



T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-25-2021

PROPOSED VILLAS WEST PHASE I SUBDIVISION PRECINCT No. 3.

ENGINEER: MELDEN & HUNT INC. DEVELOPER: MILE SEVEN RODNEY LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 75 *SINGLE FAMILY *MULTI-FAMILY 13 COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 18

FILLING STATIONS: 6

LOCATION DESCRIPTION: NORTH WEST CORNER OF TOM GILL ROAD AND MILE 7 ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 06-15-2021 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 NEW DRAIN DITCH.

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

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 06-04-2021 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 06-04-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: AGUA SUD EXISTING LINE SIZE: 12" LOCATION: MILE 7 ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 06-03-2021 : 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.

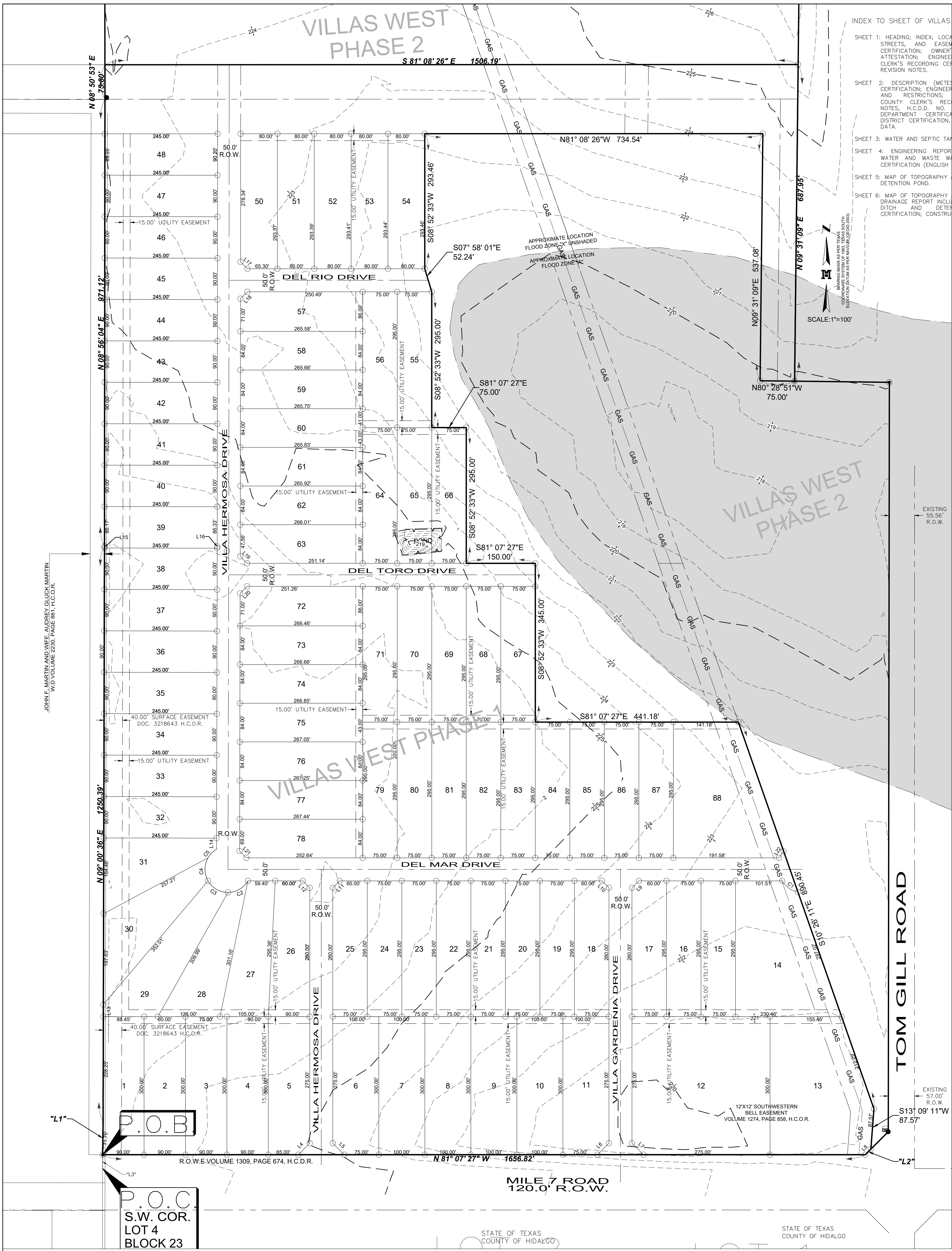
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____, _

STAFF RECOMMENDS: **Preliminary Approval** *subject comments and future recommendations by planning and other departments.*

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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INDEX TO SHEET OF VILLAS WEST PHASE 1

SHEET 1:	HEADING; INDEX; LOCATION MAP AND ETJ; MAP: LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; PRINCIPAL CONTACTS; REVISION NOTES.
SHEET 2:	DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; ENGINEERING CERTIFICATION; PLAT NOTES AND RESTRICTIONS; CERTIFICATION, ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.D.D. NO. 11, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; AGUA SPECIAL UTILITY DISTRICT CERTIFICATION, LOT DATA, CURVE DATA, LINE DATA.
SHEET 3:	WATER AND SEPTIC TANK LAYOUT;
SHEET 4:	ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION);
SHEET 5:	MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE DITCH, DETENTION POND.
SHEET 6:	MAP OF TOPOGRAPHY AND DRAINAGE; REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE DITCH AND DETENTION POND, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.



SUBDIVISION MAP OF VILLAS WEST PHASE 1
 62.418 ACRES OUT OF
 LOTS 1 THRU 6, BLOCK 23
 HOMEVILLE ASSOCIATION SUBDIVISION 'D',
 VOLUME 6, PAGE 36, H.C.M.R.
 AND OUT OF PORCION 76
 HIDALGO COUNTY, TEXAS

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, MILE SEVEN RONIE LLC, AS OWNER OF THE 62.418 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VILLAS WEST PHASE 1, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 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;

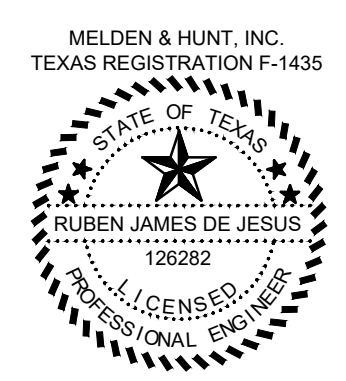
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND

(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.

I, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

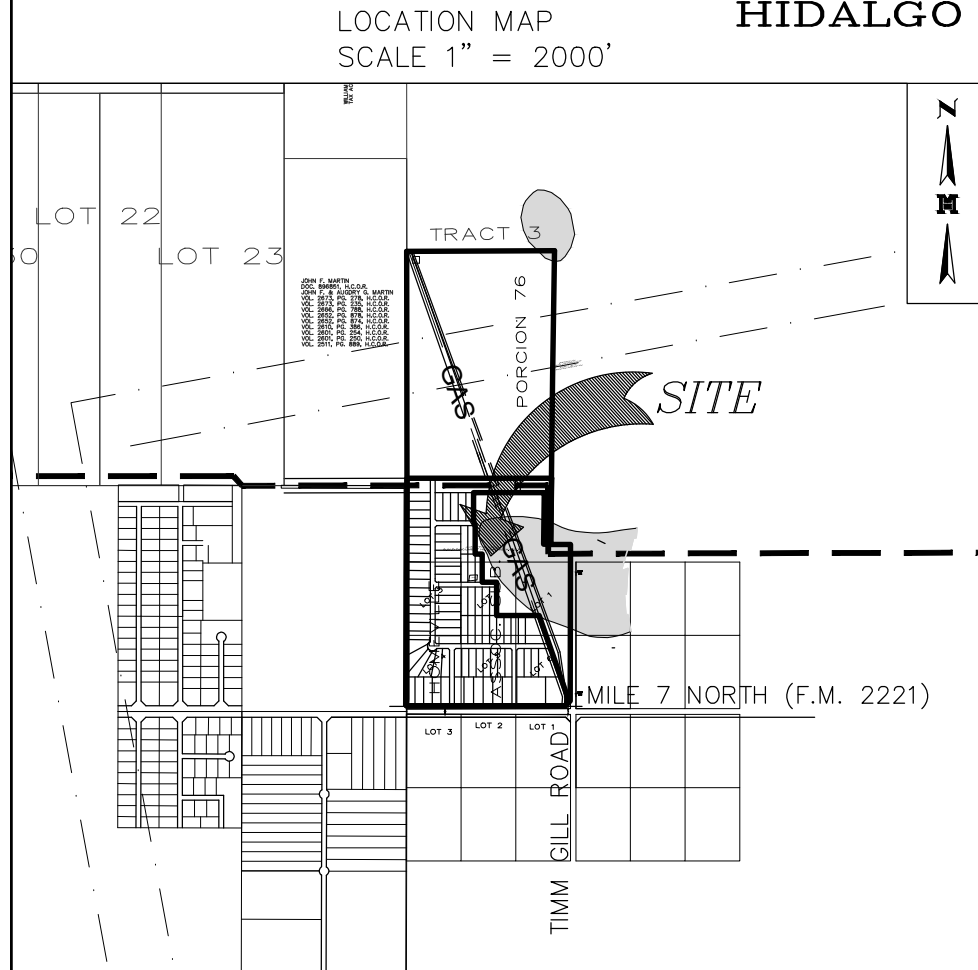
RUBEN JAMES DE JESUS, PE # 126282
 DATE PREPARED: AUGUST 20, 2019
 JOB NO. (ENG.) 21066.00
 BY: CIRO



STATE OF TEXAS
 COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION OF THE VILLAS WEST PHASE 1 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 8/20/19 BY ME OR UNDER MY SUPERVISION.

FRED L. KURTH, RPLS # 4750
 SURVEY JOB NO. 21066.08



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

VILLAS WEST PHASE 1 IS LOCATED IN THE SOUTHWESTERN PART OF HIDALGO COUNTY ON THE NORTHWEST INTERSECTION OF MILE 7 NORTH ROAD & TOMM GILL ROAD. THE ONLY NEARBY MUNICIPALITIES IS THE CITY OF LA JOYA. VILLAS WEST PHASE 1 FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 3.

MILE SEVEN RONIE LLC, A TEXAS LIMITED LIABILITY COMPANY
 STREET/P.O. BOX ADDRESS
 MISSION, TEXAS 78572

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ELIAS WOLOSKI, WHO PROVIDED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES:

MELDEN & HUNT, INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com

SHEET 1 OF 6 SHEETS

DRAWN BY: _____ DATE: _____
 SURVEYED, CHECKED BY: _____ DATE: _____

DESCRIPTION OF VILLAS WEST PHASE 1
METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 62.418 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 1 THRU 6, BLOCK 23, HOMEVILLE ASSOCIATION SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 36, HIDALGO COUNTY MAP RECORDS, AND OUT OF PORCION 76, SAID 62.418 ACRES WERE CONVEYED TO JOSEPH SEKULA BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1346382, HIDALGO COUNTY OFFICIAL RECORDS, SAID 62.418 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4;
- THENCE, N 08° 52' 33"E A DISTANCE OF 30.00 FEET TO AN IRON PIPE FOUND FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
- THENCE, N 09° 41' 20"E A DISTANCE OF 71.76 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
 - THENCE, N 09° 00' 36"E A DISTANCE OF 1,250.39 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
 - THENCE, N 08° 56' 04"E A DISTANCE OF 971.12 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
 - THENCE, N 08° 50' 53"E A DISTANCE OF 75.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
 - THENCE, S 81° 08' 26"E A DISTANCE OF 1,506.19 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
 - THENCE, S 09° 31' 09"W A DISTANCE OF 687.95 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
 - THENCE, N 80° 28' 51"W A DISTANCE OF 75.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
 - THENCE, N 09° 31' 09"E A DISTANCE OF 537.08 FEET TO A 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
 - THENCE, N 81° 08' 26"W A DISTANCE OF 734.54 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
 - THENCE, S 08° 52' 33"W A DISTANCE OF 293.46 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
 - THENCE, S 07° 58' 01"W A DISTANCE OF 52.24 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
 - THENCE, S 08° 52' 33"W A DISTANCE OF 295.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
 - THENCE, S 81° 07' 27"E A DISTANCE OF 75.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
 - THENCE, S 08° 52' 33"W A DISTANCE OF 295.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
 - THENCE, S 81° 07' 27"E A DISTANCE OF 150.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
 - THENCE, S 08° 52' 33"W A DISTANCE OF 345.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
 - THENCE, S 81° 07' 27"E A DISTANCE OF 441.18 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
 - THENCE, S 10° 26' 11"E A DISTANCE OF 890.45 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
 - THENCE, S 13° 09' 11"W A DISTANCE OF 87.57 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
 - THENCE, S 53° 50' 17"W A DISTANCE OF 17.43 FEET TO A NO. 4 REBAR SET FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
 - THENCE, N 81° 07' 27"W A DISTANCE OF 1,656.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 62.418 ACRES OF LAND, MORE OR LESS.

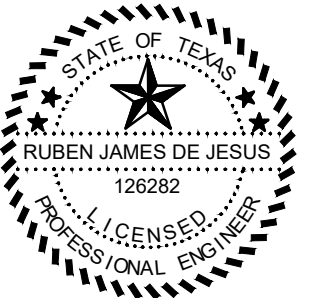
GENERAL PLAT NOTES & RESTRICTIONS:
HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X"(SHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0290 D MAP REVISED: JUNE 6, 2000 & 480334 0300 D MAP REVISED: JUNE 6, 2000.
- ZONE "A" AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
- ZONE "X" (UNSHADED) COMMUNITY-PANEL NO. 480334 0290 D & 480334 0300 D EFFECTIVE DATE: JUNE 6, 2000.
- FLOOD ZONE "A" HAS BEEN REMOVED AS A SPECIAL FLOOD HAZARD AREA DETERMINED BY LETTER OF MAP REVISION BASED ON FILL CASE NUMBER XX-XX-XXXXA AUGUST 8, XXXX THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.
- COMMUNITY-PANEL NO. 480334 0290 D & 480334 0300 D EFFECTIVE DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
2. SETBACKS:
FRONT: 25.00 FEET.
60.00 FEET ON MILE 7 NORTH ROAD (F.M. 2221)
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET
3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. 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 OCCUPYING THE LOT.
4. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 15 THROUGH 245.
5. GENERAL NOTE FOR COMMERCIAL LOTS:
LOTS 1 THROUGH 14 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL LOTS 1 THROUGH 14 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS AND ALONG (XXXX street) TO DENY ACCESS ONTO LOT. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT OFFICE OF ENVIRONMENTAL AND COMPLIANCE AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, 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 ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
7. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
-->B.M. NO. 1--ELEV. XXX.50 N.G.V.D. 29 DESCRIPTIONS: 2'X2' CONCRETE SLAB SET APPROXIMATELY 10.00 FEET FROM THE SOUTH EAST CORNER OF LOT 48 OF THIS SUBDIVISION.
-->B.M. NO. 2--ELEV. XXX.55 N.G.V.D. 29 DESCRIPTIONS: COTTON PICKER SPINDLE LOCATED AT MILE 8 WEST RD AND FM 1981 (HOYLE RD) INTERSECTION.
8. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF XX,XXX CUBIC- FEET 1.81 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 3 FOR STORM SEWER IMPROVEMENTS.)
9. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPROVEMENT GREATER THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
10. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
11. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
12. 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.
13. 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 COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
14. CROSS-HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED (NORTH) IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE (NORTH).
15. 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 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS 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 DRAIN FIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
16. 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:
1. ANCHORING OF SEPTIC TANK(S)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
17. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
18. XXXX NAME, THE OWNER & SUBDIVIDER OF VILLAS WEST PHASE 1 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.
19. TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT(S) 1 THRU 14 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 2221 (MILE 7 NORTH ROAD). TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.
20. DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.

STATE OF TEXAS
COUNTY OF HIDALGO

I, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



RUBEN JAMES DE JESUS, PE # 126282
DATE PREPARED: AUGUST 20, 2019
JOB NO. (ENG.) 21066.00
BY: CIRO

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION OF THE VILLAS WEST PHASE 1 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 8/20/19 BY ME OR UNDER MY SUPERVISION.

FRED L. KURTH, RPLS # 4750
SURVEY JOB NO. 21066.08



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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VILLAS WEST PHASE 1 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE: _____
ATTEST: HIDALGO COUNTY CLERK _____ DATE: _____

I, JOSE E "EDDIE" SAENZ, P.E., HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR VILLAS WEST PHASE 1, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION. AN IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH PARABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THIS SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

JOSE E "EDDIE" SAENZ, P.E.,
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VILLAS WEST PHASE 1 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DAY OF _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____

HIDALGO COUNTY
CERTIFICATE OF PLAT 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN P. E., C. F. M.
GENERAL MANAGER _____ DATE: _____

Lot #	SQ. FT.	Area
1	26,670.05	0.612
2	27,000.00	0.620
3	27,000.00	0.620
4	27,000.00	0.620
5	26,687.50	0.613
6	29,687.50	0.682
7	30,000.00	0.689
8	30,000.00	0.689
9	30,000.00	0.689
10	30,000.00	0.689
11	29,687.50	0.682
12	89,687.50	2.059
13	60,226.86	1.383
14	52,301.86	1.201
15	22,125.00	0.508
16	22,125.00	0.508
17	22,012.50	0.505
18	22,012.50	0.505
19	22,125.00	0.508
20	22,125.00	0.508
21	22,125.00	0.508
22	22,125.00	0.508

Lot #	SQ. FT.	Area
23	22,125.00	0.508
24	22,125.00	0.508
25	22,012.50	0.505
26	24,225.00	0.556
27	24,248.40	0.557
28	23,627.92	0.542
29	27,974.46	0.642
30	27,853.29	0.639
31	24,080.48	0.553
32	22,050.00	0.506
33	22,050.00	0.506
34	22,050.00	0.506
35	22,050.00	0.506
36	22,050.00	0.506
37	22,050.00	0.506
38	22,050.00	0.506
39	22,073.42	0.507
40	22,050.00	0.506
41	22,050.00	0.506
42	22,050.00	0.506
43	22,050.00	0.506
44	22,050.00	0.506

Lot #	SQ. FT.	Area
45	22,050.00	0.506
46	22,050.00	0.506
47	22,050.00	0.506
48	22,068.17	0.507
50	23,399.93	0.537
51	23,470.26	0.539
52	23,472.11	0.539
53	23,473.95	0.539
54	23,475.79	0.539
55	22,125.00	0.508
56	22,125.00	0.508
57	22,723.25	0.522
58	22,311.99	0.512
59	22,319.21	0.512
60	22,326.43	0.513
61	22,333.65	0.513
62	22,340.87	0.513
63	22,235.95	0.510
64	22,125.00	0.508
65	22,125.00	0.508
66	22,125.00	0.508
67	22,125.00	0.508

Lot #	SQ. FT.	Area
68	22,125.00	0.508
69	22,125.00	0.508
70	22,125.00	0.508
71	22,125.00	0.508
72	22,794.26	0.523
73	22,390.76	0.514
74	22,407.29	0.514
75	22,423.81	0.515
76	22,440.33	0.515
77	22,456.86	0.516
78	22,360.88	0.513
79	22,125.00	0.508
80	22,125.00	0.508
81	22,125.00	0.508
82	22,125.00	0.508
83	22,125.00	0.508
84	22,125.00	0.508
85	22,125.00	0.508
86	22,125.00	0.508
87	22,125.00	0.508
88	56,791.59	1.304

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	43.03'	50.00'	049° 18' 44"	S45° 46' 49"E	41.72'	22.95'
C2	52.36'	50.00'	060° 00' 00"	N68° 52' 33"E	50.00'	28.87'
C3	52.36'	50.00'	060° 00' 00"	S51° 07' 27"E	50.00'	28.87'
C4	52.36'	50.00'	060° 00' 00"	S8° 52' 33"W	50.00'	28.87'
C5	165.44'	475.00'	019° 57' 19"	S0° 27' 31"E	164.60'	83.56'
C5	26.30'	50.00'	030° 08' 03"	S53° 56' 35"W	25.99'	13.46'

Line #	Direction	Length
L1*	N 09° 41' 20" E	71.76'
L2*	S 53° 50' 17" W	70.86'
L3*	N 08° 52' 33" E	30.00'
L4	N 53° 52' 33" E	35.36'
L5	N 36° 07' 27" W	35.36'
L6	N 53° 52' 33" E	35.36'
L7	N 36° 07' 27" W	35.36'
L8	N 53° 50' 34" E	17.43'
L9	N 53° 52' 33" E	21.21'
L10	N 36° 07' 27" W	21.21'
L11	N 53° 52' 33" E	21.21'

Line #	Direction	Length
L12	N 36° 07' 27" W	21.21'
L13	N 09° 00' 36" E	26.29'
L14	N 09° 00' 36" E	24.44'
L15	N 09° 00' 36" E	3.76'
L16	N 09° 00' 36" E	3.92'
L17	S 36° 05' 41" E	21.20'
L18	S 53° 54' 19" W	21.22'
L19	N 36° 00' 09" W	21.17'
L20	N 53° 56' 35" E	21.24'
L21	N 36° 03' 25" W	21.19'
L22	N 44° 13' 11" E	17.35'

SUBDIVISION MAP OF
VILLAS WEST PHASE 1
62.418 ACRES OUT OF
LOTS 1 THRU 6, BLOCK 23
HOMEVILLE ASSOCIATION SUBDIVISION 'D',
VOLUME 6, PAGE 36, H.C.M.R.
AND OUT OF PORCION 76
HIDALGO COUNTY, TEXAS



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

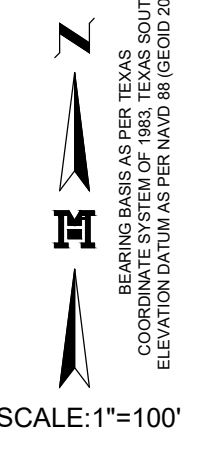
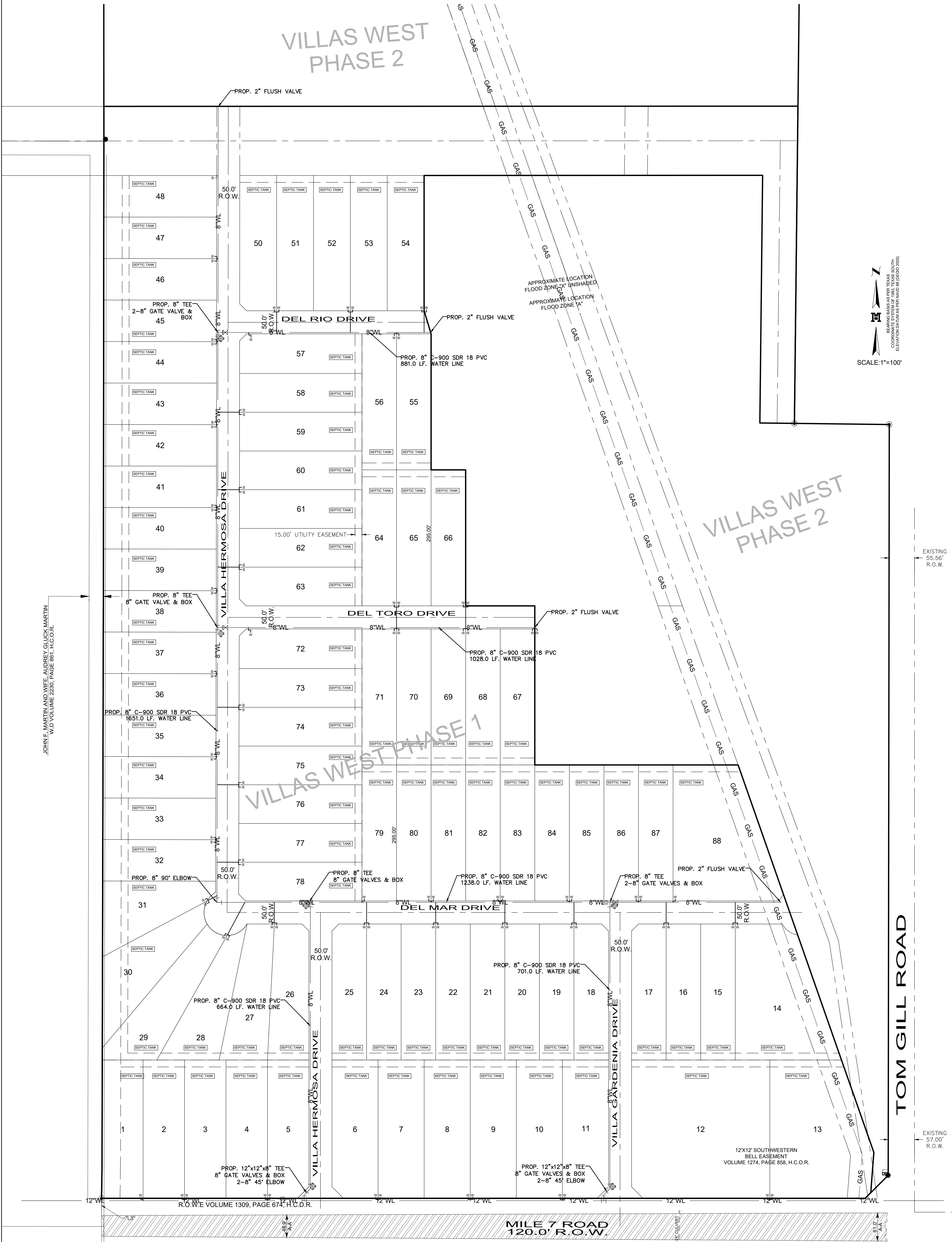
BY: _____ DEPUTY

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PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ELIAS WOLOSKI	ADDRESS	CITY & ZIP	PHONE
ENGINEER:	RUBEN JAMES DE JESUS P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981
SURVEYOR:	FRED L. KURTH R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981

VILLAS WEST
PHASE 2

VILLAS WEST
PHASE 2



MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA

SUBDIVISION MAP OF
VILLAS WEST PHASE 1
62.418 ACRES OUT OF
LOTS 1 THRU 6, BLOCK 23
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VOLUME 6, PAGE 36, H.C.M.R.
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JOHN F. MARTIN AND WIFE, AUDREY GLUCK MARTIN
V.O. VOLUME 2230, PAGE 861, H.C.O.R.

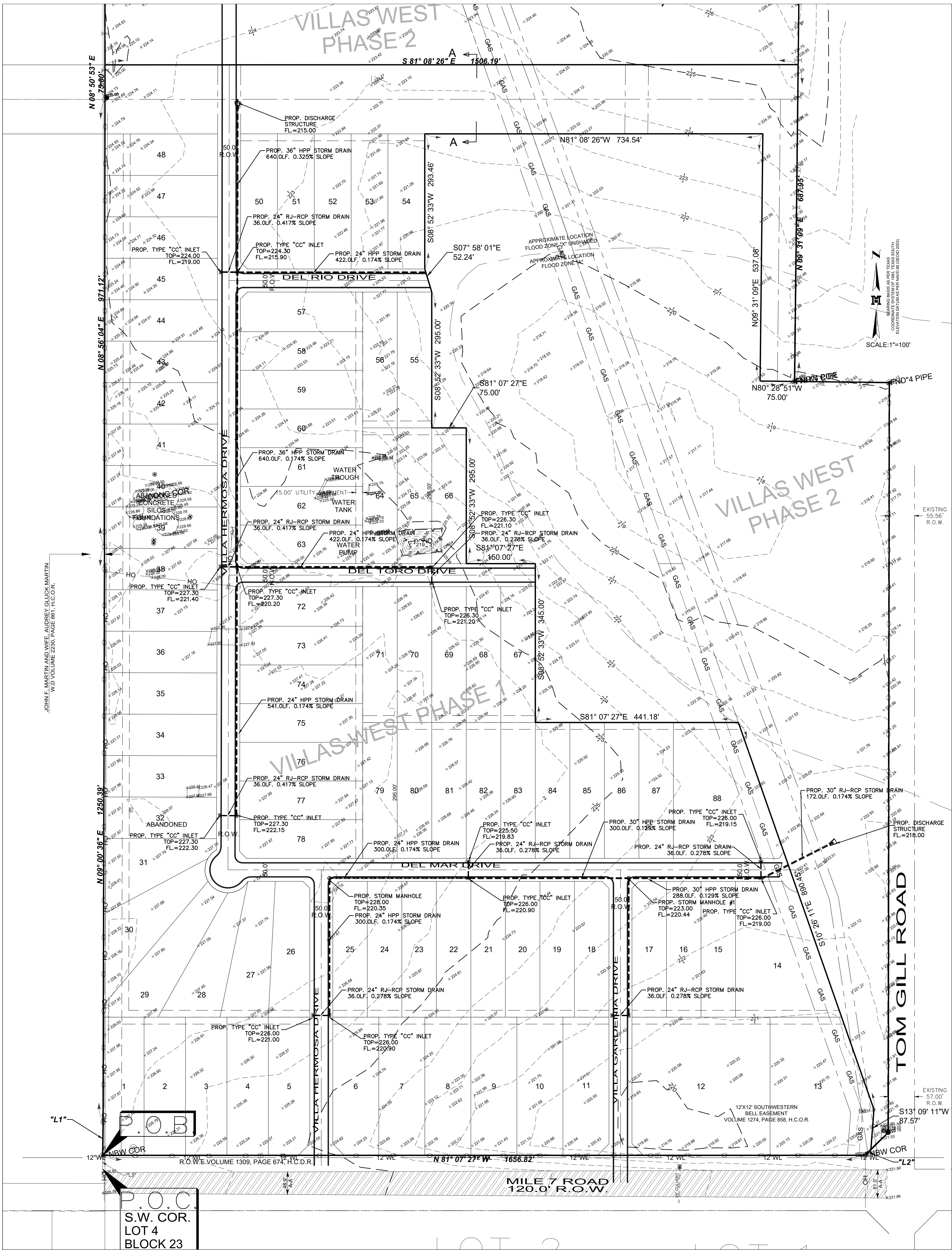
EXISTING 55.56' R.O.W.

EXISTING 57.00' R.O.W.

R.O.W.E VOLUME 1309, PAGE 674, H.C.D.R.

MILE 7 ROAD
120.0' R.O.W.

12'X12' SOUTHWESTERN
BELL EASEMENT
VOLUME 1274, PAGE 658, H.C.O.R.



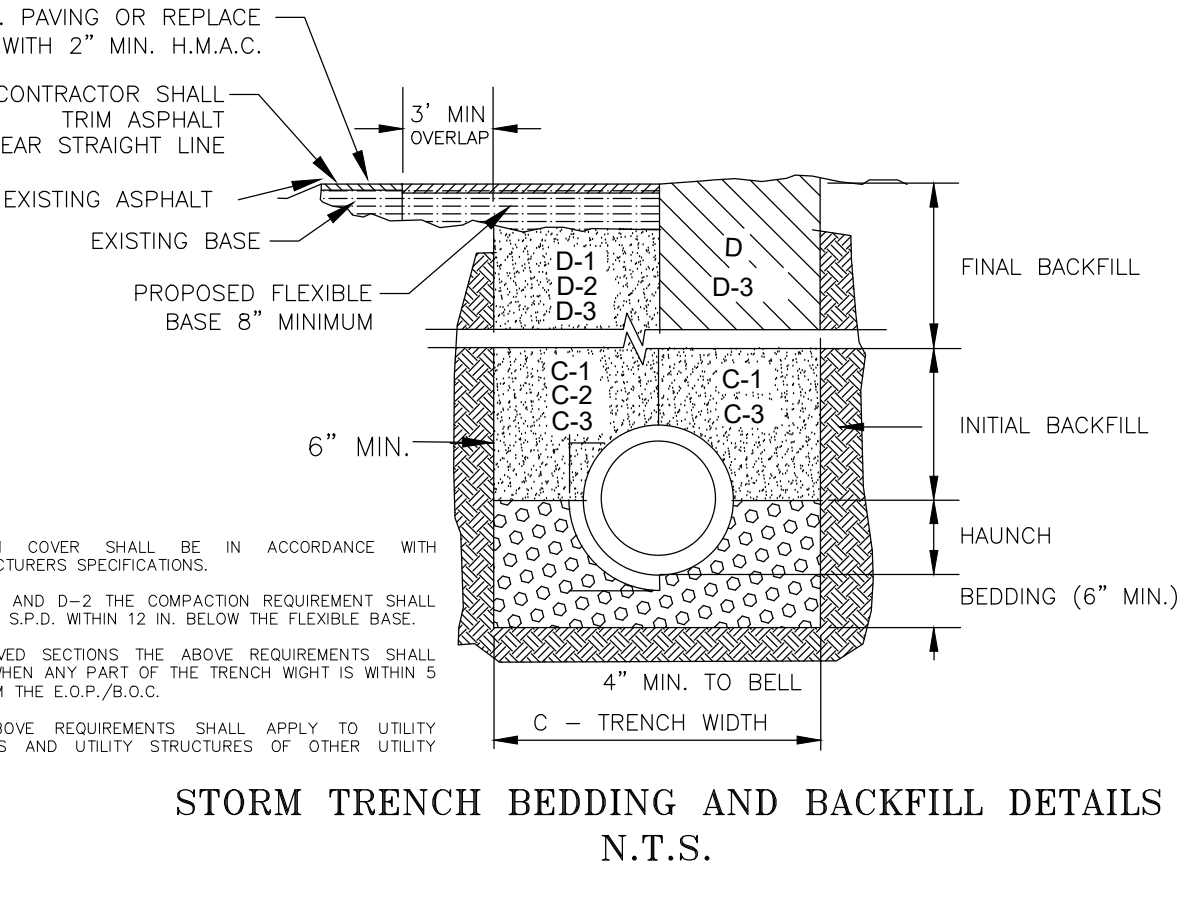
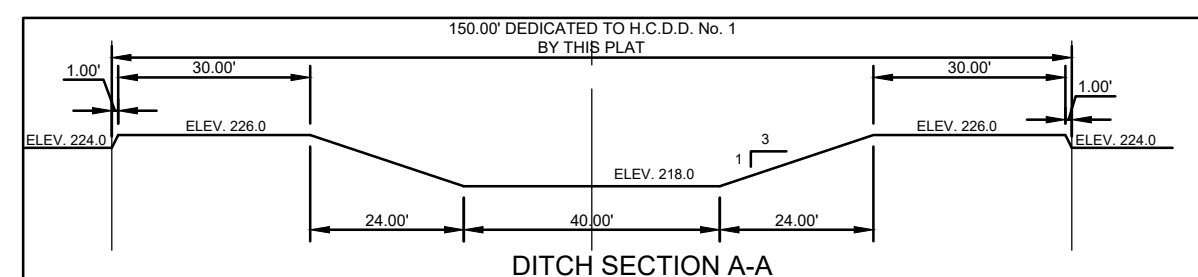
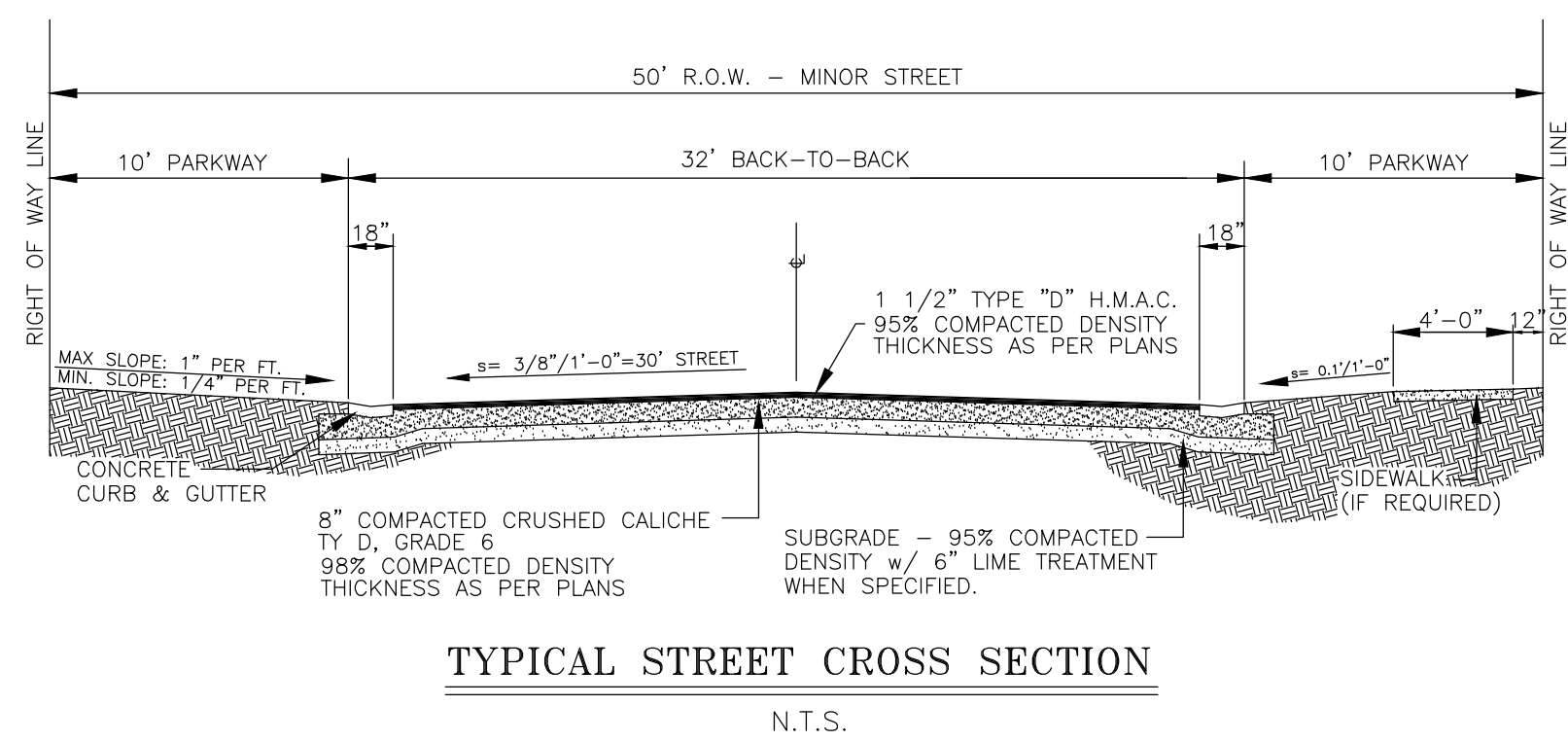
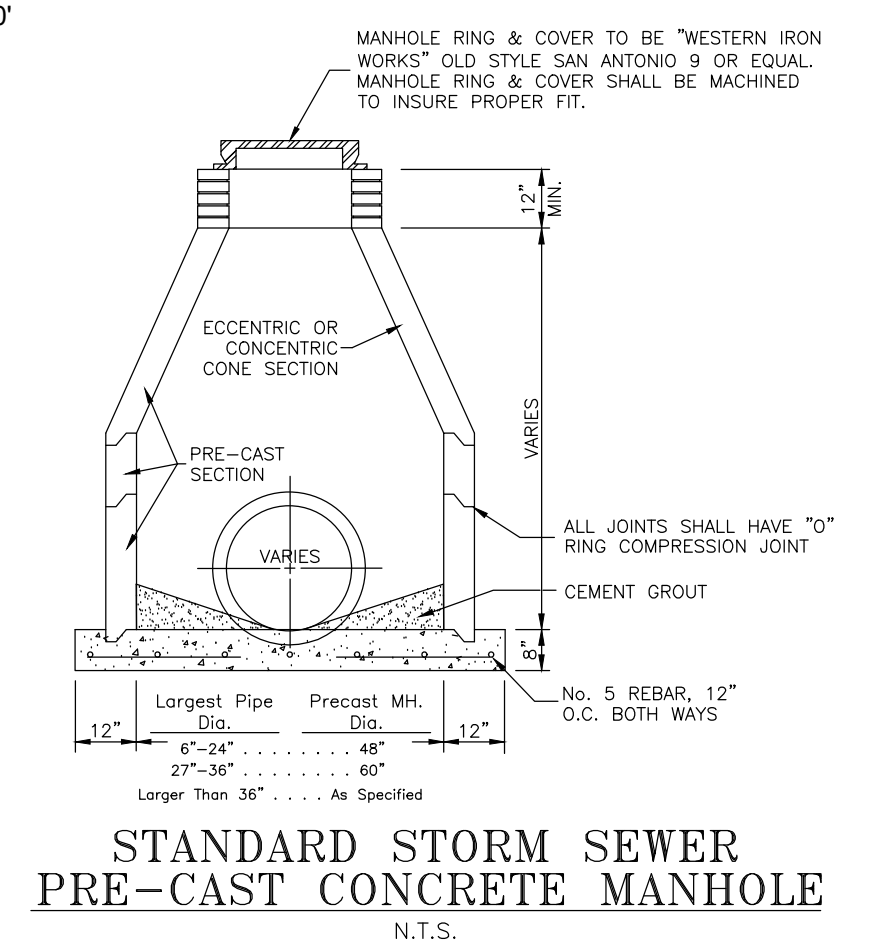
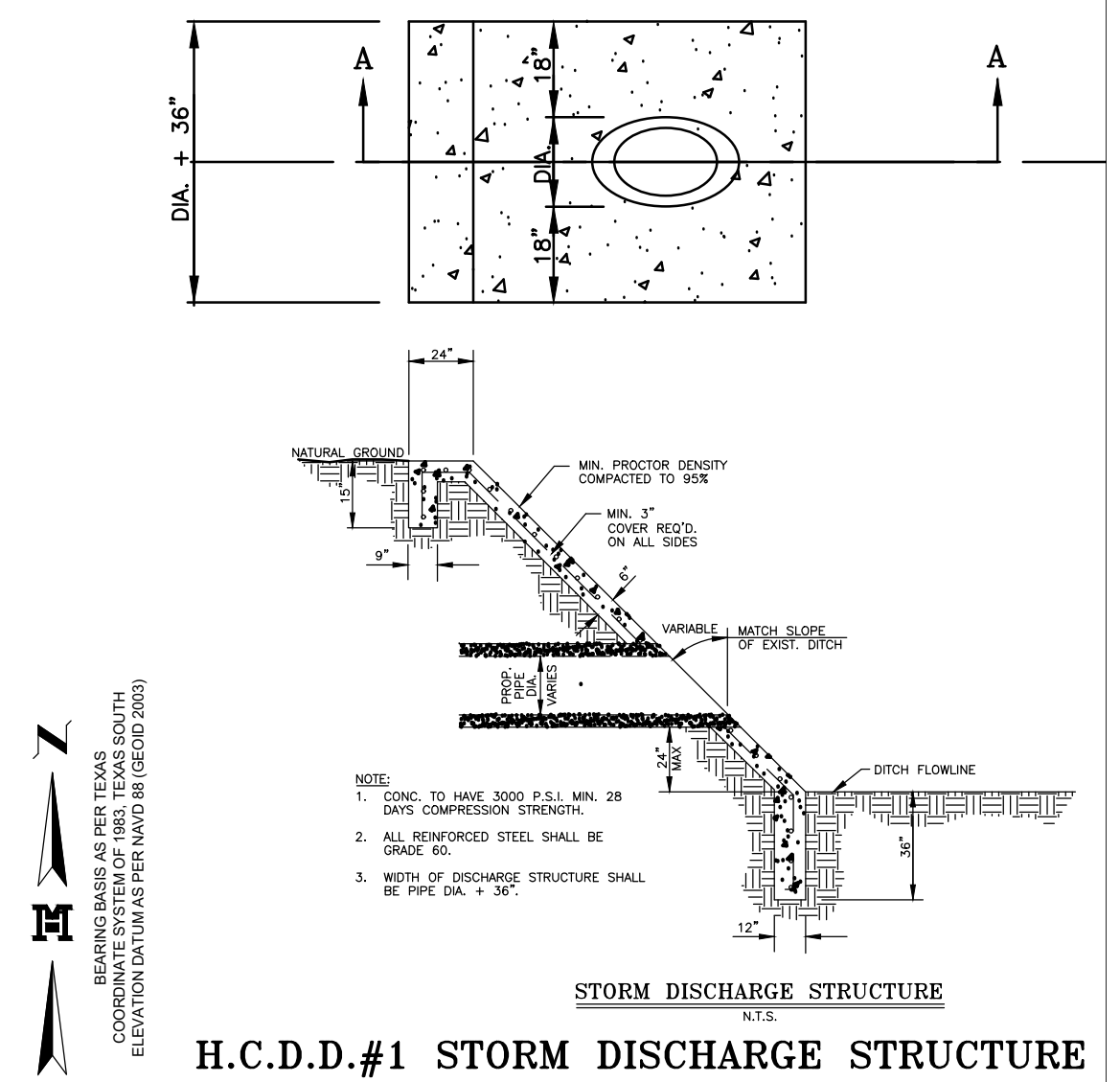
MAP OF TOPOGRAPHY AND DRAINAGE:
 MAPA DE TOPOGRAFIA Y DESAGUE:

SUBDIVISION MAP OF
VILLAS WEST PHASE 1
 62.418 ACRES OUT OF
 LOTS 1 THRU 6, BLOCK 23
 HOMEVILLE ASSOCIATION SUBDIVISION 'D',
 VOLUME 6, PAGE 36, H.C.M.R.
 AND OUT OF PORCION 76
 HIDALGO COUNTY, TEXAS

SHEET 5 OF 6 SHEETS

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M
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Y:\Land Development\Residential\Hidalgo County\21066 - Villas West - 172 ac Homeville (EEAC)\AutoCAD files\Villas West.dwg, 6/4/2021 3:55:50 PM, DWG To PDF.pc3



- A. BEDDING FOR RCP CLASS II HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL, W/ BEDDING PLACED BEFORE PIPE IS LAD UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 4") - PIT RUN GRAVEL #2 MIX SIZE.
- B. HAUNCH FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASHTO M45) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III, OR IV, COMPACTED TO 92% S.P.D., (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASHTO M45) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL OR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321 OR SOIL TYPE A1, A2, OR A3 (ASHTO M45) WITH A MAXIMUM P.I. OF 19) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELPPOINTS, MINIMUM 4" GRAVEL, OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTES) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

**MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:
SUBDIVISION MAP OF
VILLAS WEST PHASE 1
62.418 ACRES OUT OF
LOTS 1 THRU 6, BLOCK 23
HOMEVILLE ASSOCIATION SUBDIVISION 'D',
VOLUME 6, PAGE 36, H.C.M.R.
AND OUT OF PORCION 76
HIDALGO COUNTY, TEXAS**

DRAINAGE STATEMENT
VILLAS WEST PHASE 1 MASTER PLAN

VILLAS WEST PHASE 1 MASTER PLAN IS A 172.085 ACRES TRACT OF LAND OUT OF LOTS 1 THRU 6, BLOCK 23, HOMEVILLE ASSOCIATION SUBDIVISION 'D', HIDALGO COUNTY TEXAS AS RECORDED IN VOLUME 6, PAGE 36, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED ALONG THE NORTHWEST INTERSECTION OF TOMM GILL ROAD AND F.M. 2221. THE PROPERTY IS CURRENTLY OPEN GRASS LAND WITH A PROPOSED 243 RESIDENTIAL LOT & 2 COMMERCIAL LOT DEVELOPMENT. THIS PROPERTY IS LOCATED IN ZONE 'X' UNSHADED & ZONE 'A' IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0290 D & 480334 0300 D, MAP REVISED JUNE 6, 2000.

ZONE 'X' UNSHADED IS AN 'AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
ZONE 'A' 'AREA OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS & FLOOD HAZARD FACTORS NOT DETERMINED.

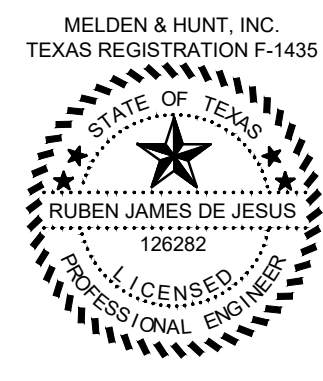
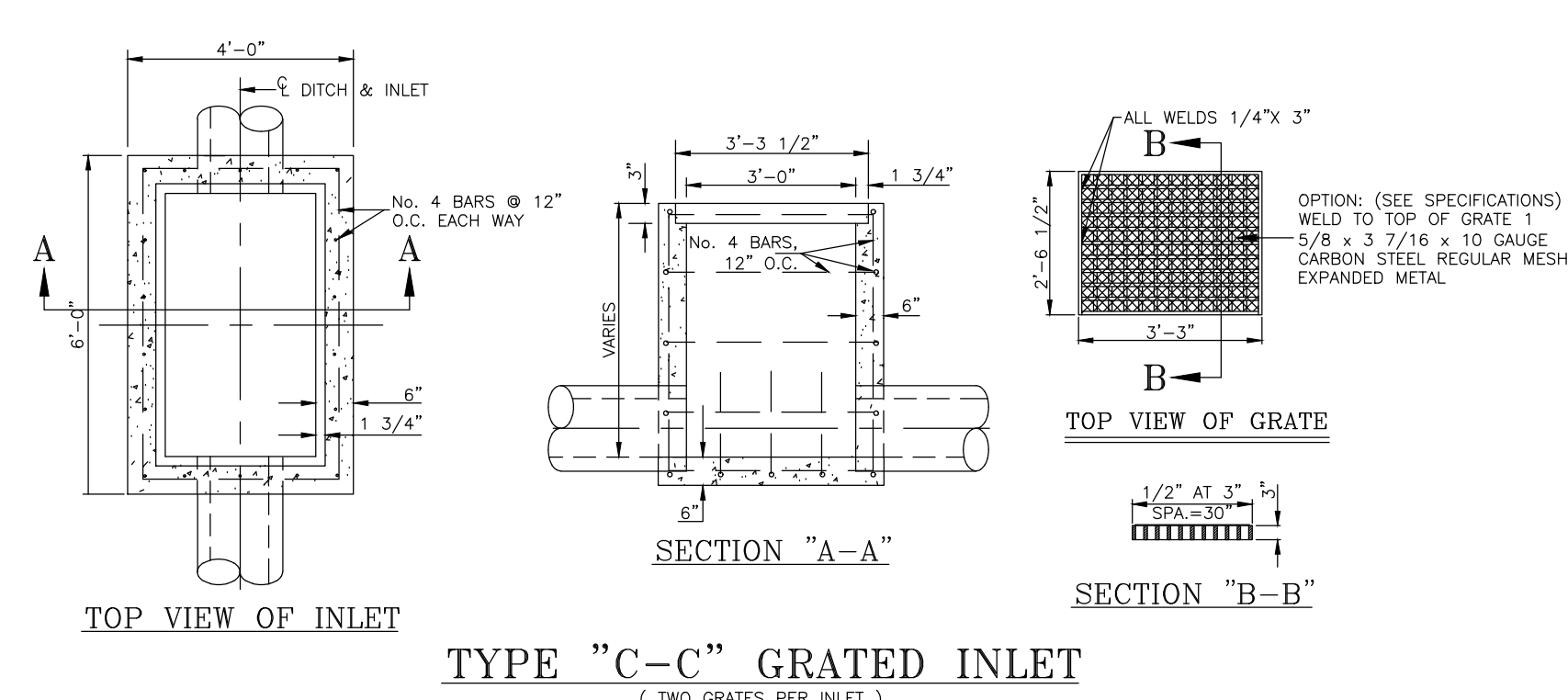
THE SOILS ARE (3) BRENNAN FINE SANDY LOAM GROUP 'B', (35) MCALLEN FINE SANDY LOAM GROUP 'B', (50) RAMADERO SANDY CLAY LOAM 'B', & (60) RIO CLAY LOAM GROUP 'C/D'. SOIL GROUP 'A' IS PERVIOUS AND HAS A LOW PLASTICITY INDEX. SOIL GROUP 'B' & 'C' IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. SOIL GROUP 'D' IS NOT VERY PERVIOUS AND HAS A HIGH PLASTICITY INDEX. (SEE EXCERPTS FROM 'SOIL SURVEY OF HIDALGO COUNTY, TEXAS'). FOR THE PURPOSE OF THIS REPORT, WE WILL USE SOIL TYPE 'B', THE MOST COMMON SOIL ON THE SITE.

EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHEASTERLY DIRECTION AND HAS A RUNOFF OF 24.09 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 236.65 C.F.S. DURING THE 100-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 212.66 C.F.S.

THE EXISTING DRAINAGE FOR VILLAS WEST PHASE 1 SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS AND COLLECTED BY TYPE 'A' INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. STORM DRAINAGE SYSTEM SHALL FLOW NORTH AND SOUTH TOWARDS PROPOSED 150.00-FOOT HIDALGO COUNTY DRAINAGE DISTRICT DRAINAGE DITCH TO BE CONSTRUCTION WITH THIS SUBDIVISION. THE DRAINAGE DITCH SHALL FLOW EAST THEN SOUTH TO A PROPOSED DETENTION POND TO BE CONSTRUCTION WITH PHASE 2 OF THIS SUBDIVISION. FUTURE DEVELOPMENT SHALL CONSIST OF EXTENDING THE DRAINAGE DITCH TO THE EAST CONNECTING TO AN EXISTING H.C.D.#1 DITCH SYSTEM KNOWN AS PD LATERAL.

IN ACCORDANCE WITH THE COUNTY OF HIDALGO DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 100-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 894.010 CUBIC FEET OF DETENTION WILL BE PROVIDED AS PER THE COUNTY OF HIDALGO APPROVED PROPOSED DRAINAGE DITCH AND DETENTION POND.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0290 D & 480334 0300 D, MAP REVISED JUNE 6, 2000.



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