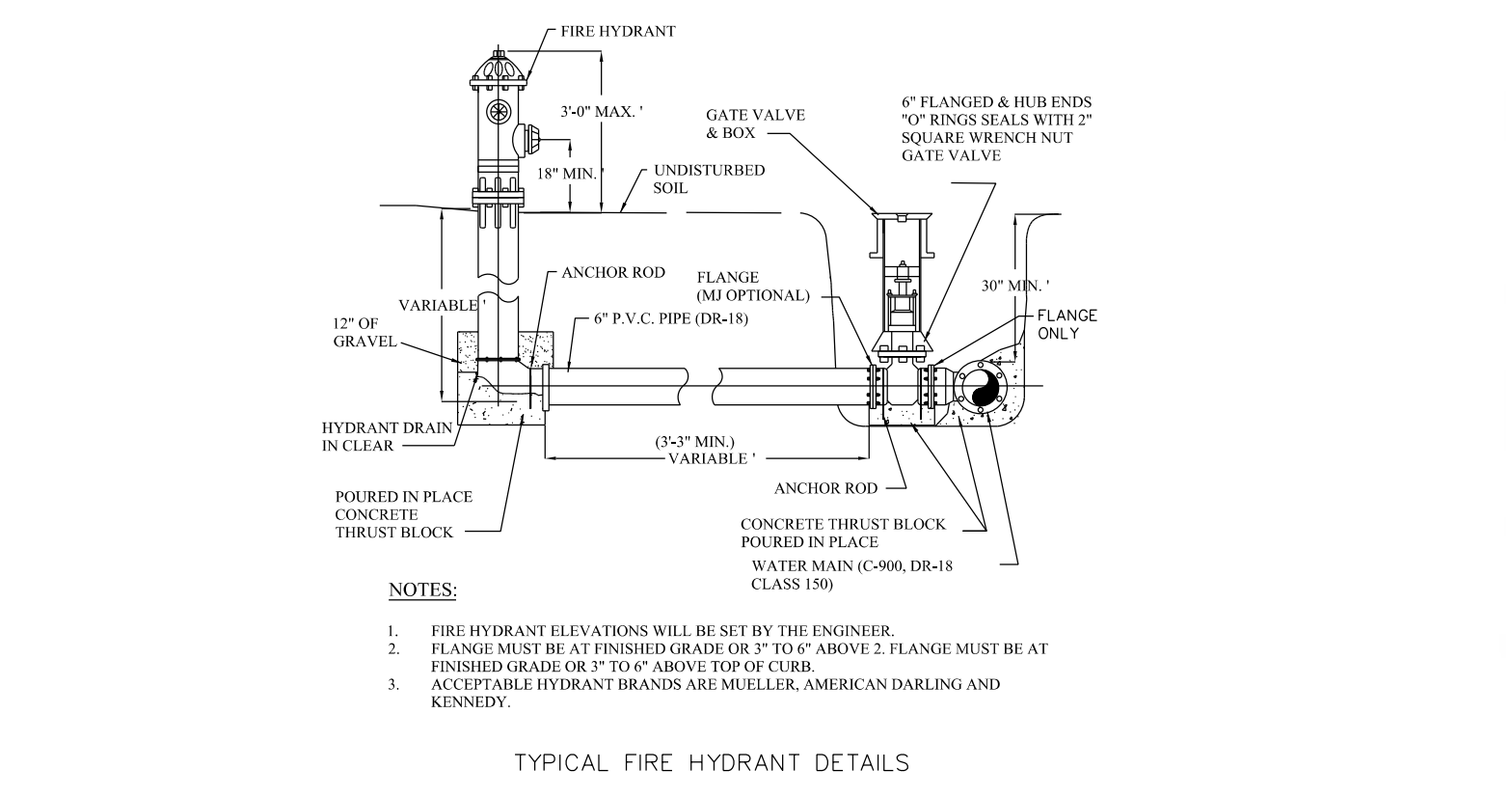
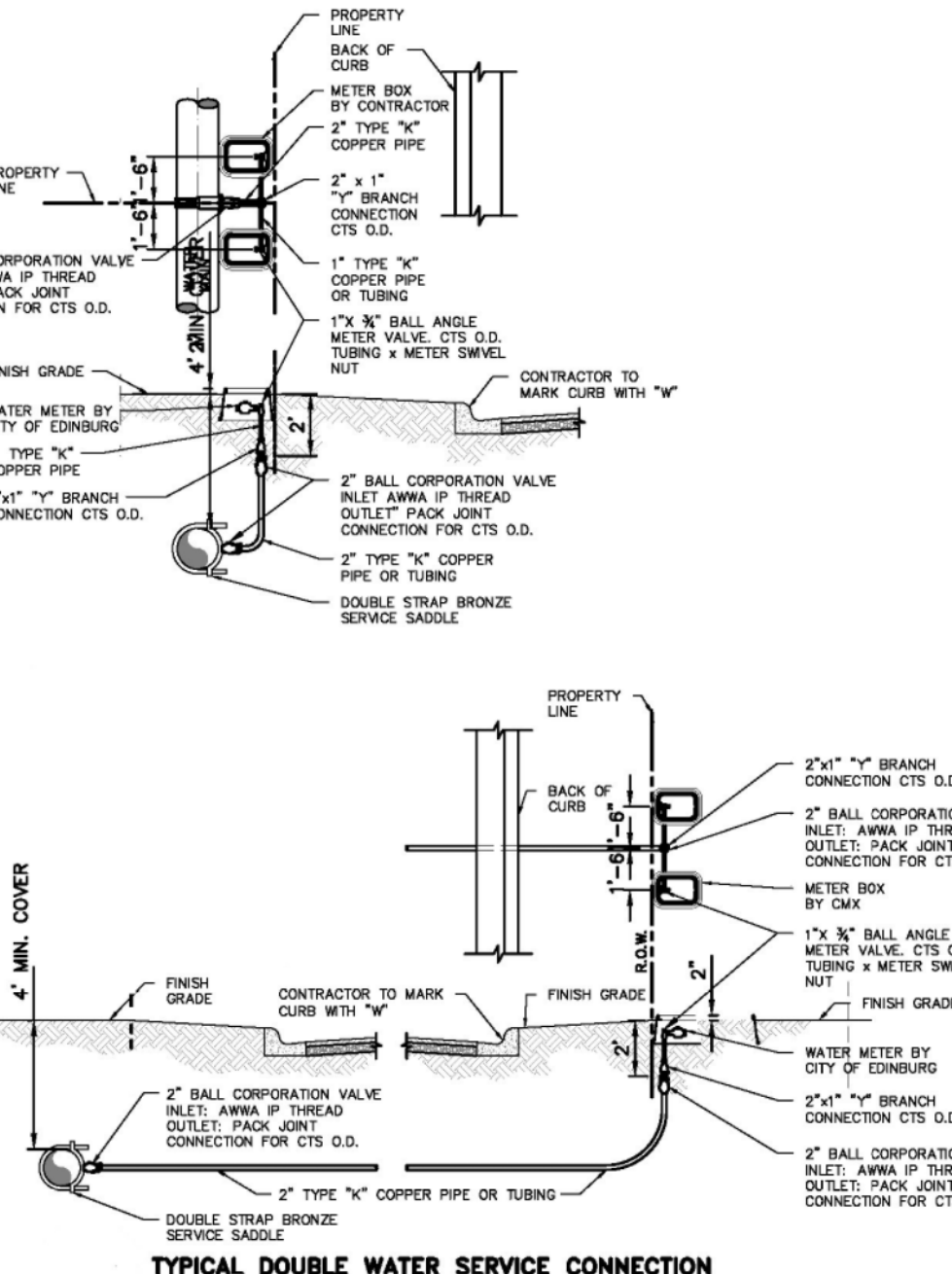
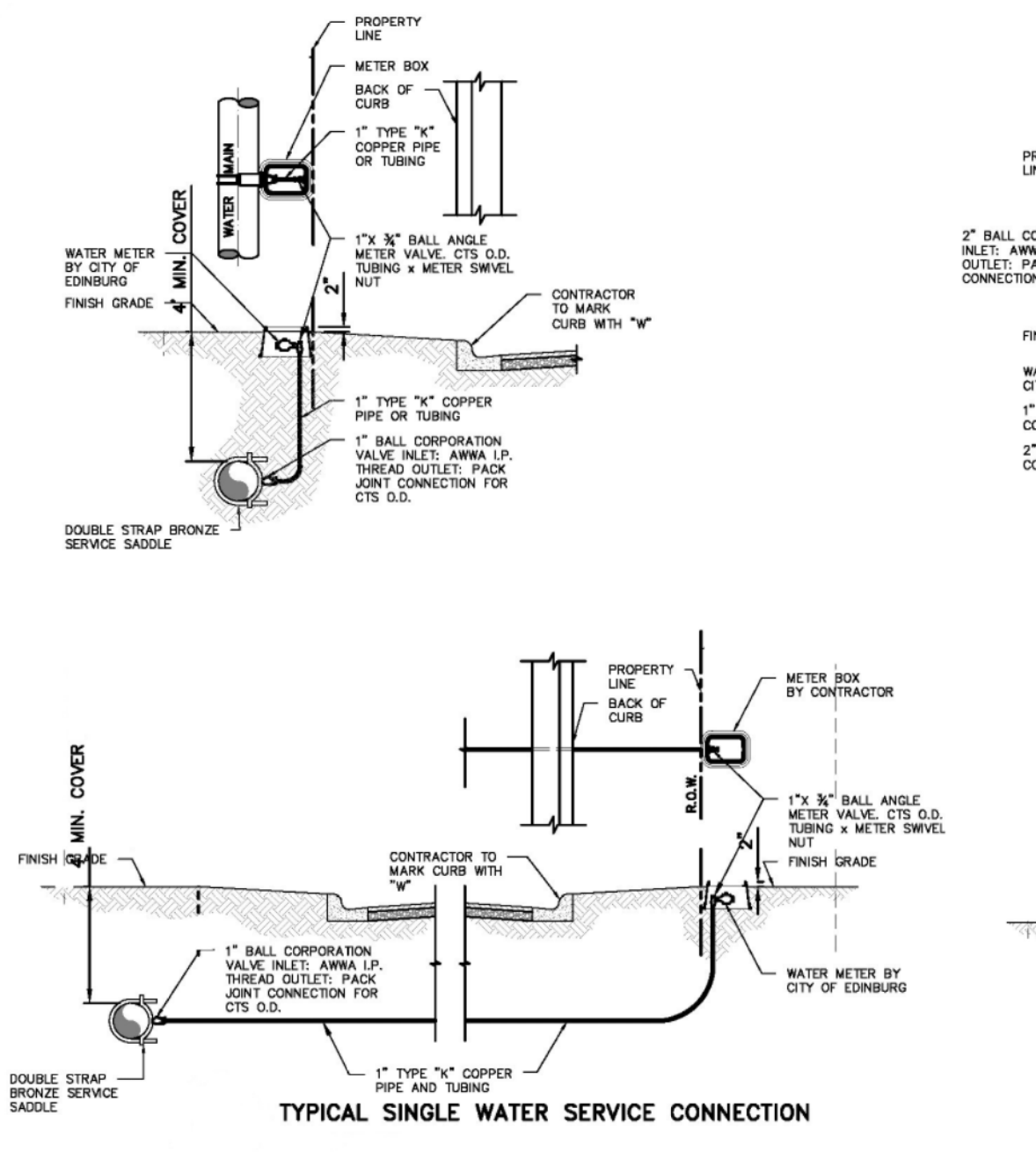
D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY, 95% INSIDE RIGHT OF WAY.

EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS III OR III WITH - 50% PASSING A No. 200 SIEVE AND PLASTICITY INDEX.

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS DIRECTED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 4" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.



**NOTES:**

1. FIRE HYDRANT ELEVATIONS WILL BE SET BY THE ENGINEER.

2. FLANGE MUST BE AT FINISHED GRADE OR 3" TO 6" ABOVE 2" FLANGE MUST BE AT FINISHED GRADE OR 3" TO 6" ABOVE TOP OF CURB.

3. ACCEPTABLE HYDRANT BRANDS ARE MUELLER, AMERICAN DARLING AND KENNEDY.

VILLA PARAISO SUBDIVISION  
 WATER AND SEWER  
 DONNA, TEXAS

**ENGINEERING PLUG**  
 TPELS F-21922

3400 N. MCCOLL RD., SUITE 26  
 MCALEEN, TX 78501  
 956-650-6034

Revision No.	Date	Description

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MARK D. CORBITT P.E. 101980

Project No.: 15131  
 Issued By: M.C.  
 Checked By:  
 Scale: AS SHOWN

Sheet Title  
 PRELIMINARY WATER &  
 SEWER LAYOUT  
 VILLA PARAISO

PL1.2  
 Sheet Number

VILLA PARAIISO SUBDIVISION  
PAVING AND DRAINAGE

DONNA, TEXAS



3400 N. MCCOLL RD., SUITE 26  
MCALLEN, TX 78501  
956-650-6034

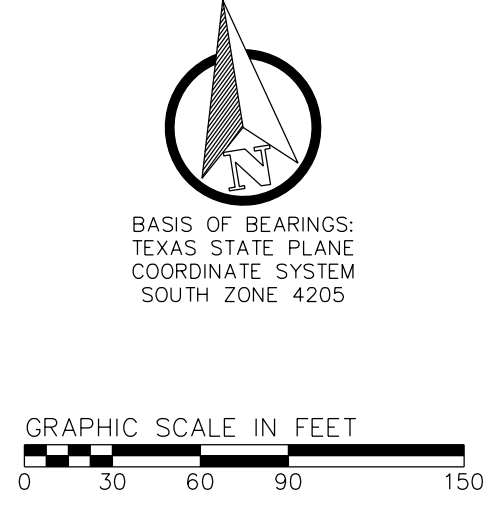
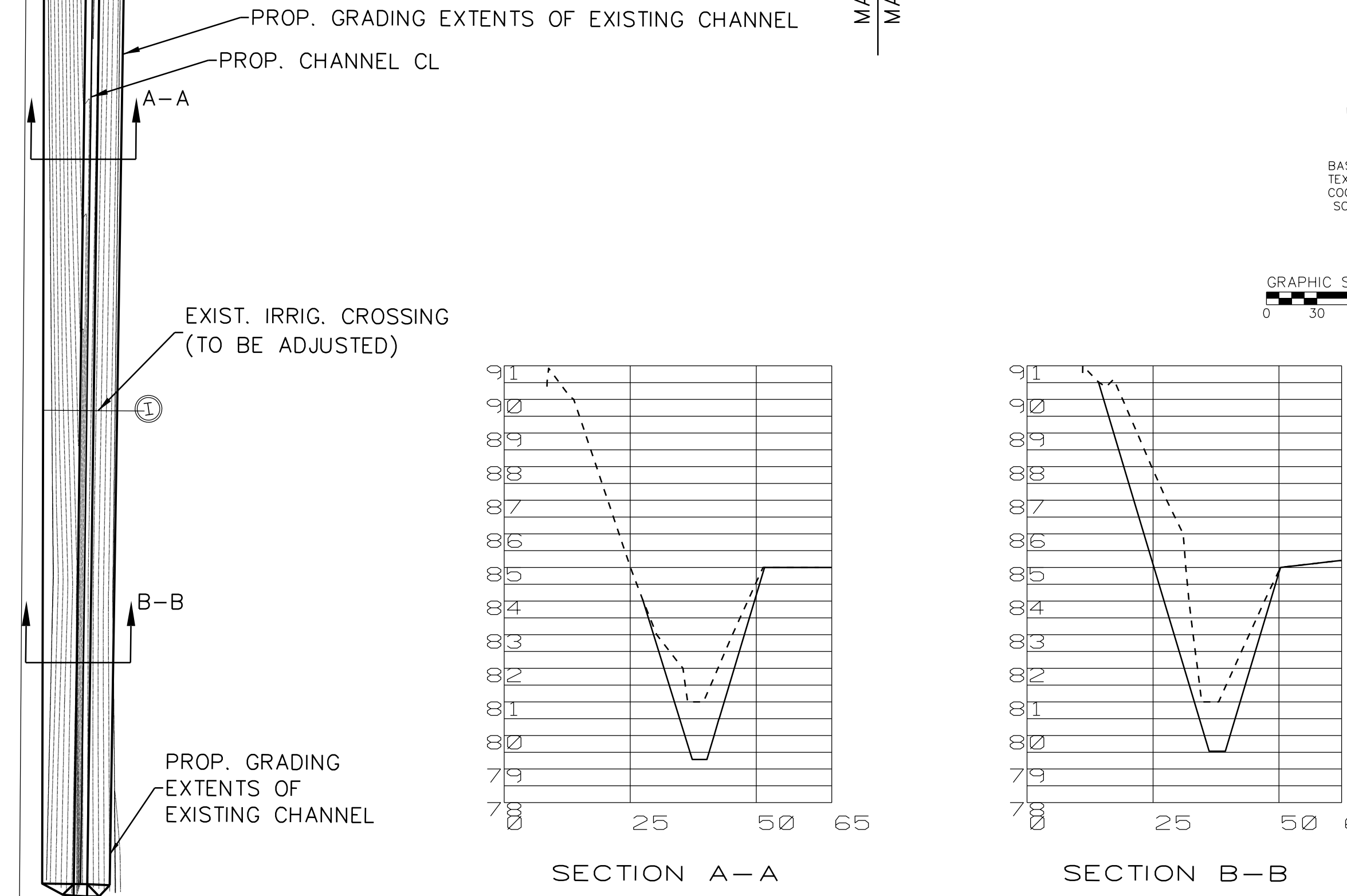
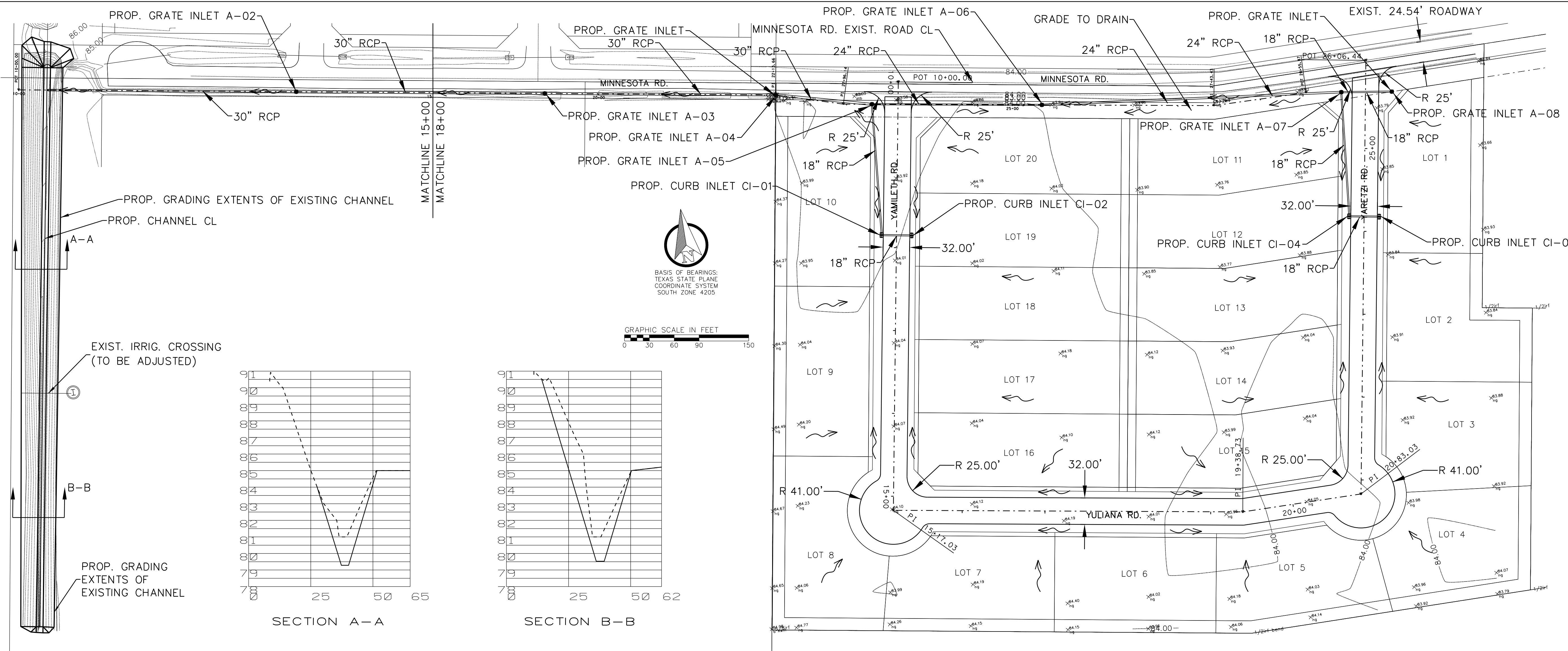
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Scale:	AS SHOWN

Sheet Title  
PRELIMINARY PAVING  
& DRAINAGE LAYOUT  
VILLA PARAIISO

PL1.3  
Sheet Number



DRAINAGE REPORT  
FOR  
VILLA PARAIISO SUBDIVISION

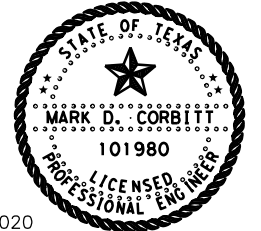
**PROJECT LOCATION**  
The Villa Paraiso subdivision is a proposed 20 half acre lot residential subdivision. The total ultimate increase in impervious area will be limited to construction of roadway and residential structures. The existing 13.48 acre lot is situated in Hidalgo County, Texas approximately 300 ft west of the intersection of Minnesota Rd. and Val Verde Rd. (see location map) within the ETJ of the City of Donna.

**FEMA FLOODPLAIN DESIGNATION**  
As depicted in the FEMA FIRM included in this report the subject subdivision lies in the area designated as "Zone C" (unshaded) "Areas of minimal flooding". The location of the proposed Villa Paraiso subdivision is depicted on the FIRM dated November 16, 1982 (see attached in this report). The FIRM is: Community-Panel Number 480334 0425 C.

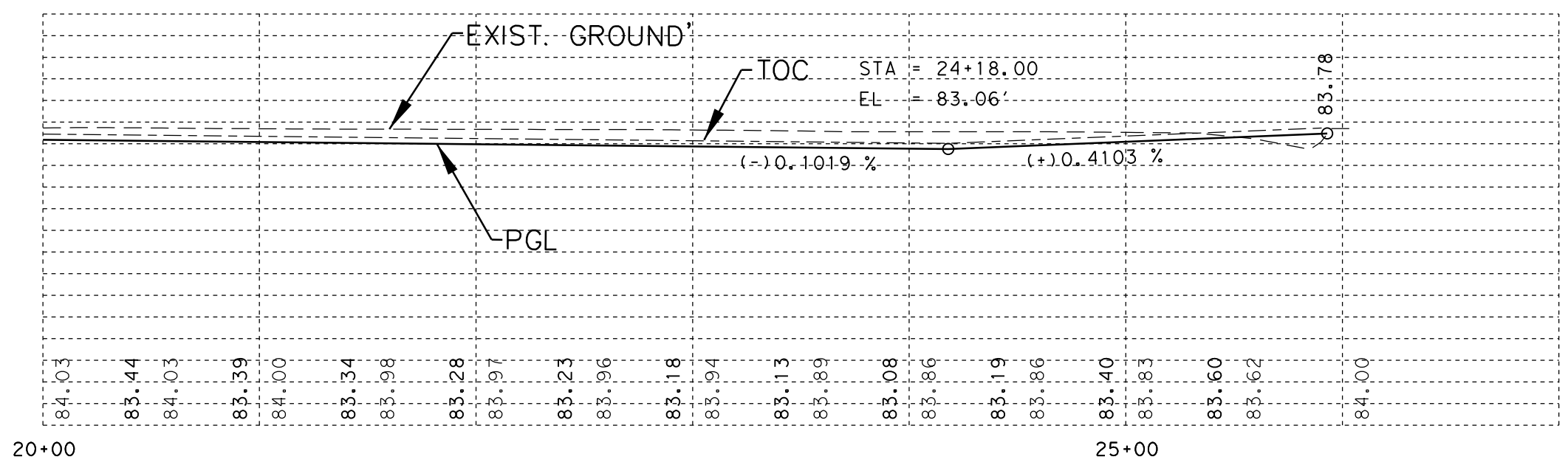
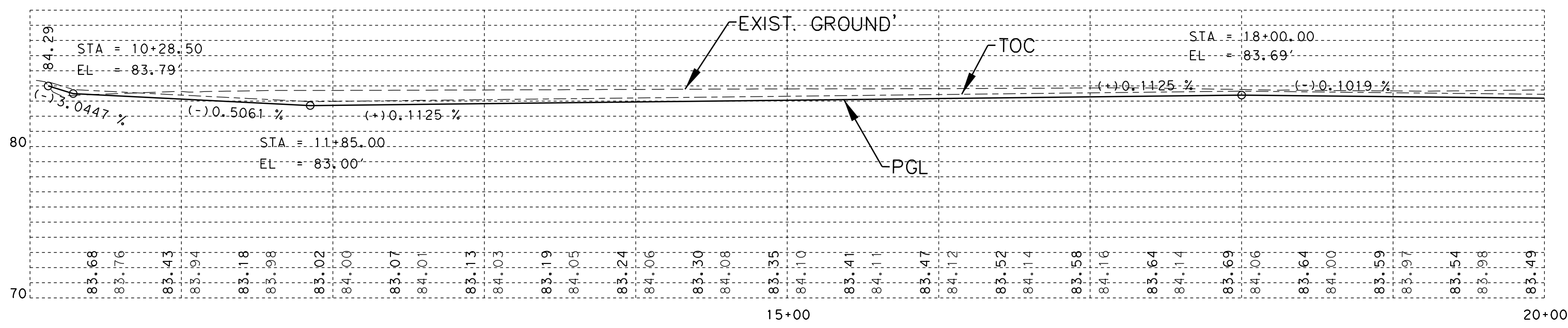
**SOIL TYPE**  
The attached Soil report indicates that the Crestwood Estates Subdivision is located on one type of soil, Hidalgo Sandy Clay Loam (28). Hidalgo Sandy Clay Loam is classified as a hydrologic soil group B soil. Group B soils have moderately low runoff potential when thoroughly wet and water transfer through the soil is unimpeded.

**EXISTING / PROPOSED CONDITIONS**  
Existing runoff for the proposed Villa Paraiso subdivision area currently flows north to Minnesota Rd. The proposed subdivision will include a proposed ditch drain system that will flow north to Minnesota Rd. then empty into a proposed storm drain outfall with roadside ditch above it that will carry the flows coming from the subdivision and Minnesota road to an existing drain ditch approximately 1300ft west of the proposed subdivision along Minnesota Rd. Additional detention will be provided by excavating the existing ditch to achieve the approved detention volume. Calculation of the proposed runoff was completed using the rational method. A weighted runoff coefficient of 0.20 was used for the existing condition and 0.35 was used for the proposed 20 half acre lot subdivision. The rainfall intensity was calculated from the time of concentration and rainfall frequency-duration data obtained from the National Weather Service's Atlas 14 data for the project location. The peak flows calculated for the existing and proposed conditions are 6.86 cfs (10yr) and 18.50 cfs (50yr) respectively. A detention requirement of 46,058 cuft or 1.06 ac-ft was calculated for this site.

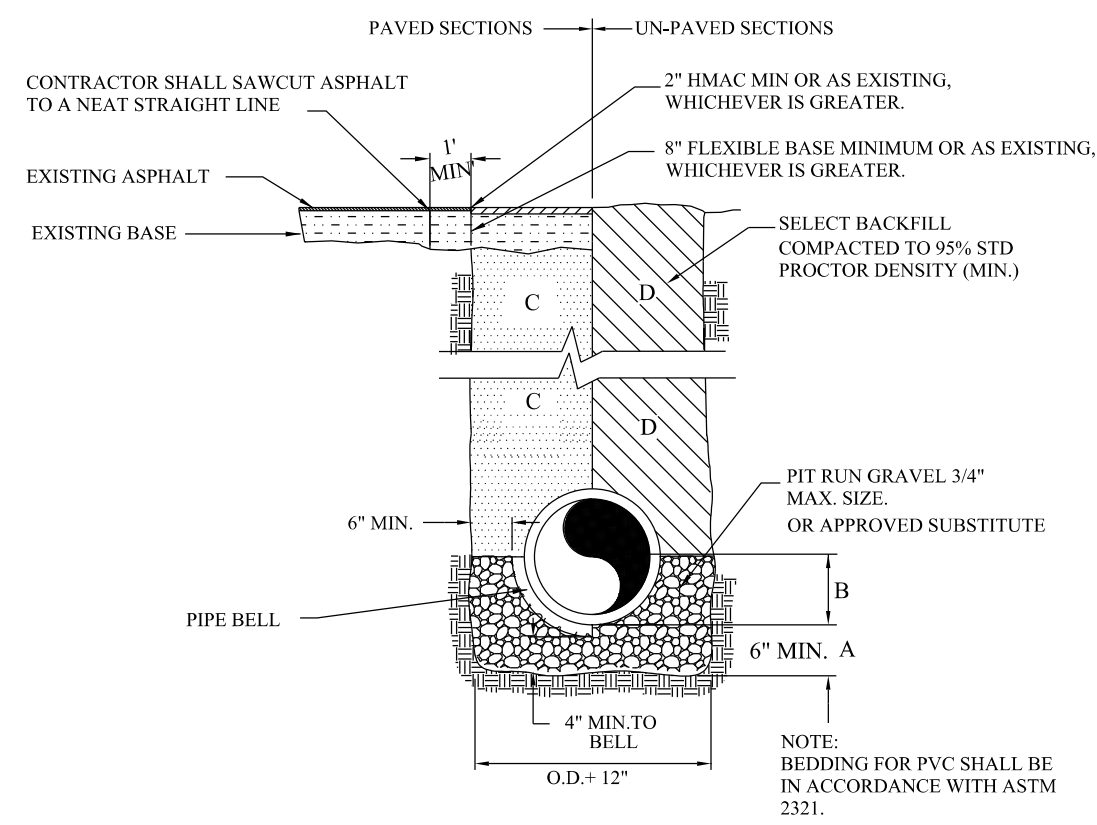
I, THE UNDERSIGNED, MARK D. CORBITT, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THIS DRAINAGE SYSTEM FOR THE PROPOSED VILLA PARAIISO SUBDIVISION.



09-09-2020



Inlet ID	Elevation (ft)	Link - ID	Upstream Node	Downstream Node	Number of Barrels	Actual Rise (ft)	Actual Length (ft)	Slope (ft/ft)	Invert Upstream (ft)	Invert Downstream (ft)
A-01	83.171	L-01	A-08	A-07	1	1.5	57.894	0.03	78.589	78.571
A-02	83.312	L-02	A-07	A-06	1	2	358.765	0.05	78.571	78.39
A-03	83.514	L-03	A-06	A-05	1	2	202.093	0.06	78.39	78.267
A-04	84	L-04	A-05	A-04	1	2.5	113.806	0.05	78.267	78.209
A-05	83.656	L-05	A-04	A-03	1	2.5	275.618	0.05	78.209	78.07
A-06	83.6	L-07	A-02	OUT-A	1	2.5	298.213	0.05	78.4	78.25
A-07	83.219	L-08	A-01	A-02	1	2.5	297.16	0.05	78.55	78.4
A-08	83.45	L-09	A-03	A-01	1	2.5	296.802	0.05	78.7	78.55
CI-01	82.75	L-10	CI-01	A-05	1	1.5	154.376	0.1	78.426	78.267
CI-02	82.75	L-11	CI-02	CI-01	1	1.5	32.984	0.1	78.46	78.426
CI-03	82.75	L-12	CI-03	CI-04	1	1.5	32.984	0.05	78.686	78.669
CI-04	82.75	L-13	CI-04	A-07	1	1.5	146.138	0.065	78.669	78.571



- A. GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=6\"/>

B. GRAVEL PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO THE SPRING LINE. PIT RUN GRAVEL 3/4\"/>

C. CITY STREETS/PARKING AREA, DRIVEWAYS: SELECT EXCAVATED BACK FILL COMPACTED 95% STD. 8\"/>

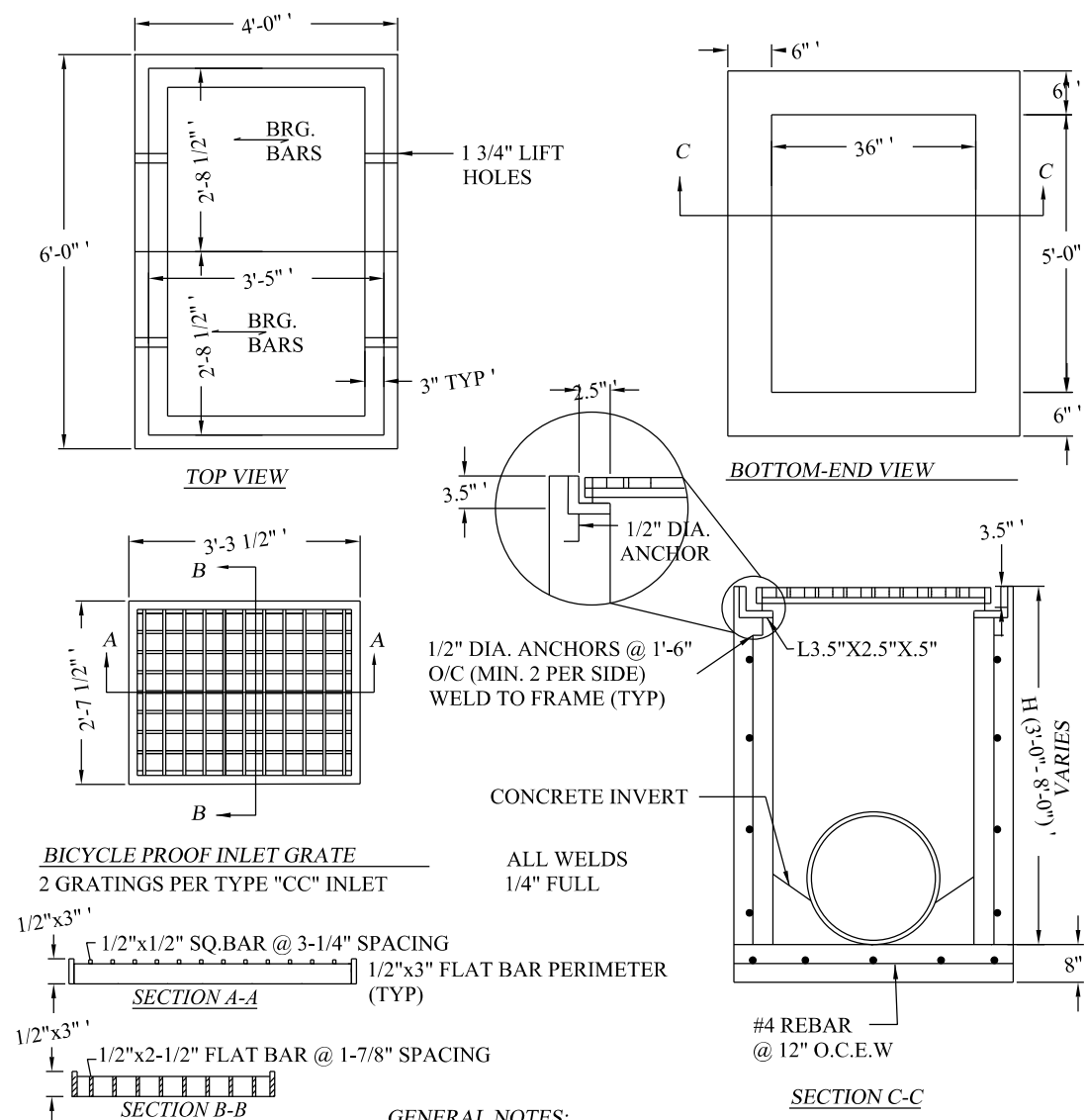
D. STATE MAINTAINED ROADWAYS: COMPACTED SAND/CEMENT STABILIZED BACK FILL 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.

E. SELECT EARTH BACKFILL COMPACTED TO 95% STD. PROCTOR DENSITY (12\"/>

STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8\"/>

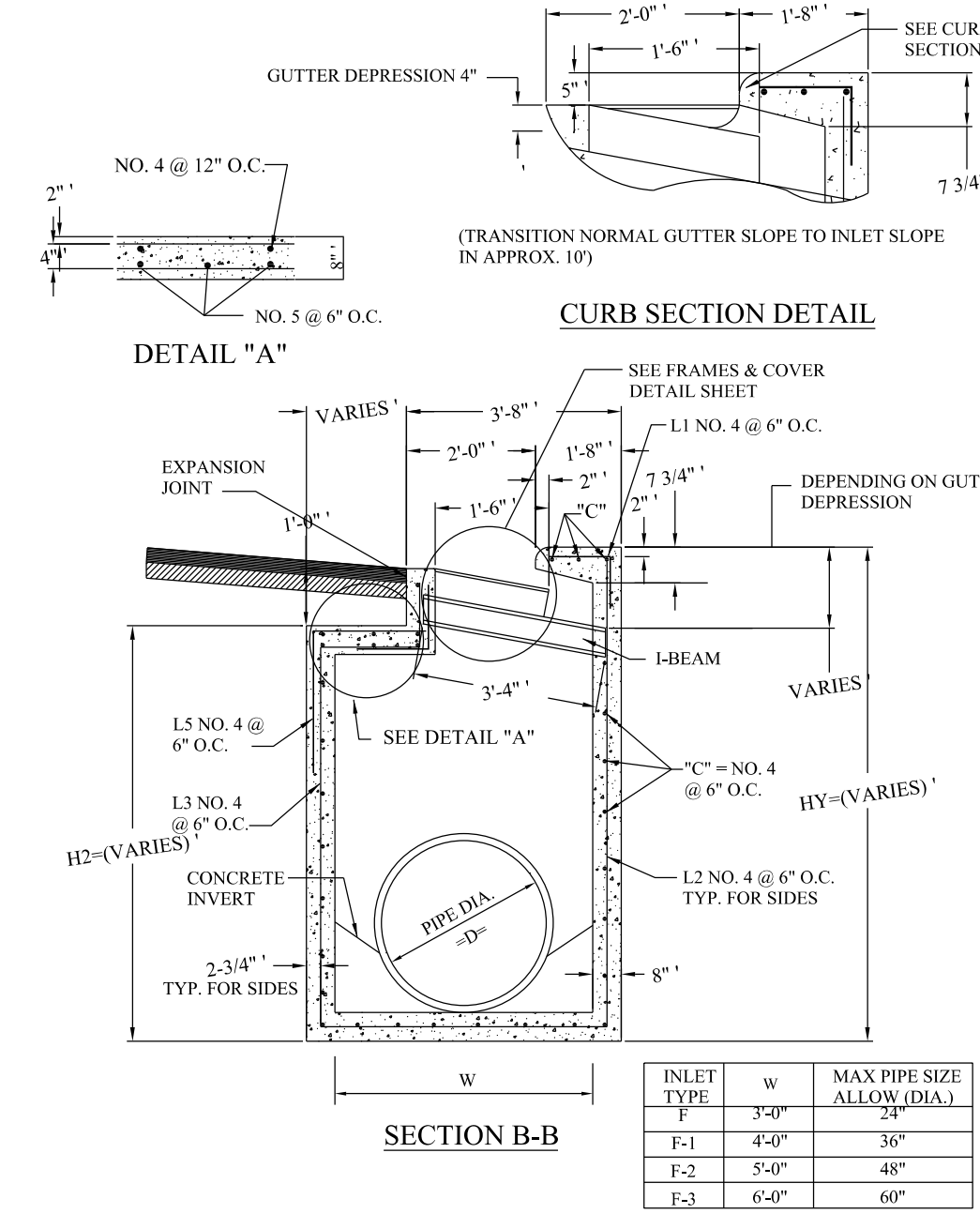
STRUCTURE BACK FILL MATERIAL SHALL BE SAND, EXCAVATED MATERIAL, OR OTHER APPROVED SUBSTITUTE.

TYPICAL STORM SEWER PIPE BEDDING DETAIL

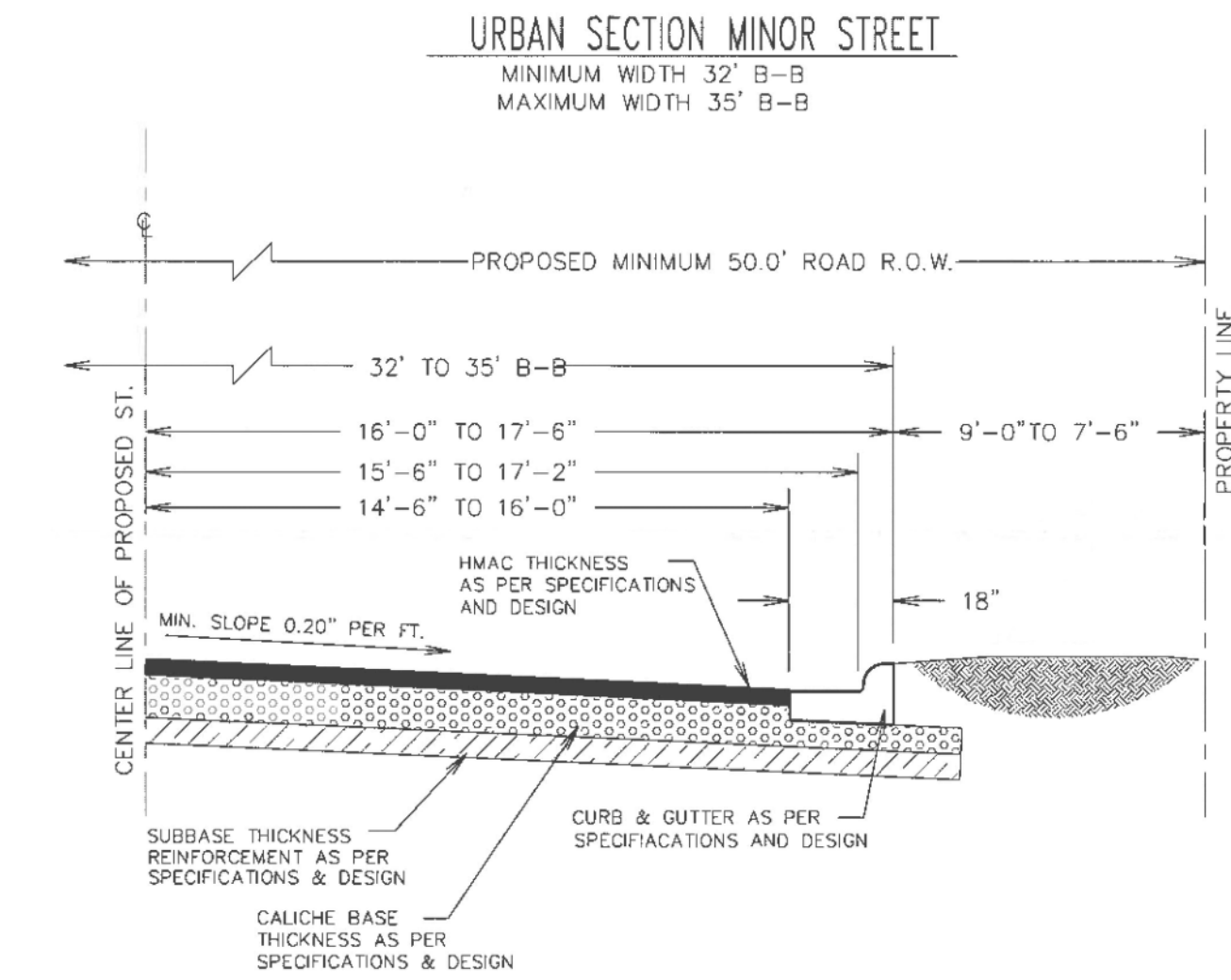


- GENERAL NOTES:
1. REINFORCEMENT: #4 BARS AT 12\"/>
  - 2. CONCRETE TO HAVE A MIN. 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.
  - 3. \"H\" DIMENSION AVAILABLE IN 6\"/>
  - 4. INLETS SHALL BE COMPOSED OF PRE-CAST SECTIONS, CAST IN PLACE OR A COMBINATION OF BOTH.
  - 5. 6\"/>

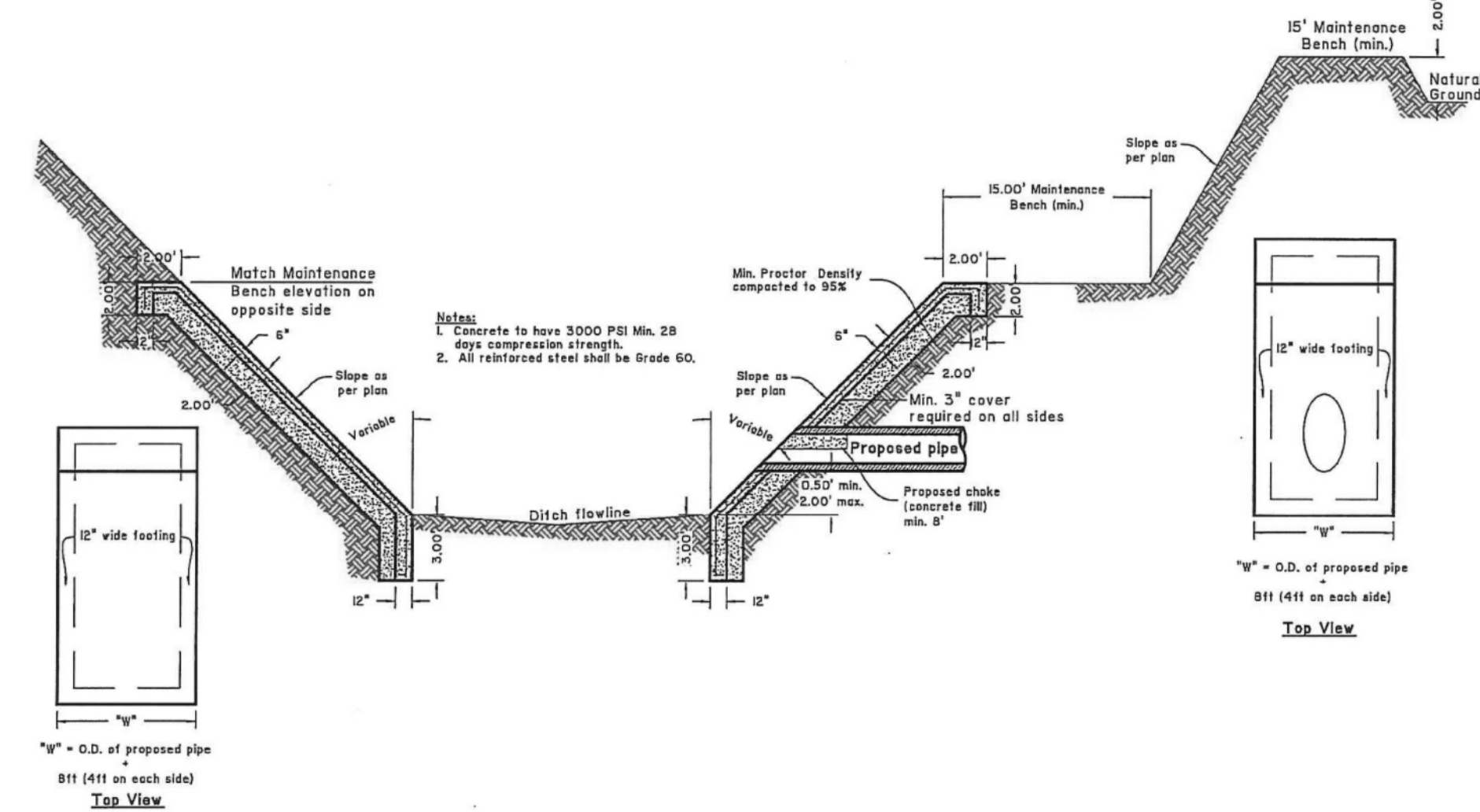
TYPE 'CC' INLET



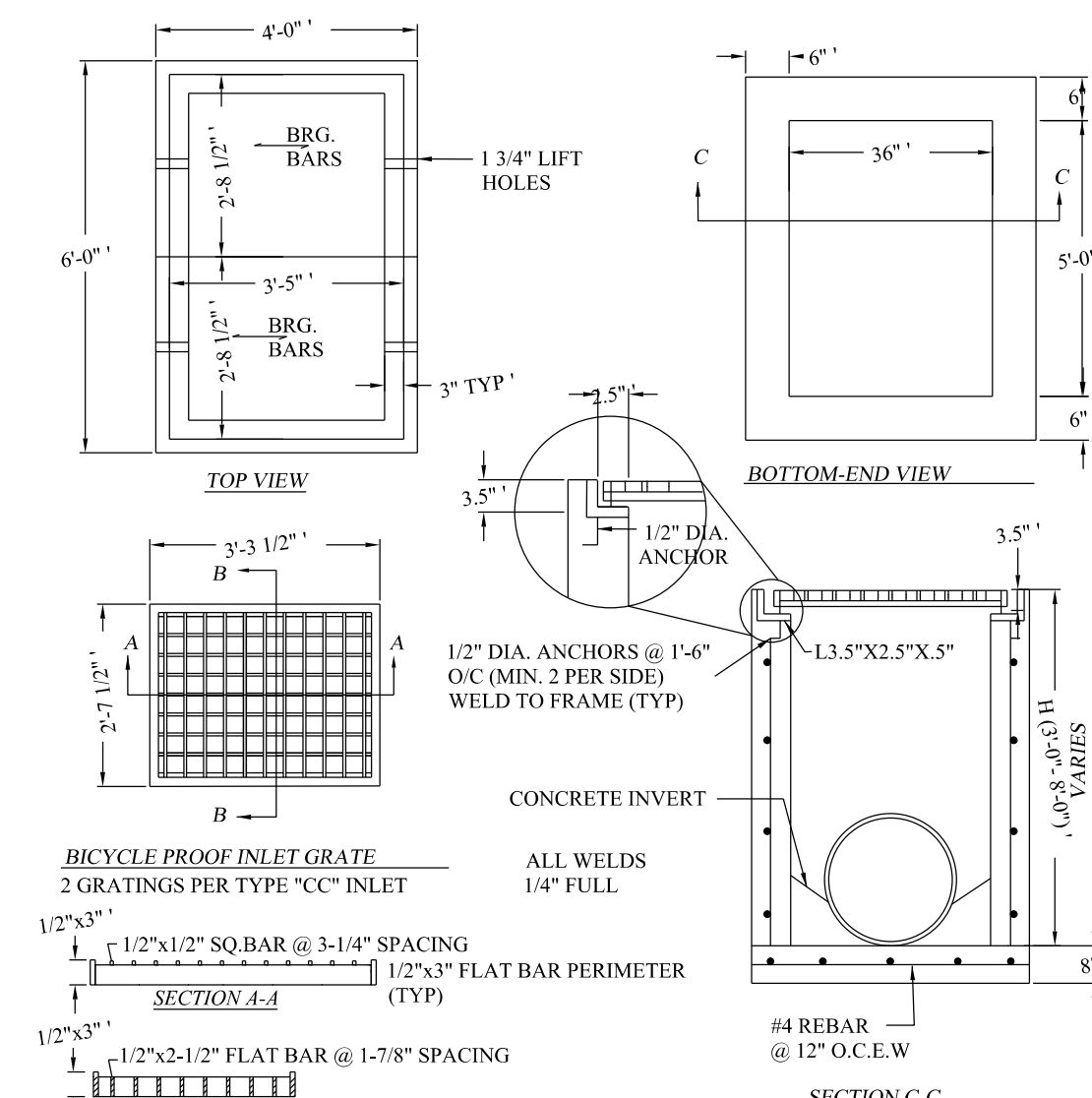
TYPE 'F' INLET



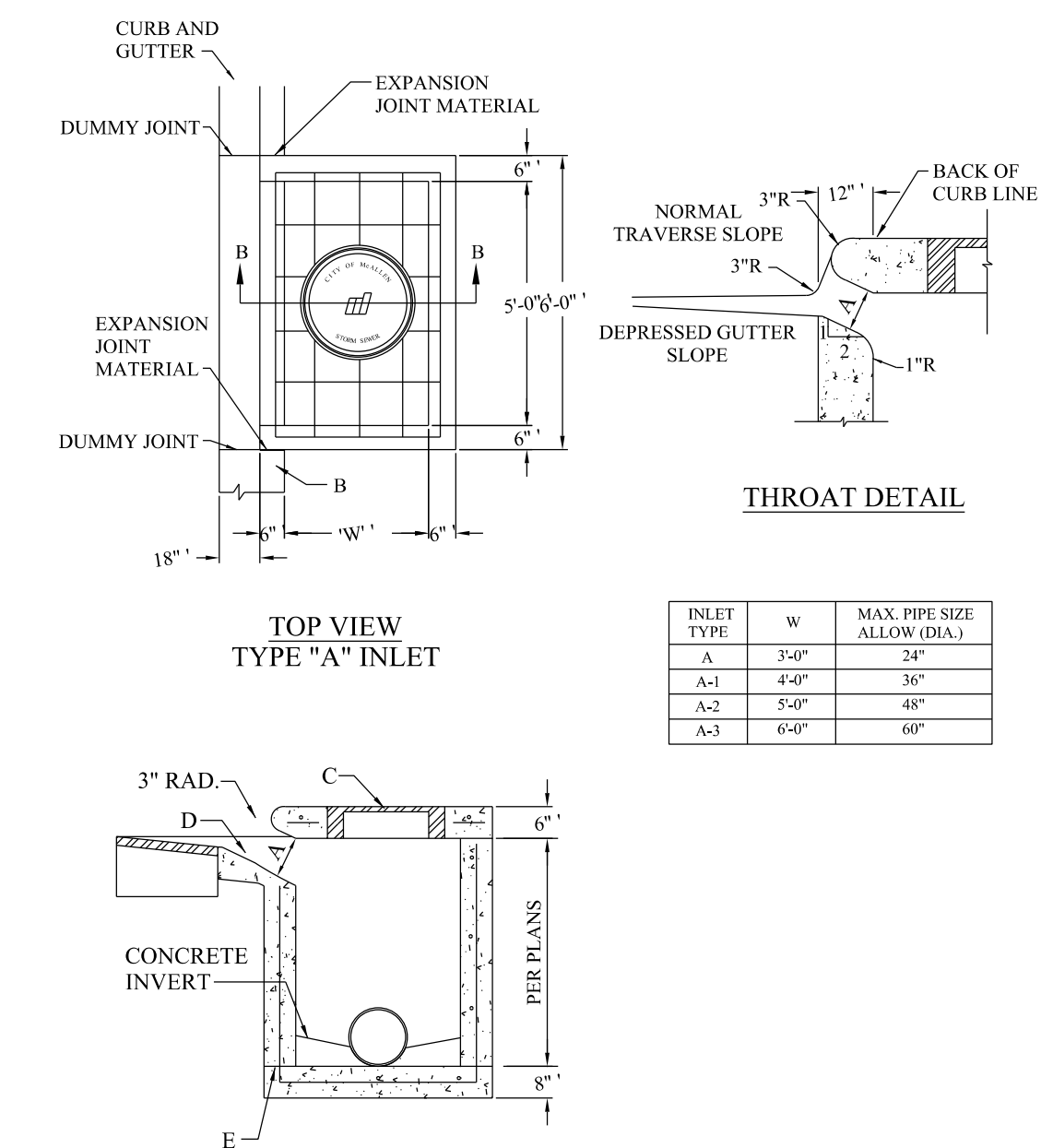
ROADWAY TYPICAL SECTION



HCDD NO. 1 OUTFALL DETAIL



TYPE 'CC' INLET



TYPE 'A' INLET

VILLA PARAIISO SUBDIVISION  
 PAVING AND DRAINAGE  
 DONNA, TEXAS

MD ENGINEERING, PLUS  
 TBP-ELS F-21922  
 3400 N. MCCOLL RD., SUITE 26  
 MCALLEN, TX 78501  
 956-650-6034

Revision No.	Date	Description

PRELIMINARY  
 PRE. SUBMITTAL  
 FOR INTERIM REVIEW ONLY  
 THESE DOCUMENTS ARE FOR INTERIM REVIEW PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMITTING. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

MARK D. CORBITT P.E. 101980

Project No.: 15131  
 Issued:  
 Drawn By: M.C.  
 Checked By:  
 Scale: AS SHOWN

Sheet Title  
 PRELIMINARY PAVING & DRAINAGE STANDARDS  
 VILLA PARAIISO

PL1.4  
 Sheet Number