



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: 8-10-2021

PROPOSED NORTH VICTORIA ESTATES PRECINCT No. 1.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: J&D TIERRA VENTURES LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: 4

FILLING STATIONS: 3

LOCATION DESCRIPTION: WEST OF VICTORIA ROAD APPROXIMATELY ¼ MILE NORTH OF MILE 10 NORTH 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 7-16-21 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: 35.00 FEET ONTO VICTORIA ROAD

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 07-16-2021 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 07-14-21 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 16" LOCATION: VICTORIA ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 07-14-21 : 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.

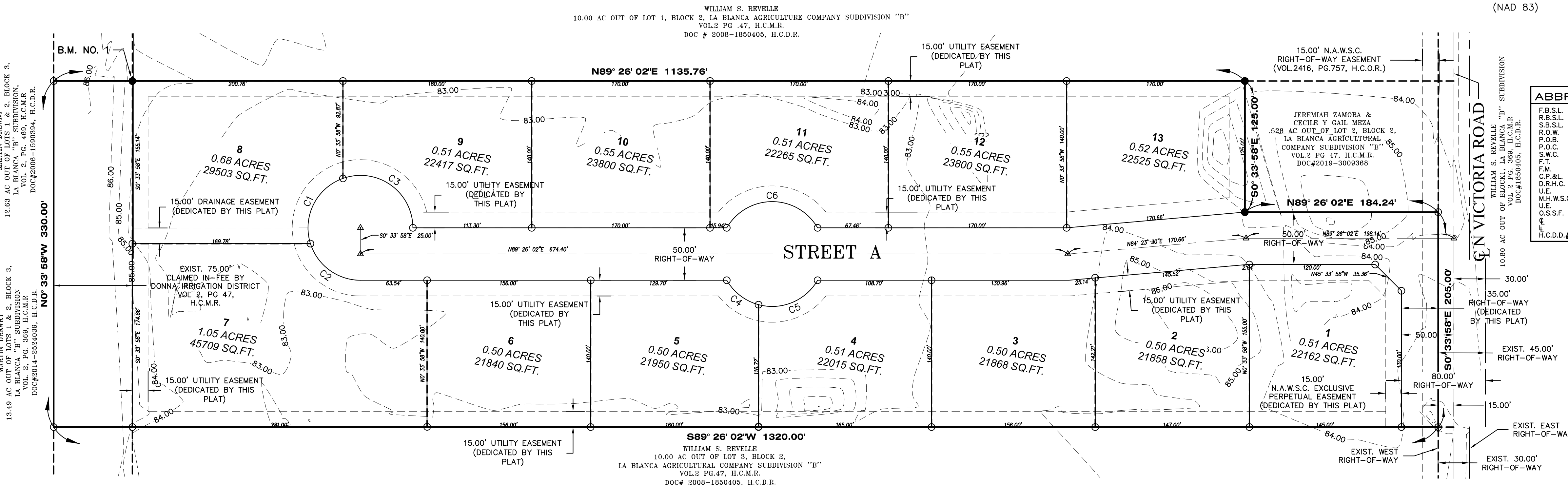
Final Approval subject to recommendations other departments

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.

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NORTH VICTORIA ESTATES SUBDIVISION

BEING 9.471 ACRES OF LAND OF LOT 2, BLOCK 2, RESUBDIVISION OF THE BLOCK 2, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", AS PER MAP RECORDED IN VOLUME 2, PAGE 47, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



LEGEND

- ▲ - SET C-P-S
- △ - CALCULATED POINT
- - SET 1/2" IRON ROD
- - FD. 1/2" IRON ROD
- - FD. 5/8" IRON ROD
- ⊙ - FD. 60-D NAIL
- ⊙ - SET PK NAIL
- ⊙ - STORM INLET
- ⊙ - POWER POLE
- ⊙ - FIRE HYDRANT
- ⊙ - IRR. STAND PIPE
- ⊙ - CHAIN LINK FENCE
- ⊙ - EXIST. WATER METER
- ⊙ - GAS SPOTTING
- ⊙ - TELEPHONE PEDESTAL
- ⊙ - POWER POLE



ABBREVIATION LEGEND

- F.B.S.L. FRONT BUILDING SETBACK LINE
- R.B.S.L. REAR BUILDING SETBACK LINE
- S.B.S.L. SIDE BUILDING SETBACK LINE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- S.W.C. SOUTHWEST CORNER
- F.T. FARM TRACT
- F.A.M. FARM-TO-MARKET
- C.P.&L. CENTRAL POWER & LIGHT CO.
- D.R.H.C. DEED RECORDS OF HIDALGO COUNTY
- U.E. UTILITY EASEMENT
- M.H.W.S.C. MILITARY HWY WATER SUPPLY CORP.
- U.E. UTILITY EASEMENT
- O.S.S.F. ON-SITE SEWAGE FACILITY
- C.L. CENTER LINE
- L.T. LOT LINE
- H.C.D.#1 HIDALGO COUNTY DRAINAGE DIST. #1

METES AND BOUNDS:

BEING A 9.471 ACRES TRACT OF LAND, MORE OR LESS OUT OF LOT 2, BLOCK 2, LA BLANCA AGRICULTURE COMPANY SUBDIVISION "B" HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 2 MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 9.471 ACRES TRACT BEING THE SAME LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DEED CONVEYED TO JOSE ARTURO GONZALEZ CORREA, DATED NOVEMBER 12, 2015, RECORDED IN DOCUMENT #20152661841 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

SAID 9.471 ACRES TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH CAPPED IRON ROD SET AT THE SOUTHEAST CORNER OF THE SAID LOT 2, BLOCK 2, SAME BEING A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF NORTH VICTORIA ROAD (A 30.00 FOOT EXISTING RIGHT-OF-WAY), FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE S 89°26'02" W ALONG THE SOUTH LINE OF THE SAID LOT 2, BLOCK 2, SAME BEING ALONG THE NORTH BOUNDARY LINE OF A 10.00 ACRES TRACT CONVEYED TO WILLIAM S. REVELLE, DATED JANUARY 28, 2008, RECORDED IN DOCUMENT #1850405, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, TO THE SOUTHWEST CORNER OF THE SAID LOT 2, BLOCK 2, PASSING AT 1,245.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EAST LINE OF A CALLED CANAL EASEMENT (A 75.00 FOOT WIDE EASEMENT, AS PER DOCUMENT VOLUME 2, PAGE 47, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS), AND CONTINUING A TOTAL DISTANCE OF 1,135.76 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 00°33'58" E ALONG THE WEST BOUNDARY LINE OF THE SAID 0.528 ACRE TRACT, TO THE SOUTHWEST CORNER OF THE SAID 0.528 ACRE TRACT, A DISTANCE OF 125.00 FEET TO A 3/4-INCH IRON FOUND, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N89°26'02" E ALONG THE SOUTH BOUNDARY LINE OF THE SAID 0.528 ACRE TRACT, TO A POINT ON THE EAST LINE OF THE SAID LOT 2, BLOCK 2 SAME BEING A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF NORTH VICTORIA ROAD (A 30.00 FOOT EXISTING RIGHT-OF-WAY), DISTANCE OF 184.24 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 00°33'58" E ALONG THE EAST LINE OF THE SAID LOT 2, BLOCK 2, SAME BEING ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF NORTH VICTORIA ROAD (30.00 FOOT EXISTING RIGHT-OF-WAY), A DISTANCE OF 205.00 FEET THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 9.471 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE WEST 75.00 FEET (0.57 ACRES) AREA LOCATED WITHIN THE SAID EXISTING CANAL EASEMENT.

OWNER'S ACKNOWLEDGMENT

J & D TIERRA VENTURES, LLC, AS THE OWNER (S) OF THE 9.471 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED NORTH VICTORIA ESTATES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, 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 SCPTIC TANKS MEET, THE MINIMUM REQUIREMENTS OF THE 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.

J & D TIERRA VENTURES, LLC. DATE _____
 JUAN GAMA, MANAGER
 4451 S. JACKSON ROAD, SUITE A
 EDINBURG, TX 78539

STATE OF TEXAS COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JUAN GAMA**, 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF NORTH VICTORIA ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS _____ DAY OF _____ 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

DONNA IRRIGATION DISTRICT, HIDALGO COUNTY NUMBER ONE
 THIS PLAT IS HEREBY APPROVED BY DONNA IRRIGATION DISTRICT, HIDALGO COUNTY NUMBER ONE ON THIS _____ DAY OF _____, 20____.

SECRETARY _____ PRESIDENT _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF NORTH VICTORIA ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS _____ DAY OF _____, 20____.

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 RAUL E. SESIN, P.E., C.F.M. DATE _____
 GENERAL MANAGER

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	76.82	50.00	88.03	N25° 54' 37"E	69.48
C2	63.24	50.00	72.46	N54° 20' 04"W	59.10
C3	95.57	50.00	109.51	S55° 19' 16"E	81.67
C4	39.21	50.00	44.93	N53° 01' 51"W	38.21
C5	65.51	50.00	75.07	S66° 58' 09"W	60.92
C6	104.72	50.00	120.00	N89° 26' 02"E	86.60

GENERAL NOTES:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X", AREAS BETWEEN LIMITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, ACCORDING TO COMMUNITY-PANEL NO. 480334 04500, REVISED JUNE 6, 2000.
- SETBACKS: FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
 REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
 SIDE: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER
 CORNER SIDE: 50.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS, APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURVE 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.
- THE BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
 --B.M. NO. 1-- , ELEV. 84.84 N.G.V.D. 88, DESCRIPTIONS: 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THIS SUBDIVISION. GPS POINT GRID COORDINATES: N 16599285.3500, E 1130781.4900.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 30,246 CUBIC FEET OR 0.684 ACRE-FEET OF STORM WATER RUNOFF.
- 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 HERB, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS 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 UTILITY 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.
- 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 SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 A. OSSF SYSTEMS ARE BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 C. OSSF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAVE 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.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- J & D TIERRA VENTURES, LLC, THE OWNER & SUBDIVIDER OF THIS SUBDIVISION, RETAIN A BLANKET EASEMENT OVER THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER 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 SUBDIVISION RULES APPENDIX 3.1.4.1.
- NO ACCESS TO LOT 1 FROM VICTORIA ROAD.
- 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 THE SUBDIVISION.

CITY OF DONNA CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 212.009 (C) AND, § 212.0115 (B)
 WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF NORTH VICTORIA ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA

ON _____ DAY OF _____, 20____.

MAYOR OF THE CITY OF DONNA DATE _____

ATTEST: _____

SECRETARY OF THE CITY OF DONNA DATE _____

CITY OF DONNA CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 212.009 (C) AND, § 212.0115 (B)
 WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF NORTH VICTORIA ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA

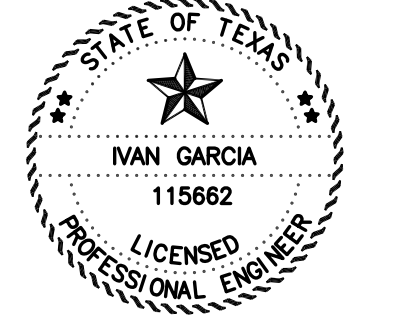
ON _____ DAY OF _____, 20____.

P&Z CHAIRMAN OF THE CITY OF DONNA DATE _____

STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

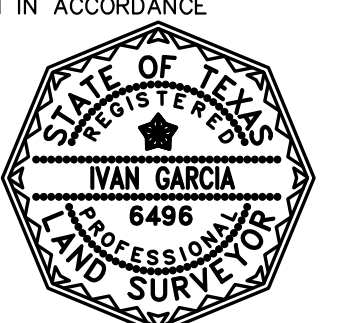
IVAN GARCIA, P.E., R.P.L.S. DATE _____
 REG. PROFESSIONAL ENGINEER NO. 115662



STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A 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 HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF HIDALGO COUNTY, TEXAS.

IVAN GARCIA, P.E., R.P.L.S. DATE _____
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
 SURVEY FIRM # 10194027



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

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND OTHERS (HEREINAFTER CALLED "GRANTOR") WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY GRANTED, BARBAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REPAIR WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE- MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE HEREBY GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 10' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2021.

J & D TIERRA VENTURES, LLC. DATE _____
 JUAN GAMA, MANAGER
 4451 S. JACKSON ROAD, SUITE A
 EDINBURG, TX 78539

REVISION STATE TABLE

DATE	DESCRIPTION

INDEX TO SHEETS OF NORTH VICTORIA ESTATES SUBDIVISION
 SHEET 1: HEADINGS, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; DONNA IRRIGATION DISTRICT, H.C.D.#1, N.A.W.S.C. MILITARY HWY WATER SUPPLY CORP., U.E. UTILITY EASEMENT; HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, O.S.S.F. ON-SITE SEWAGE FACILITY; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
 SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION & DISTRIBUTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION.
 SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE; ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.
 SHEET 4: TYPICAL DETAILS

PRINCIPAL CONTACTS:

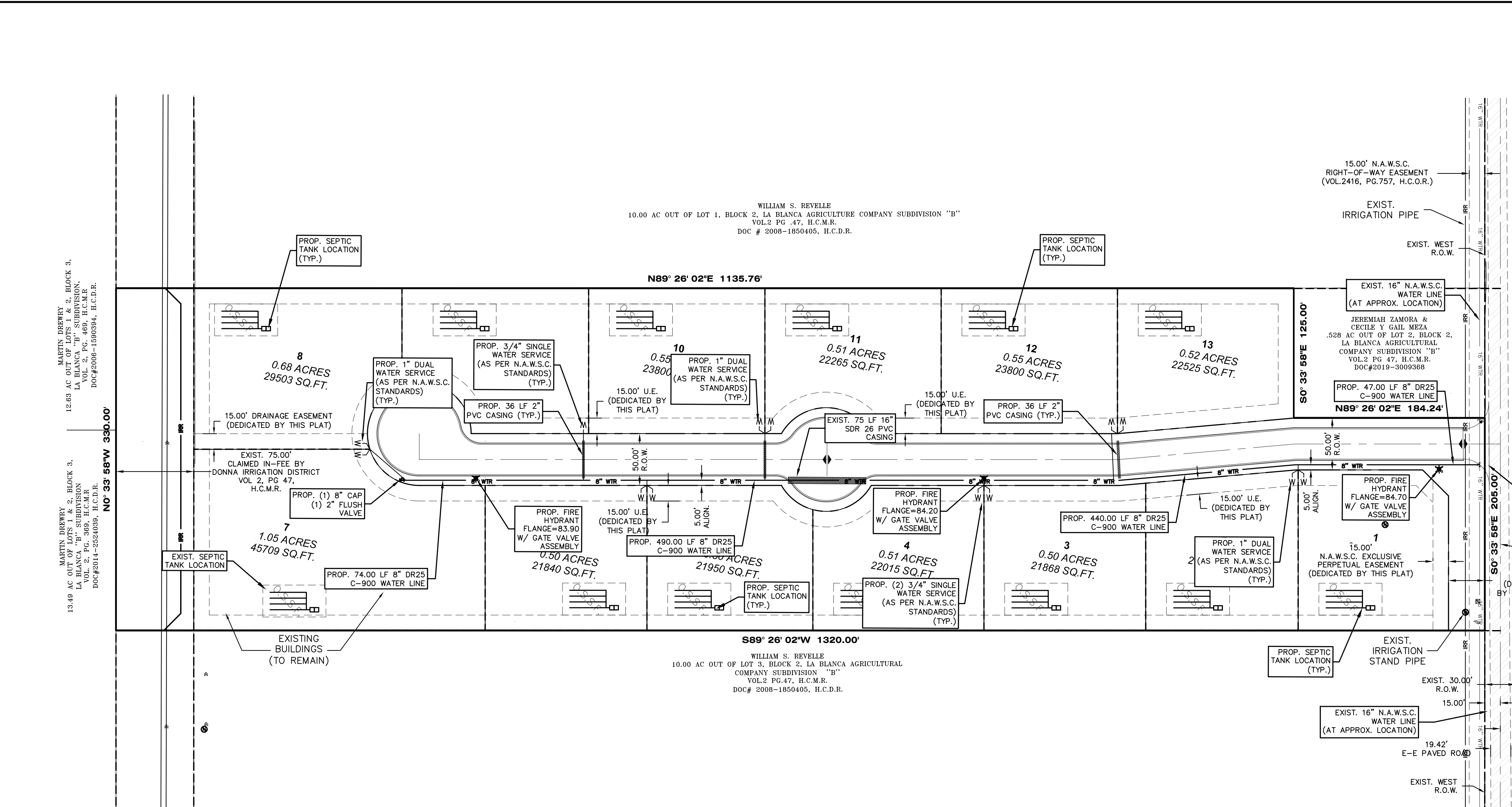
NAME	ADDRESS	PHONE & FAX
OWNER(S): J & D TIERRA VENTURES, LLC	4451 S. JACKSON ROAD, SUITE A	EDINBURG, TX. 78539 (956) 687-3343
SURVEYOR: IVAN GARCIA	P.E., R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E., R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083

RIO DELTA ENGINEERING
 FIRM REGISTRATION No. F-7628
 SURVEY FIRM NO. 10194027
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539
 (TEL) 956-380-5152 (FAX) 956-380-5083

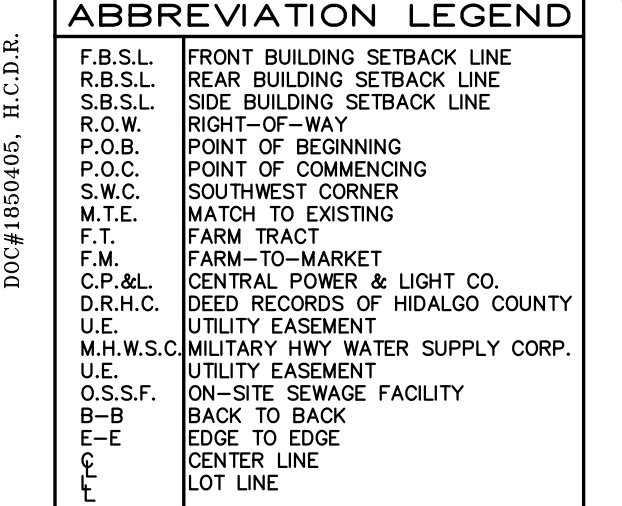
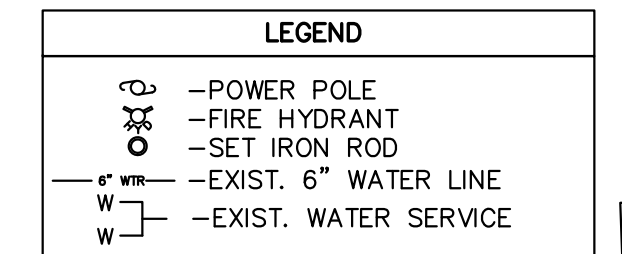
PRELIMINARY

PLAT SHEET
 NORTH VICTORIA ESTATES SUBDIVISION
 DONNA, TEXAS
 HIDALGO COUNTY

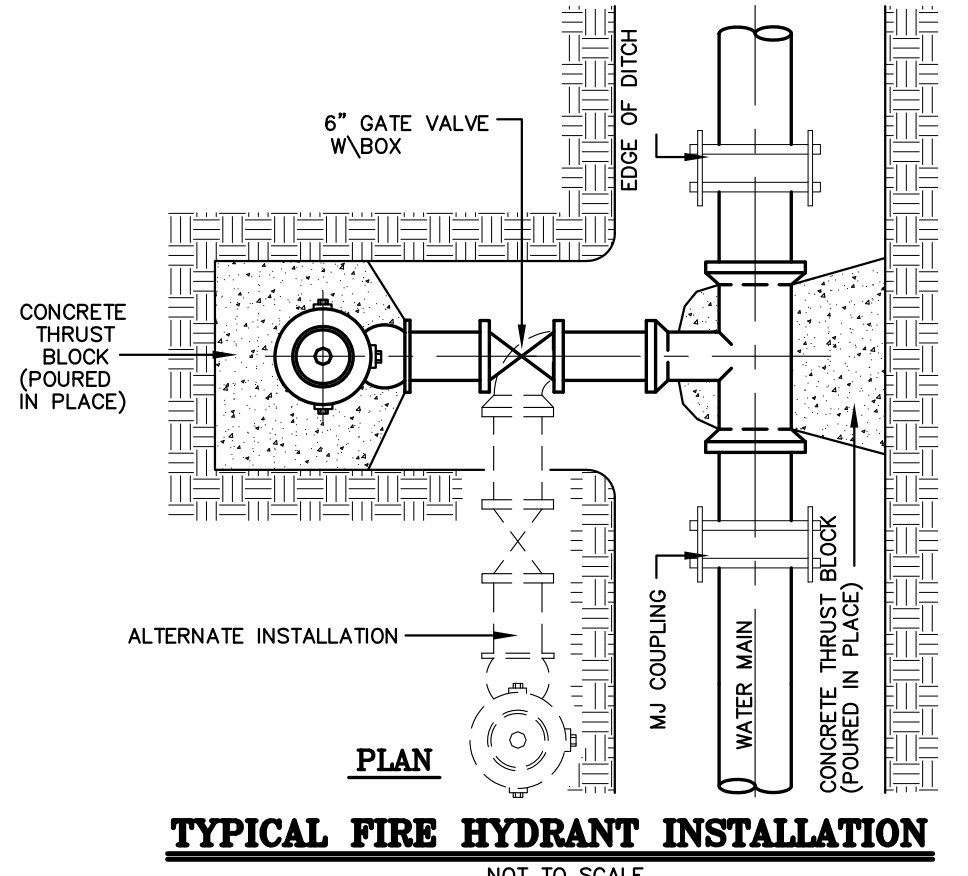
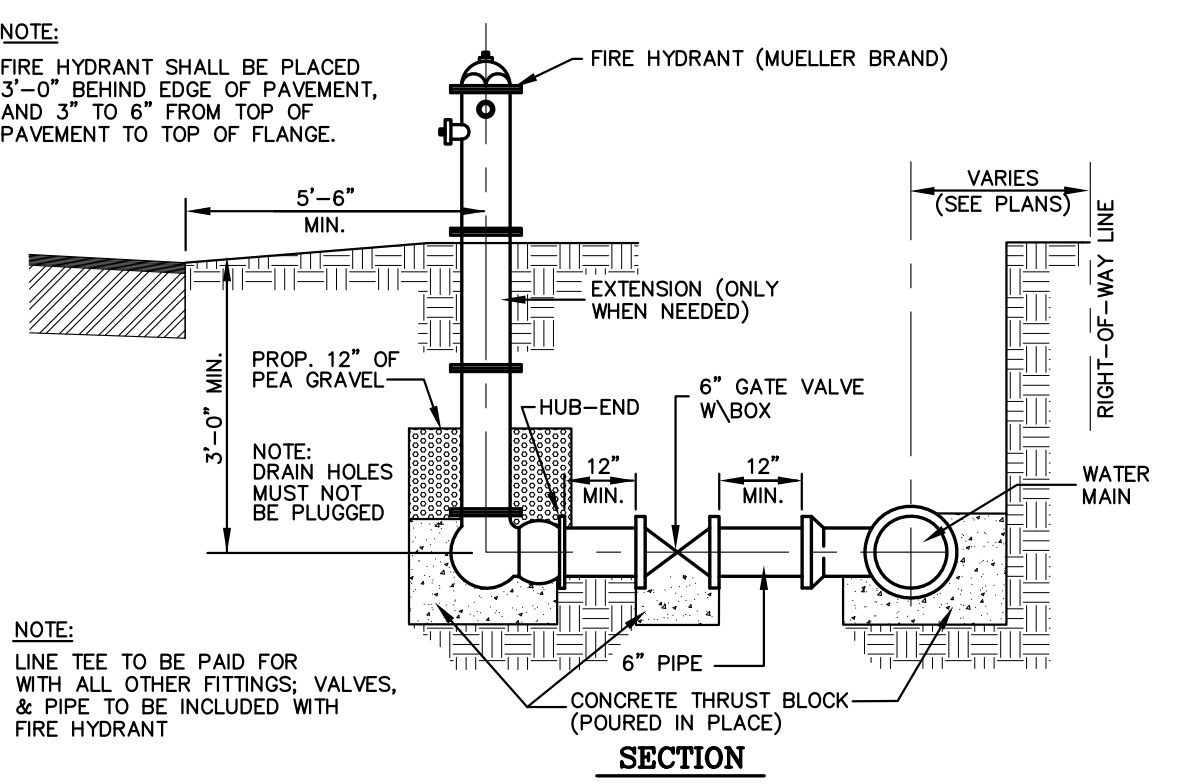
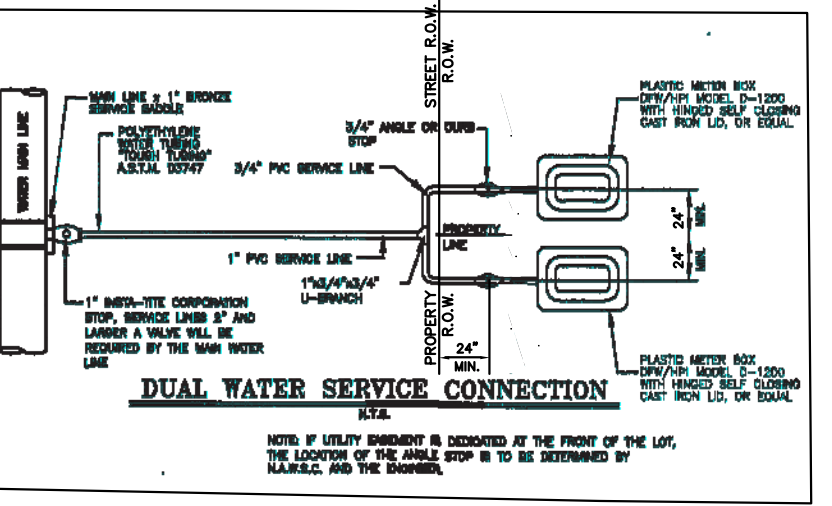
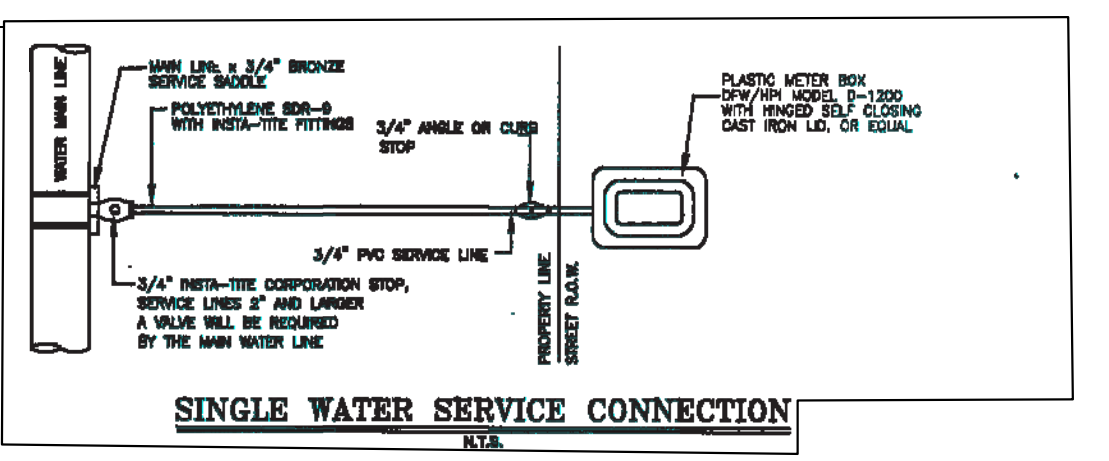
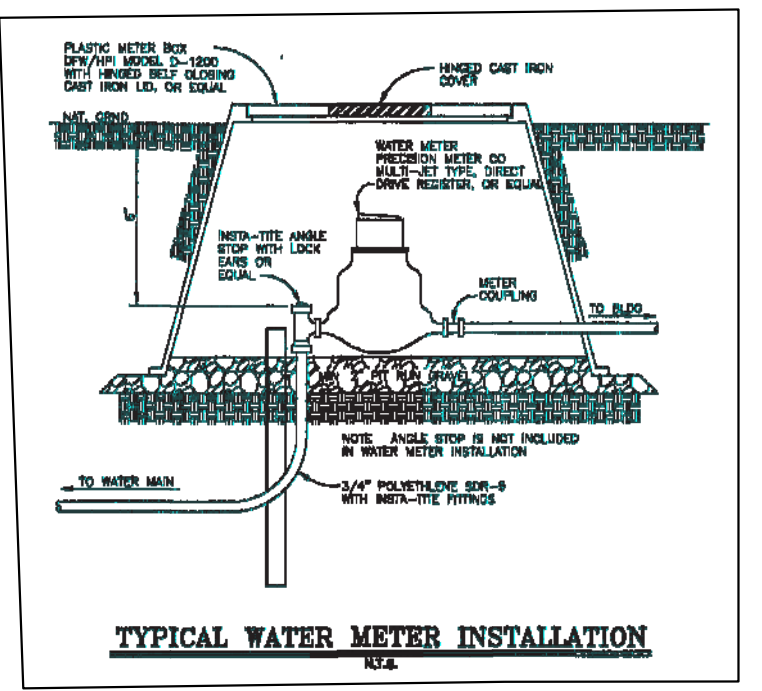
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 PROJECT: SUB 20 043
 PAGE NO. SHT 1



WILLIAM S. REVELLE
10.80 AC OUT OF BLOCK 1,
LA BLANCA "B" SUBDIVISION
VOL. Y, PG. 369, H.C.M.R.
DOC#1850405, H.C.D.R.



SCALE: 1"=60'
BEARING BASIS
TEXAS STATE PLANE
COORDINATES
(NAD 83)



ENGINEERING REPORT FOR NORTH VICTORIA ESTATES SUBDIVISION
BY IVAN GARCIA, P.E., R.P.L.S.

LEGAL DESCRIPTION
BEING A 9.471 ACRES OF LAND OF LOT 2, BLOCK 2, RESUBDIVISION OF THE BLOCK 2 LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B" AS PER MAP RECORDED IN VOLUME 2, PAGE 47, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PROPOSED USE
LOTS WILL BE USED FOR SINGLE FAMILY HOME.

WATER SUPPLY AND DISTRIBUTION
THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT WHEREBY N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. 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 16" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF VICTORIA ROAD RIGHT-OF-WAY. THE WATER SYSTEM FOR GAMA SUBDIVISION CONSISTS OF (5) 1" DIAMETER DOUBLE WATER SERVICE LINES THAT CONNECT INTO THE EXISTING 8" LINE FOR THE LOT SERVICE TERMINATE AT THE WATER METER BOX FOR THE LOT, AND (3) 3/4" DIAMETER SINGLE WATER SERVICES THAT CONNECT INTO THE EXISTING 8" LINE FOR THE LOT. IN ADDITION, THE SUBDIVIDER HAS INSTALLED 3 FIRE HYDRANTS AT A UNIT COST OF \$20,000.00. THE (5) 1" DOUBLE SERVICE, A (3) 3/4" DIAMETER SINGLE WATER SERVICE, AND THE METER BOX HAVE ALREADY BEEN INSTALLED. THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO THIS SUBDIVISION IS ESTIMATED TO BE \$20,000.00. THE OWNER OF THIS DEVELOPMENT HAS PAID WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO N.A.W.S.C. A TOTAL OF \$20,000.00, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE LOTS IN THE SUBDIVISION TO N.A.W.S.C..

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES
SEWAGE FROM NORTH VICTORIA ESTATES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THE 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. BOTH LOTS HAVE ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:
THE LOTS IN THE PROPOSED SUBDIVISION ARE AT LEAST 1/2 ACRE IN SIZE. ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100% OF HIDALGO SANDY CLAY LOAM (28), WITH 0 TO 1 % SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE. PERMEABILITY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00 FOR A TOTAL OF \$18,000.00 FOR ALL LOTS. INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSFS HAVE BEEN INSTALLED FOR THE LOTS AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHERS CHECK OR PERSONAL CHECK) REPRESENTING A CASH DEPOSIT TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$18,000.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON ALL LOTS. 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 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 PLAT AND WATER CLEARANCE.

ENGINEER CERTIFICATION:
I CERTIFY THAT THE WATER AND SANITARY SEWER FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE COSTS FOR THE CONSTRUCTED WATER AND SANITARY SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES
THESE FACILITIES WILL HAVE A TOTAL COST OF \$20,000.00. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO N.A.W.S.C., A TOTAL OF \$20,000.00, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING EACH ONE OF THE LOTS IN THE SUBDIVISION TO N.A.W.S.C.

SANITARY SEWER FACILITIES
THE COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM FOR A LOT WILL BE \$1,500.00. SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED FOR A TOTAL OF \$18,000.00 FOR THE ENTIRE SUBDIVISION.

IVAN GARCIA, P.E., R.P.L.S. DATE

REPORT DE INGENIERIA DE NORTH VICTORIA ESTATES SUBDIVISION
POR: IVAN GARCIA, P.E., R.P.L.S.

ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD
LA NORTH VICTORIA ESTATES SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION, LA COMPANIA DE AGUA (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UN CONDUCTO DE AGUA DE 8" PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA VICTORIA. EL SISTEMA REQUERIDO PARAGAMA SUBDIVISION CONSISTE EN (5) SERVICIOS DE AGUA DE 1" DE DIAMETRO LA CUAL SERA CONECTADA. ADEMAS DE (3) SERVICIOS INDIVIDUALES DE AGUA DE 3/4" DE DIAMETRO LA CUAL TERMINARA EN EL MEDIDOR DE AGUA. TAMBIEN 3 HIDRANTES DE AGUA A UN COSTO UNITARIO DE \$20,000.00 PARA EL DEPARTAMENTO DE BOMBEROS LA CUAL SE CONECTA A LA LINEA DE AGUA DE 8 PULGADAS QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA VICTORIA. EL COSTO DE INSTALACION DEL SISTEMA DE DISTRIBUCION DE AGUA POTABLE DE NORTH VICTORIA ESTATES SUBDIVISION SE ESTIMA DE \$20,000.00 A UN COSTO TOTAL. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE N.A.W.S.C., POR UN TOTAL DE \$20,000.00 POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE N.A.W.S.C.

ORINA: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
SE INSTALARA 13 FOSAS SEPTICAS PARA NORTH VICTORIA ESTATES SUBDIVISION. LA FOSA SEPTICA CONSISTEN DE UN TANQUE SEPTICO DE MODELO DOBLE Y DE UN CAMPO DE DRENAJE PARA EL LOTE. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

LOS LOTES EN LA SUBDIVISION MIDE MINIMO MEDIO ACRE, DE ACUERDO CON EL INFORME DE LA ENCUESTA DE SUELOS, PREPARADO PARA EL CONDADO DE HIDALGO POR LA U.S.D.A., SERVICIO DE CONSERVACION DE SUELOS. EL SITIO CONSTA DE 100% DE HIDALGO SANDY CLAY LOAM (28), CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DREJADOS EN LOS QUE LA ESCORRENTA SUPERFICIAL ES NEGATIVA, LA PERMEABILIDAD, ES MUY BAJA A MODERADAMENTE BAJA Y LA CAPACIDAD DE AGUA ES MODERADA. NO HAY INDICACIONES DE AGUA SUBTERRANEA O ALGUNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS ES DE \$1,500.00 DOLARES, POR UN TOTAL DE \$18,000.00 PARA TODOS LOS LOTES, INCLUIDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NO SE HA INSTALADO LA FOSA SEPTICA EN EL PROCESO DE LA APROBACION FINAL. AL SOMETER ESTE PLAT PARA APROBACION FINAL, EL DUEÑO HA PROPORCIONADO GARANTIAS FINANCIERAS ADECUADAS EN FORMA DE UN CHEQUE, AL PORTADOR O CHEQUE PERSONAL REPRESENTANDO UN DEPOSITO EN EFECTIVO QUE SERA RETENIDO POR EL CONDADO DE HIDALGO EN CAJAPOR LA CANTIDAD DE \$18,000.00, LA CUAL ES EL COSTO ESTIMADO PARA INSTALAR EL SISTEMA DE FOSA SEPTICA PARA TODOS LOS LOTES. EL DUEÑO INCLUIRA EL COSTO DEL SISTEMA DE FOSA SEPTICA EN EL COSTO DE VENTA DE LOTE.

CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS).

CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA:
EL SISTEMA/SERVICIO DE AGUA TENDRA UN COSTO DE \$20,000.00. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE N.A.W.S.C., POR UN TOTAL DE \$20,000.00 POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE N.A.W.S.C.

DRENAJE:
EL COSTO ESTIMADO PARA LA INSTALACION DEL SISTEMA INDIVIDUAL DE FOSAS SEPTICAS PARA LOS LOTES ES DE \$1,500.00 DOLARES. EL SISTEMA DE FOSA SEPTICA SE ESTIMA POR UN TOTAL DE \$18,000.00 POR TODA LA SUBDIVISION.

I, IVAN GARCIA, HEREBY ACKNOWLEDGE THAT THE ABOVE TRANSLATION FROM ENGLISH TO SPANISH, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IVAN GARCIA, P.E., R.P.L.S. DATE

SUBDIVIDER CERTIFICATION
1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
1.- I, J & D TIERRA VENTURES, LLC, SUBDIVIDER OF NORTH VICTORIA ESTATES SUBDIVISION HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

J & D TIERRA VENTURES, LLC,
JUAN GAMA
MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC
MY COMIJSUART EXPIRES _____

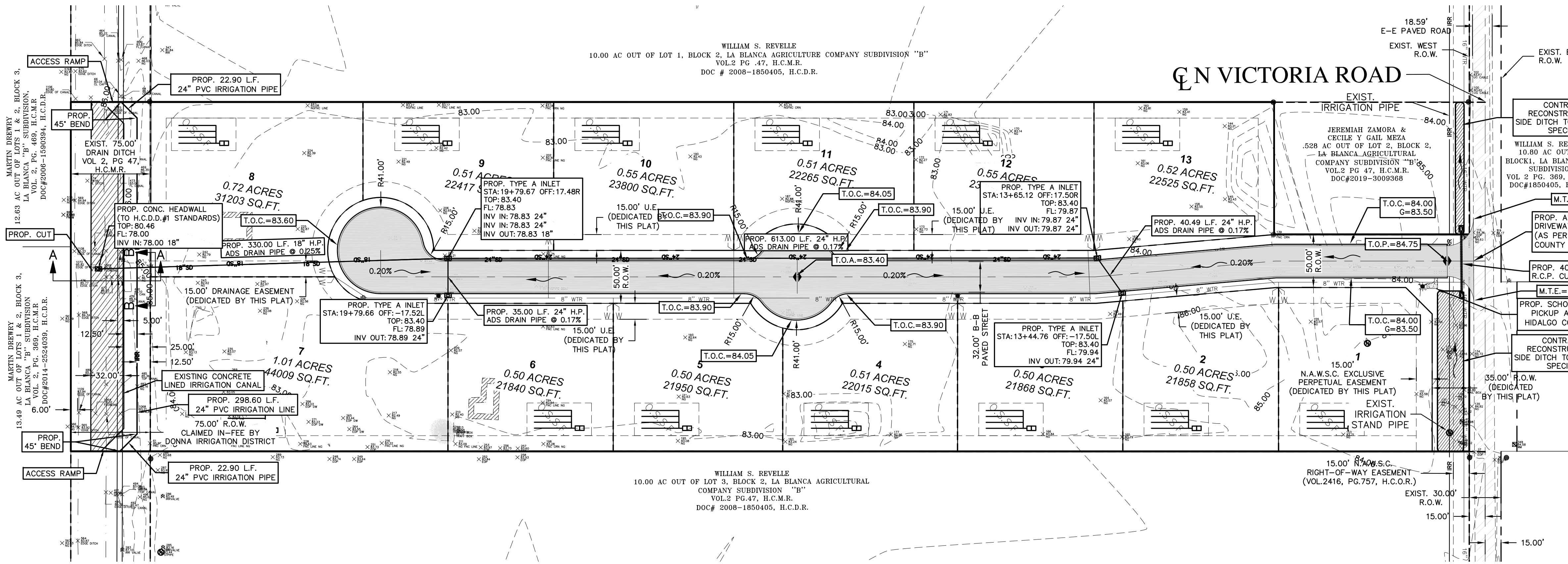
INDEX TO SHEETS OF NORTH VICTORIA ESTATES SUBDIVISION	
SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), ENGINEER'S AND SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S EDUCATION, CERTIFICATION, AND ATTESTATION, COUNTY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES: H.C.D.D. No. 1, N.A.W.S.C. HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	ENGINEER: IVAN GARCIA P.E., R.P.L.S.
SHEET 2: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE, REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.	SURVEYOR: IVAN GARCIA P.E., R.P.L.S.
SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.	OWNER: IVAN GARCIA P.E., R.P.L.S.
SHEET 4: TYPICAL DETAILS.	DRAWN: E.P./D.R.
	SCALE: 1"=60'
	DATE: JULY 14, 2021
	PROJECT: SUB 20 043
	REVISIONS:
	PAGE NO. SHT 2

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

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PRELIMINARY

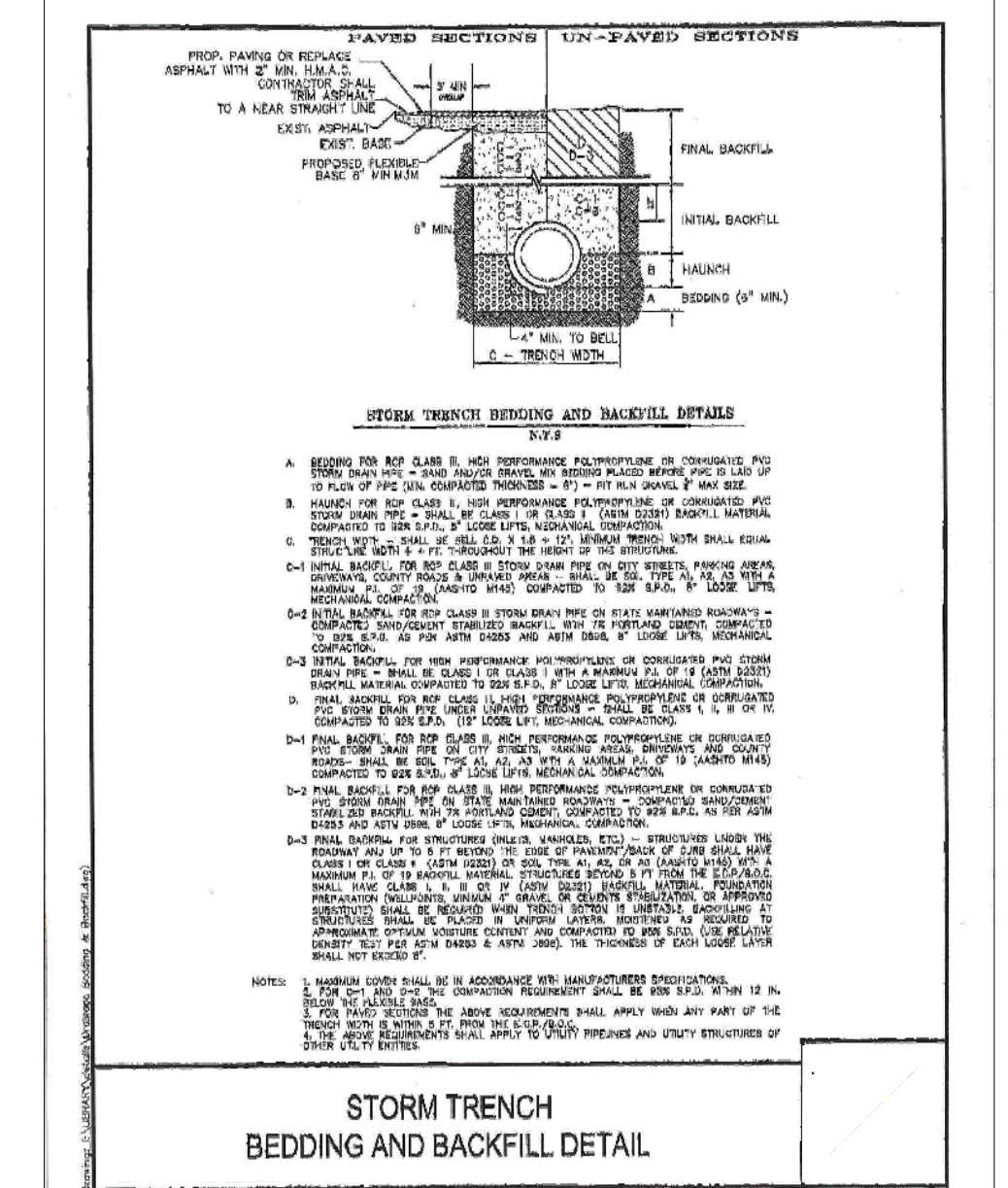
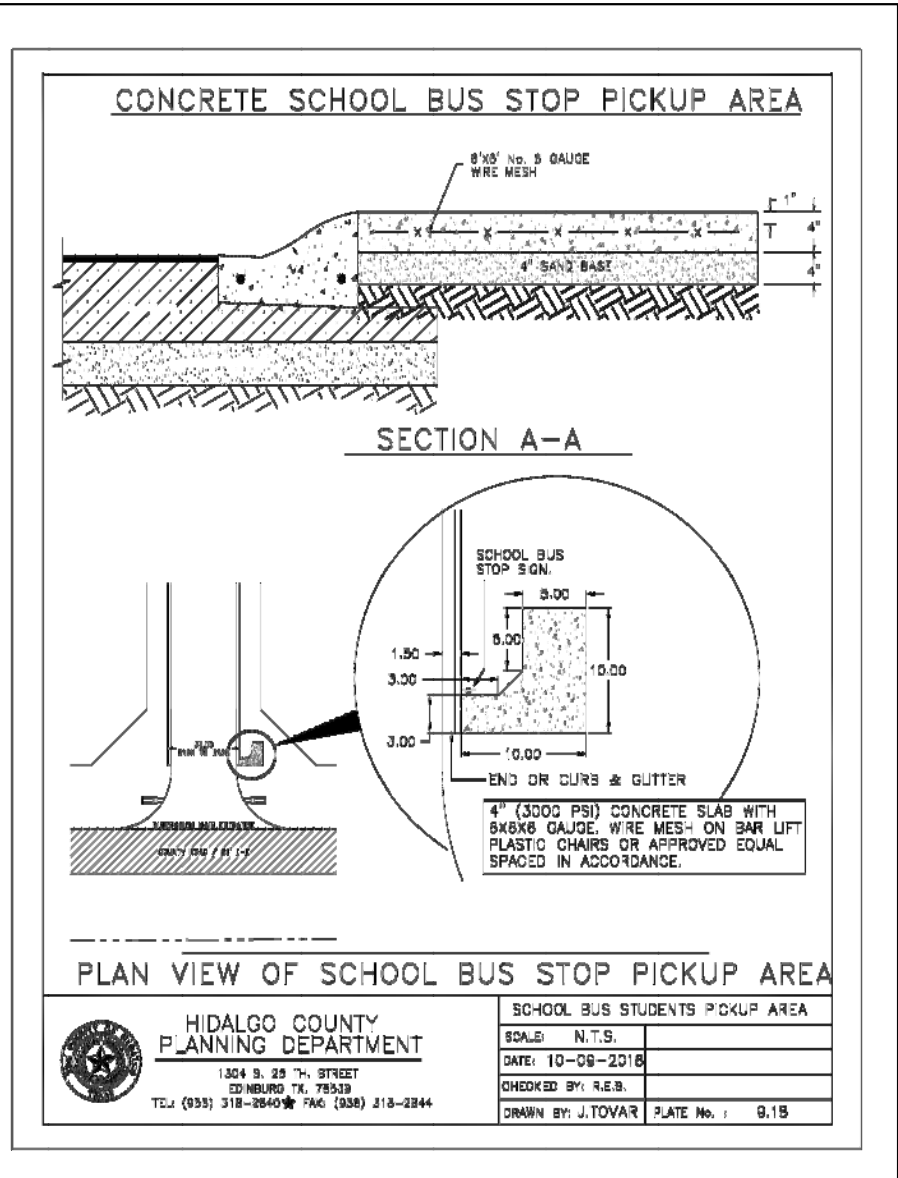
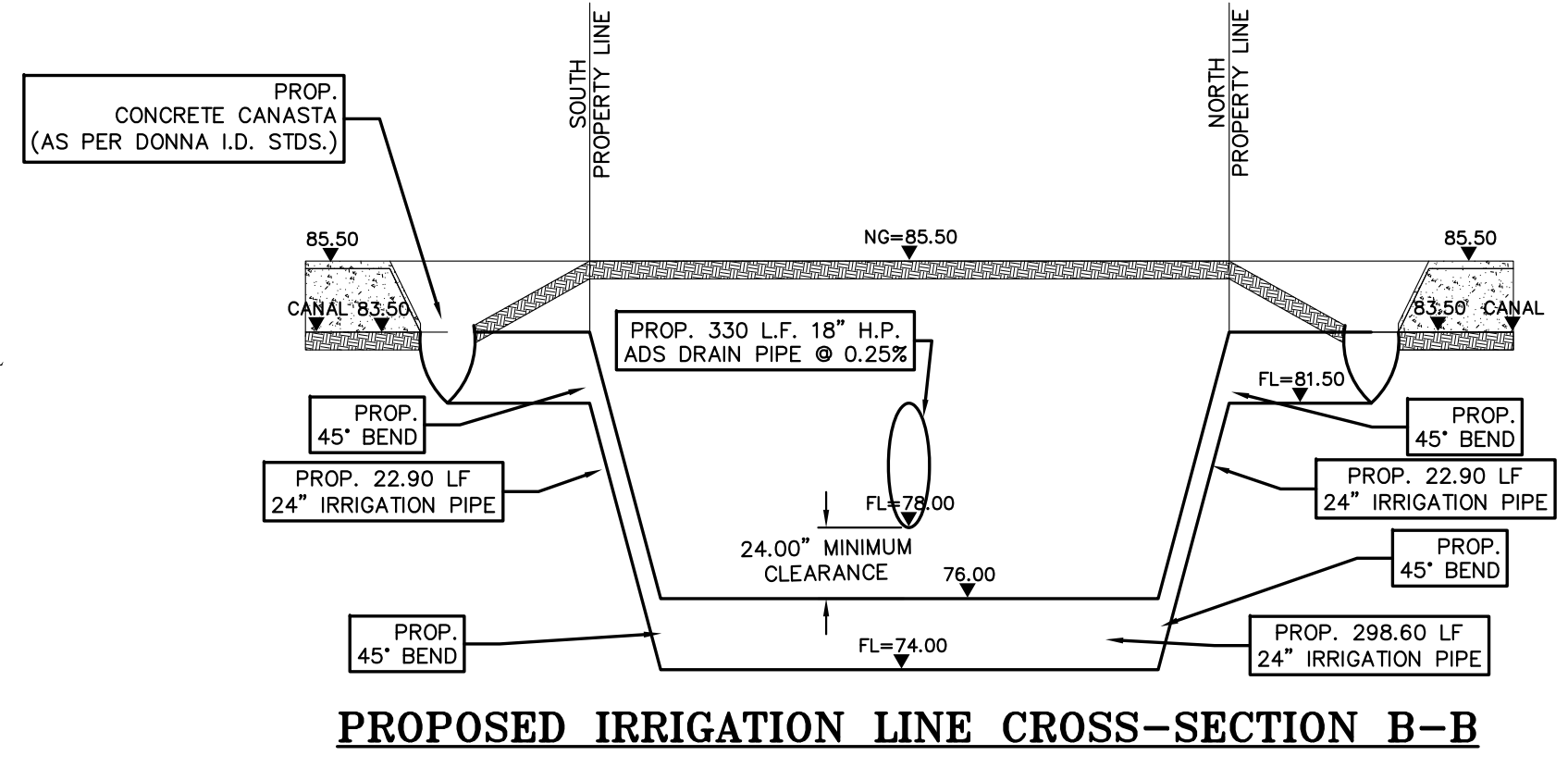
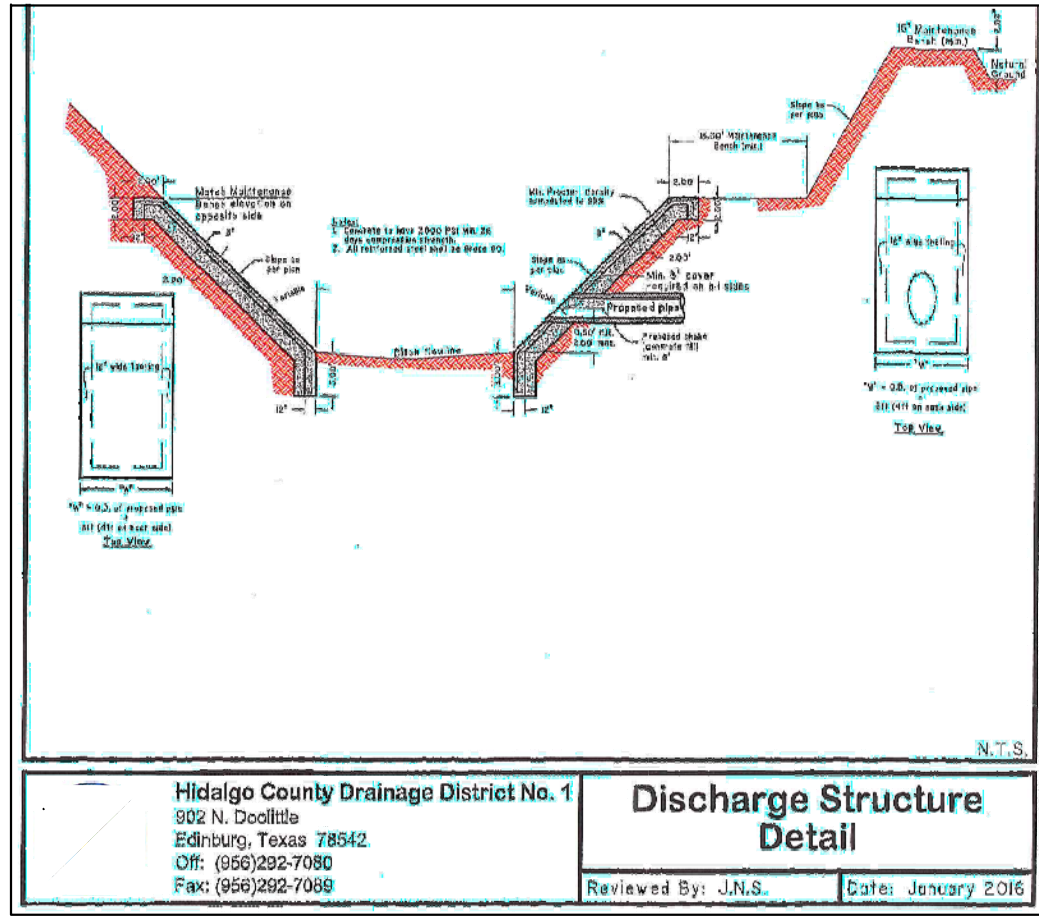
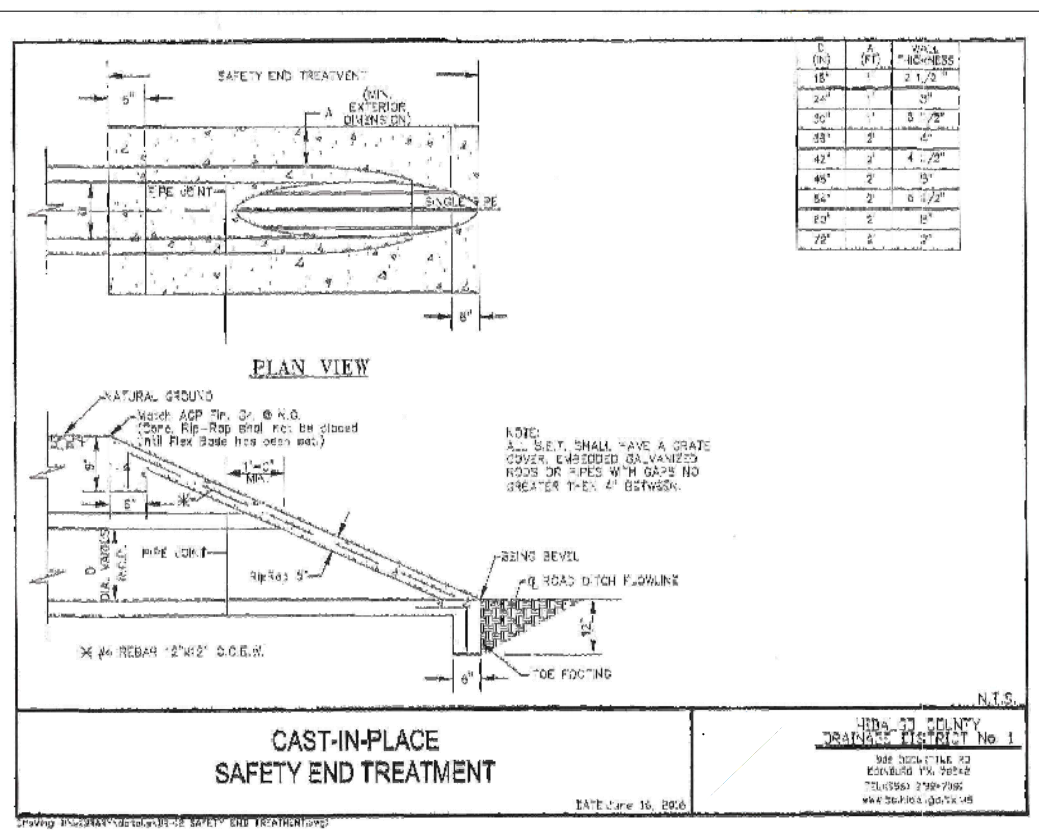
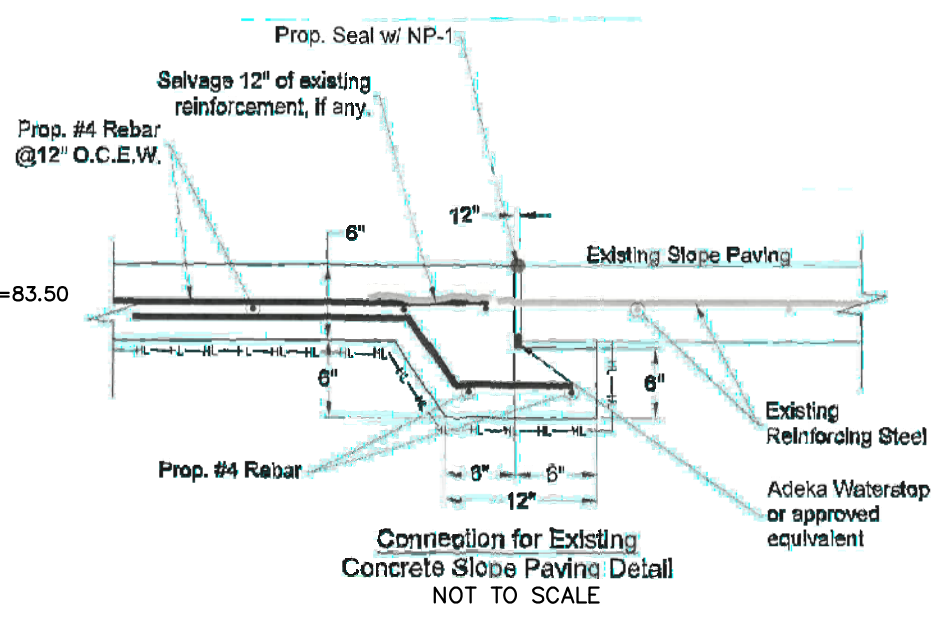
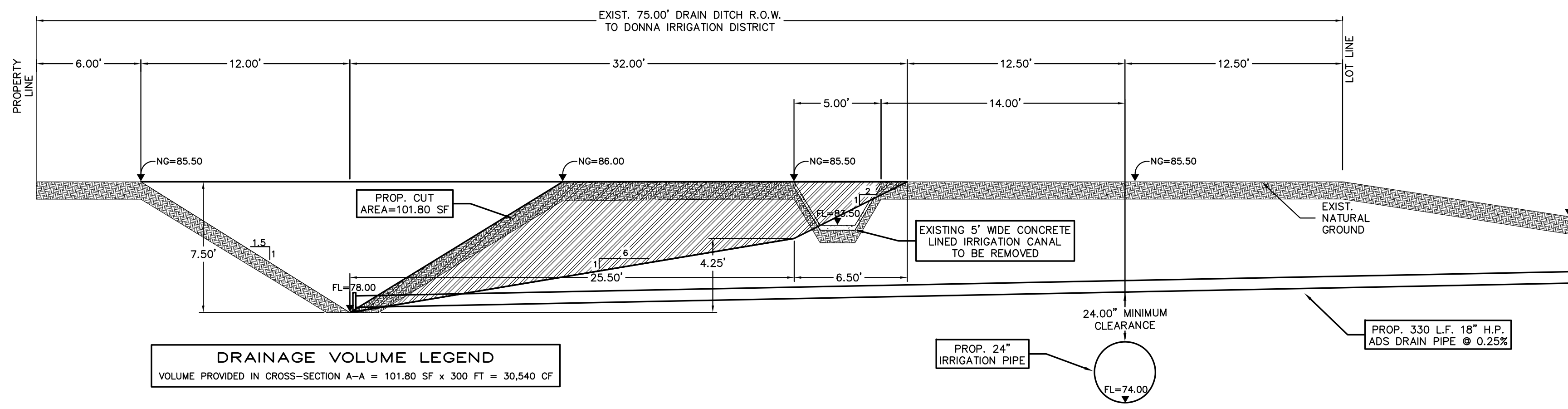
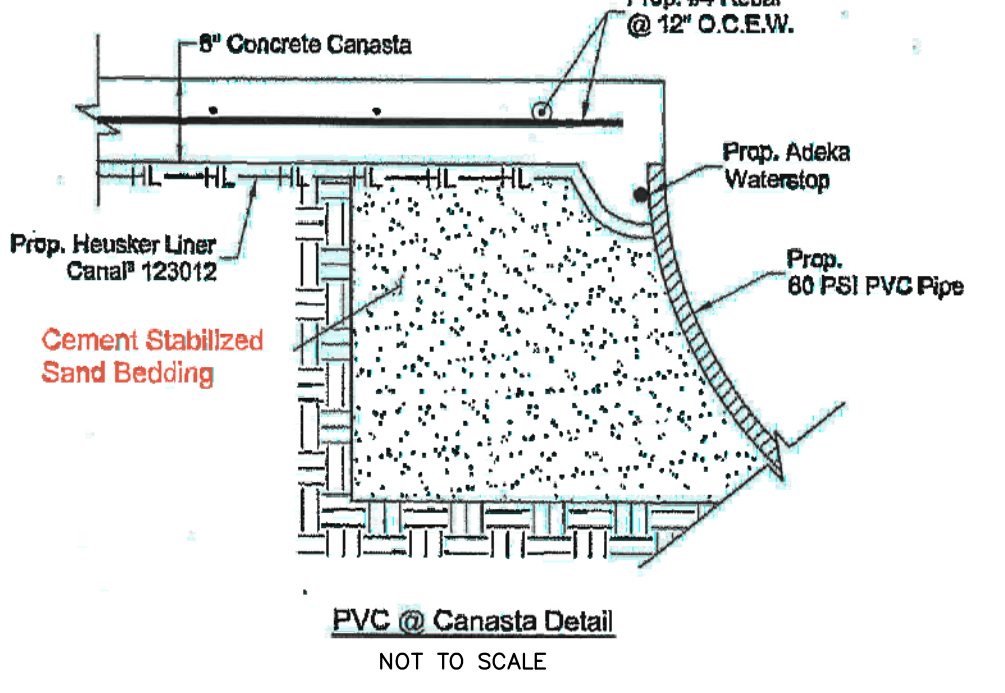
UTILITY LAYOUT
NORTH VICTORIA ESTATES SUBDIVISION
DONNA, TEXAS
HIDALGO COUNTY



ABBREVIATION LEGEND

F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
M.T.E.	MATCH TO EXISTING
F.M.	FARM-TO-MARKET
C.P.&L.	CENTRAL POWER & LIGHT CO.
D.R.H.C.	DEED RECORDS OF HIDALGO COUNTY
U.E.	UTILITY EASEMENT
M.H.W.S.	MILITARY HWY WATER SUPPLY CORP.
U.E.	UTILITY EASEMENT
O.S.S.F.	ON-SITE SEWAGE FACILITY
T.O.P.	TOP OF PAVEMENT
T.O.C.	BACK TO BACK
B-E	EDGE TO EDGE
E-E	CENTER LINE
L	LOT LINE

SCALE: 1"=60'
BEARING BASIS
TEXAS STATE PLANE
COORDINATES
(NAD 83)



DRAINAGE REPORT

NORTH VICTORIA ESTATES SUBDIVISION IS A PROPOSED 13 LOT RESIDENTIAL SUBDIVISION, SAME BEING A 9.47 ACRES OF LAND, MORE OR LESS, SITUATED IN CITY OF DONNA ETI, HIDALGO COUNTY, TEXAS, AND BEING OUT OF LOT TWO (2), BLOCK TWO (2), RESUBDIVISION OF BLOCK TWO (2) LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B" AS PER MAP RECORDED IN VOLUME 2, PAGE 47 HIDALGO COUNTY, TEXAS. THESE LOTS WILL BE USED FOR SINGLE-FAMILY HOMES.

THE SUBDIVISION IS IN ZONE "X" OF THE FLOOD INSURANCE RATE, AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY . . . ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO.: 480334 0450 C DATED: JUNE 6, 2000.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100% OF HIDALGO SANDY CLAY LOAM (26), WITH 0% TO 1% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THE SOIL IS CLASSIFIED AS GROUP B. PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN A NORTHWESTERLY DIRECTION AND OVERFLOWS TO AN EXISTING DONNA IRRIGATION DISTRICT DRAIN DITCH, WEST OF THE SUBDIVISION, WHICH FLOWS NORTH THEN EAST INTO THE WESLACO NORTH LATERAL, THENCE NORTH TO THE SOUTH MAIN DRAIN I, AND FINAL OUTFALL TO THE LAGUNA MADRE.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 5.09 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 11.32 CFS OF RUNOFF 50-YR RAINFALL EVENTS RESPECTIVELY. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 6.23 CFS OF STORM RUNOFF.

IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 30,266 CF OR 0.004 AC-FT. WILL NEED TO BE DETAINED FOR THE COMPLETE DEVELOPMENT OF THE SUBDIVISION FOR A 50-YR RAINFALL EVENT. LINEAR DETENTION WILL BE PROVIDED BY EXCAVATING THE EXISTING DONNA IRRIGATION DISTRICT DRAIN DITCH LOCATED ALONG THE WEST SIDE OF THE SUBDIVISION. DONNA IRRIGATION DISTRICT DRAIN DITCH, WEST OF THE SUBDIVISION, WHICH FLOWS NORTH THEN EAST INTO THE WESLACO NORTH LATERAL, THENCE NORTH TO THE SOUTH MAIN DRAIN I, AND FINAL OUTFALL TO THE LAGUNA MADRE. TABLES AND CALCULATIONS, ARE ATTACHED.

IVAN GARCIA, P.E., R.P.L.S.

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED PROFESSIONAL ENGINEER

DATE _____

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

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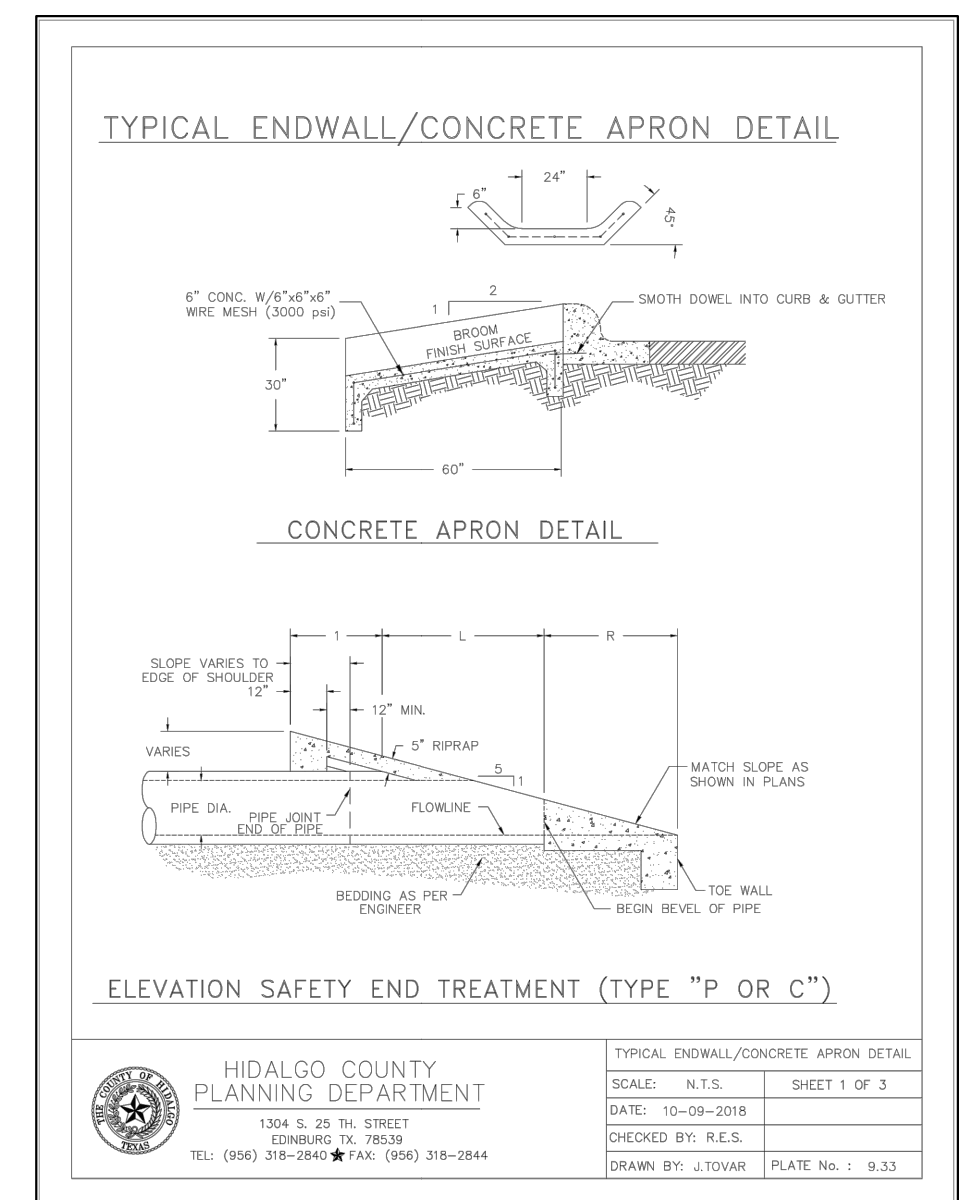
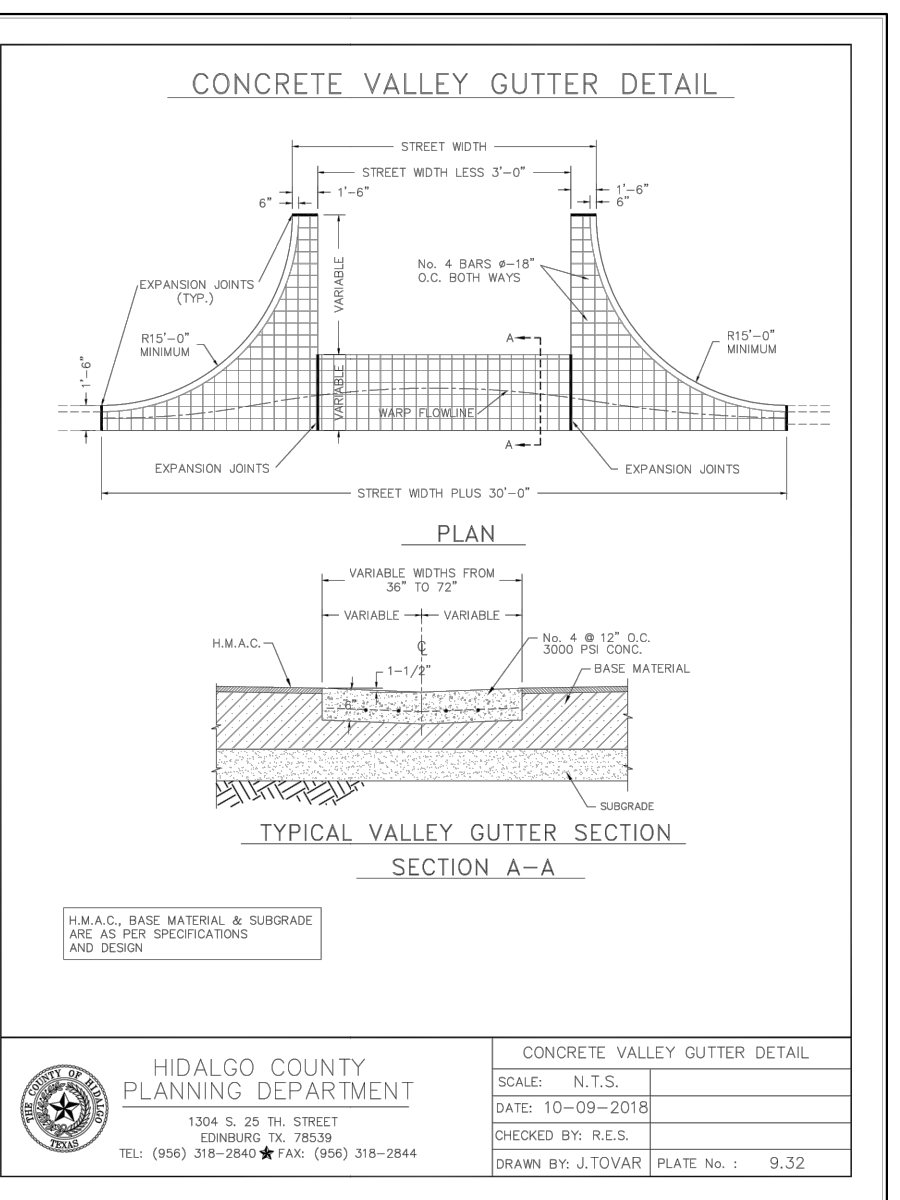
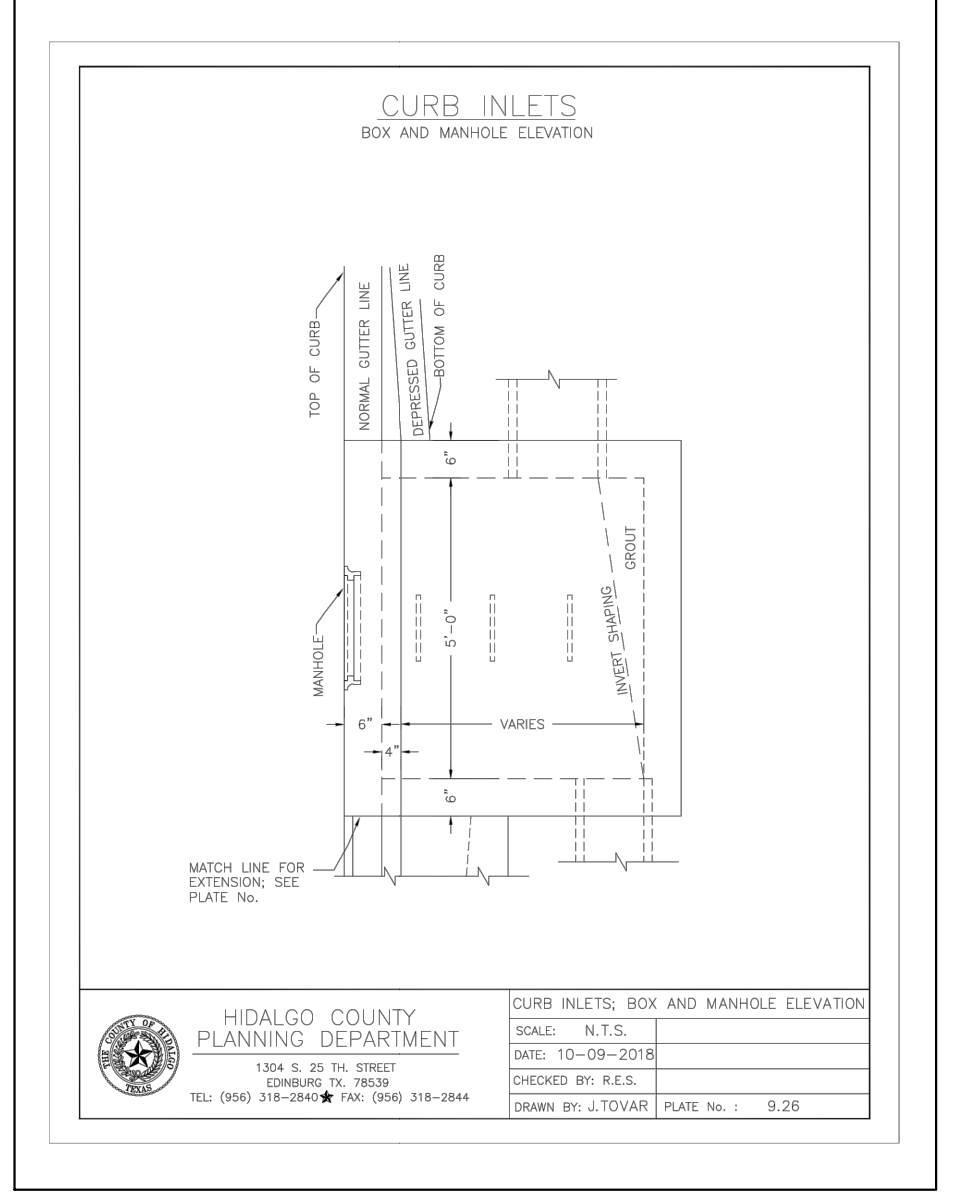
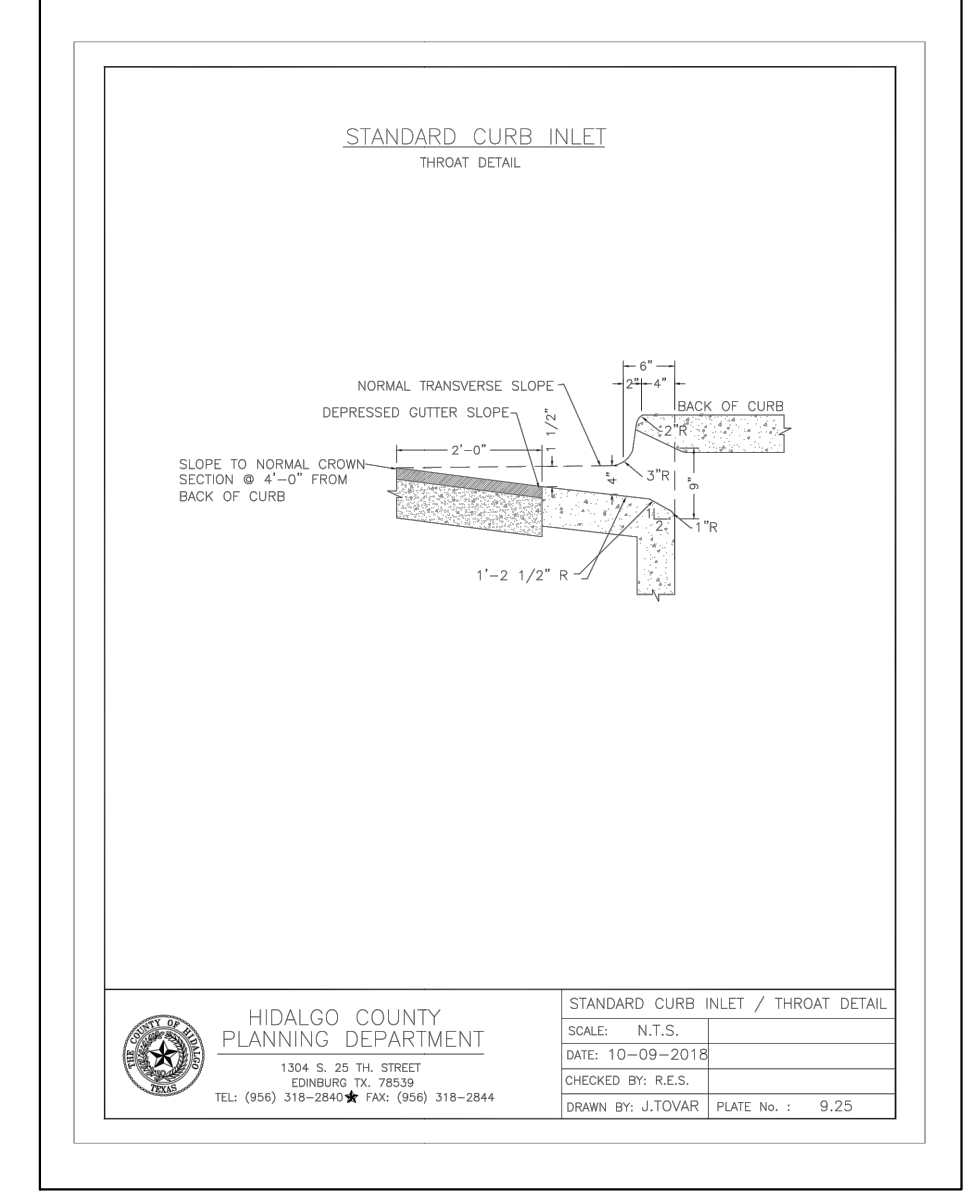
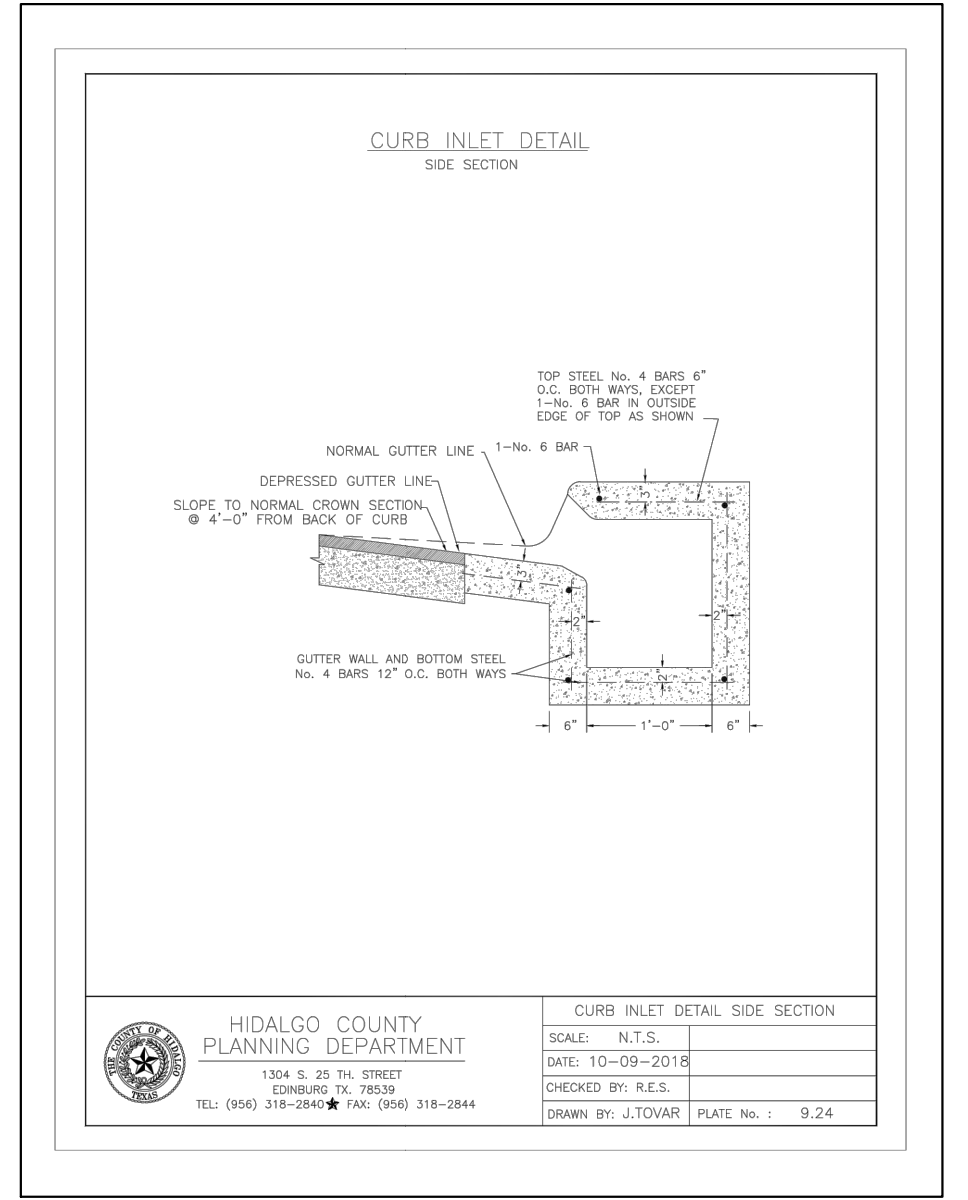
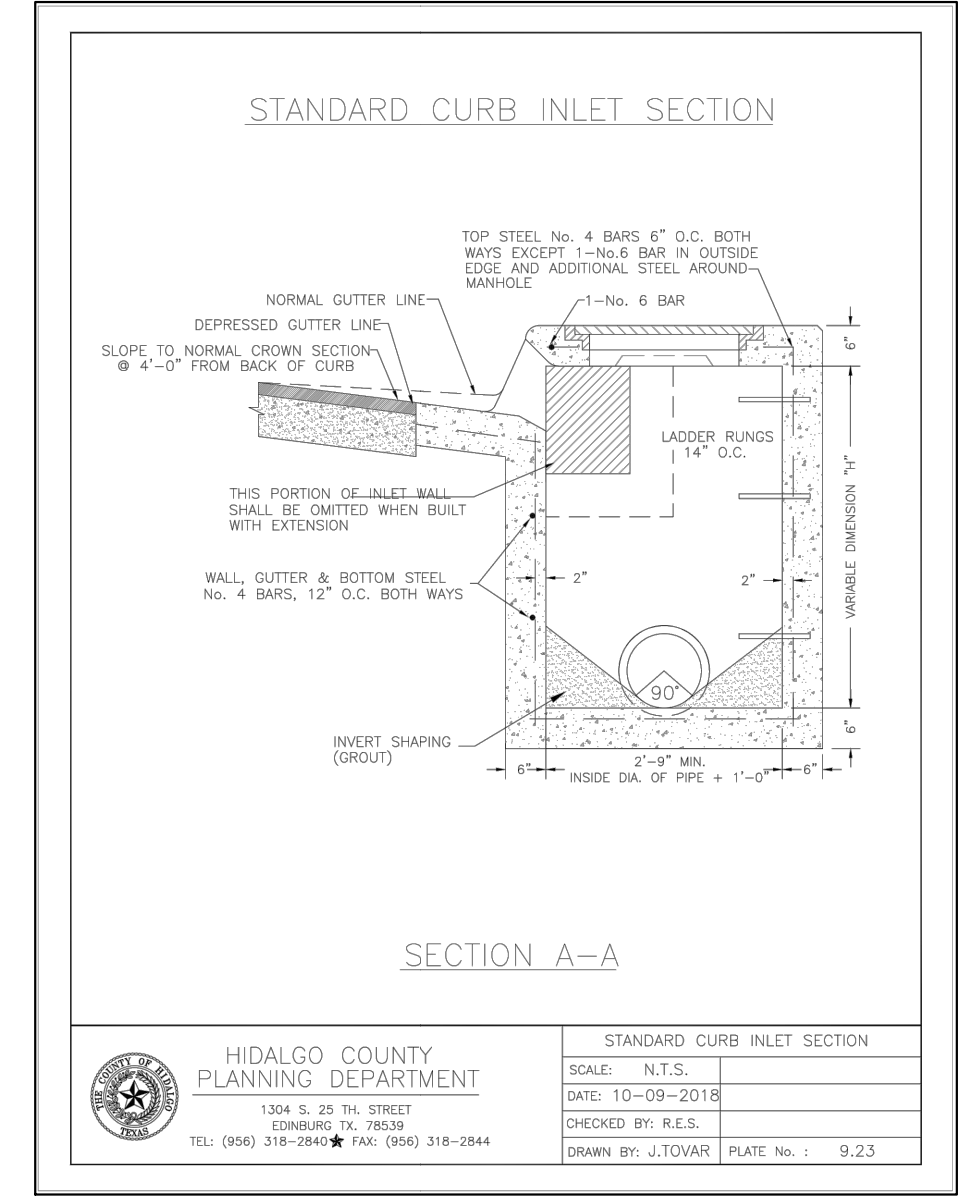
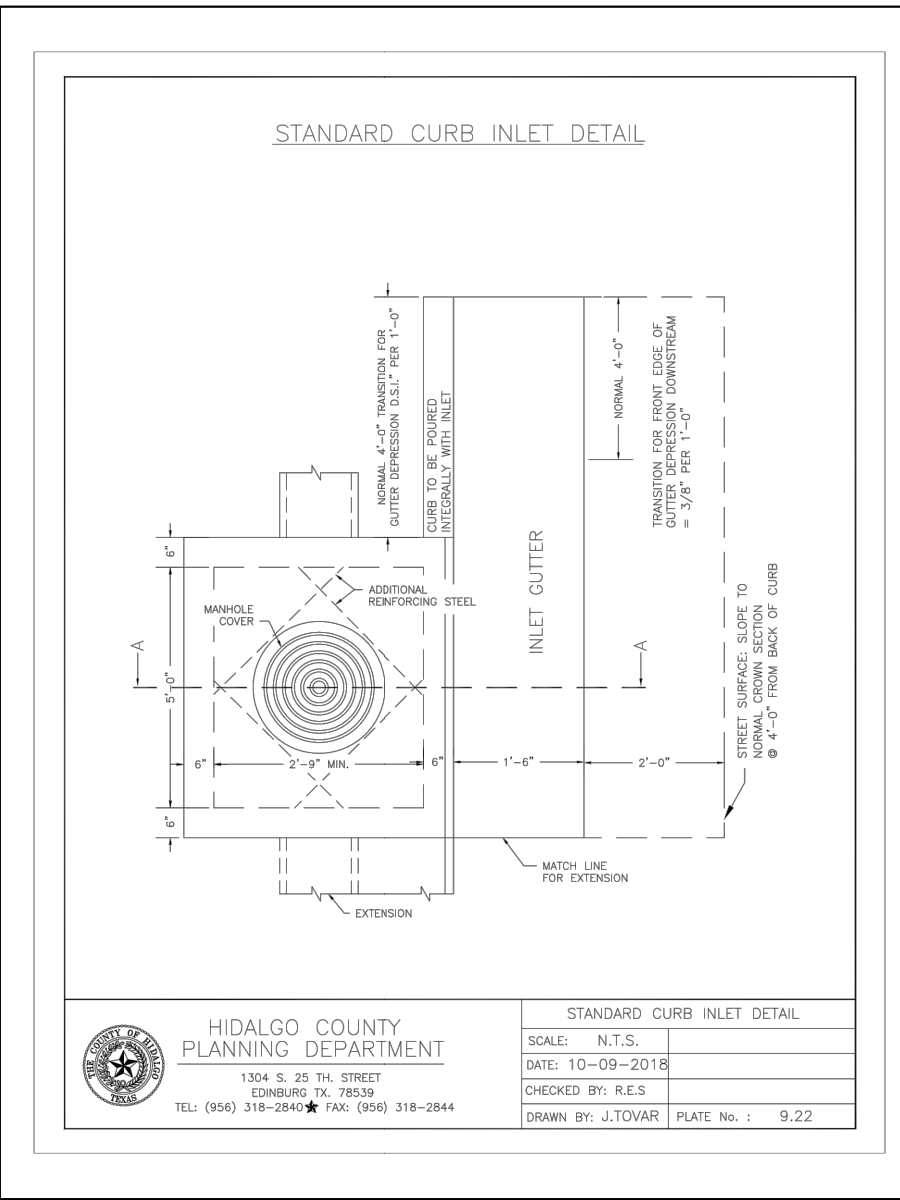
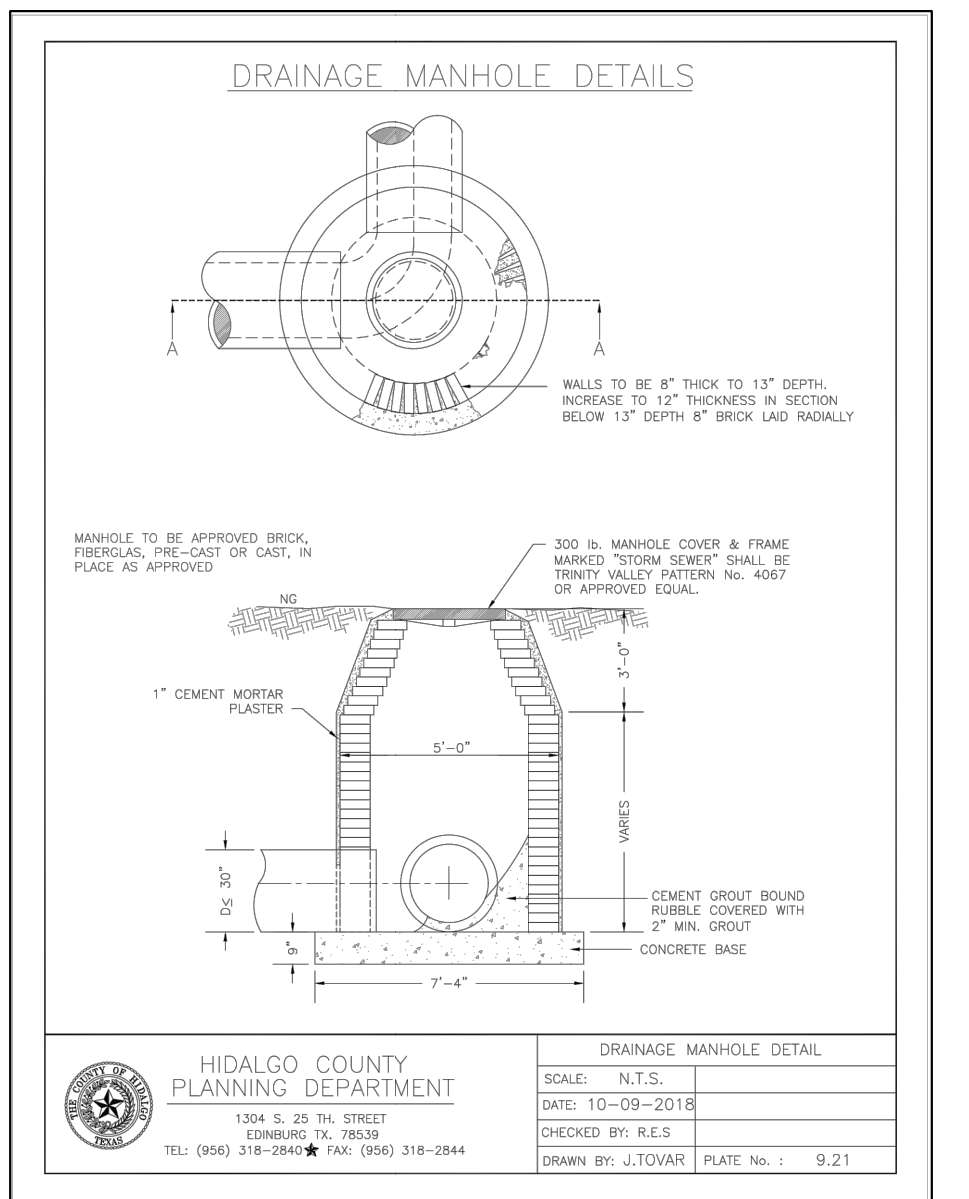
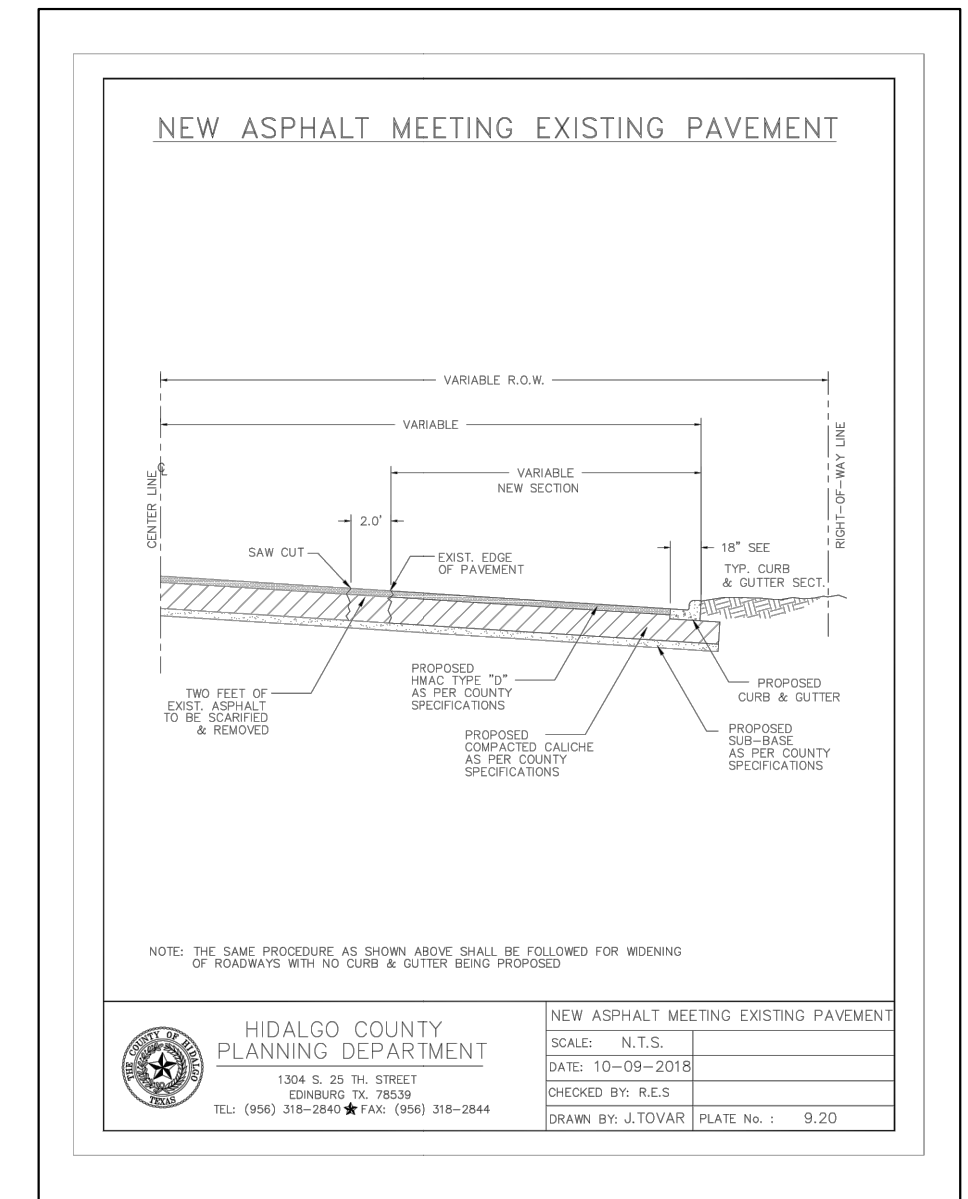
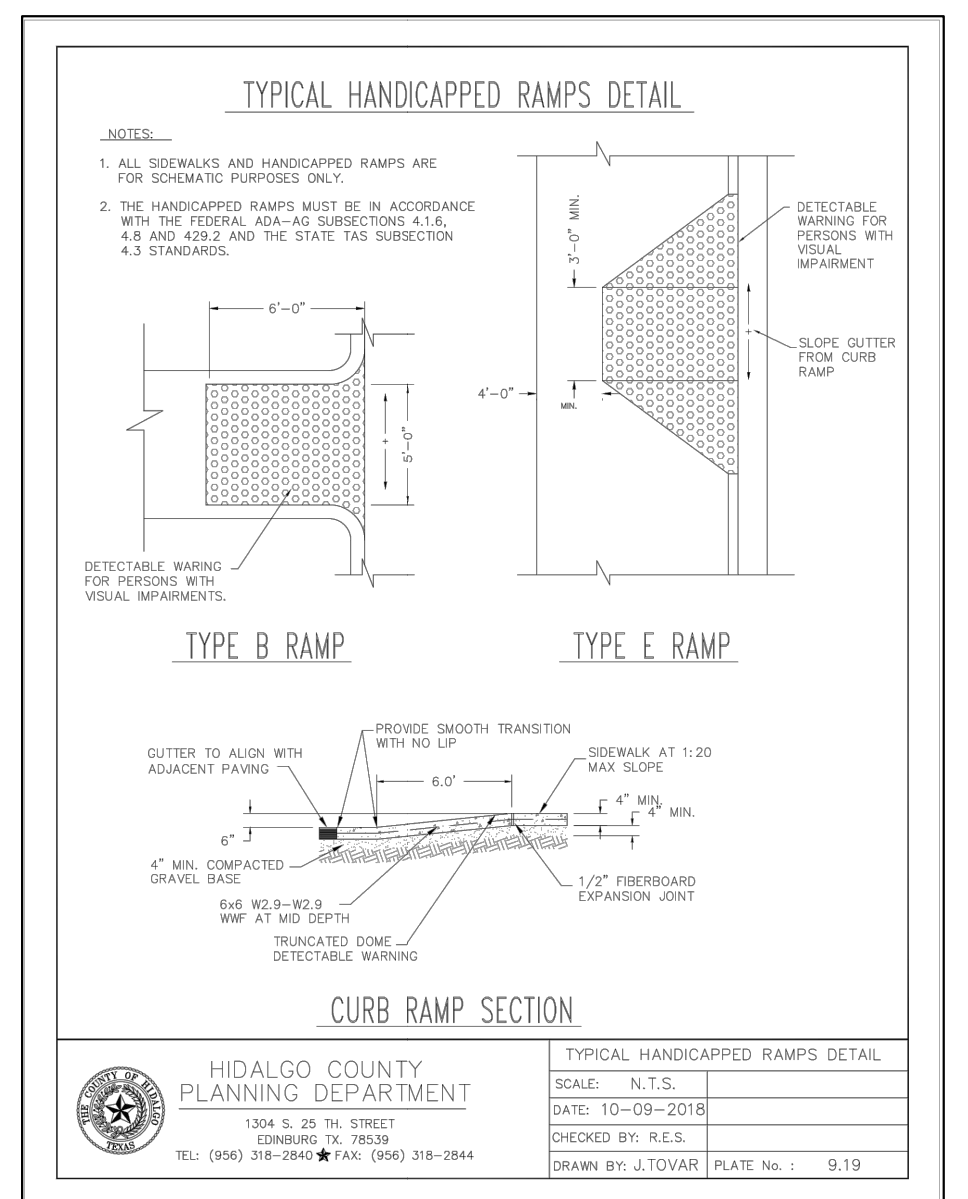
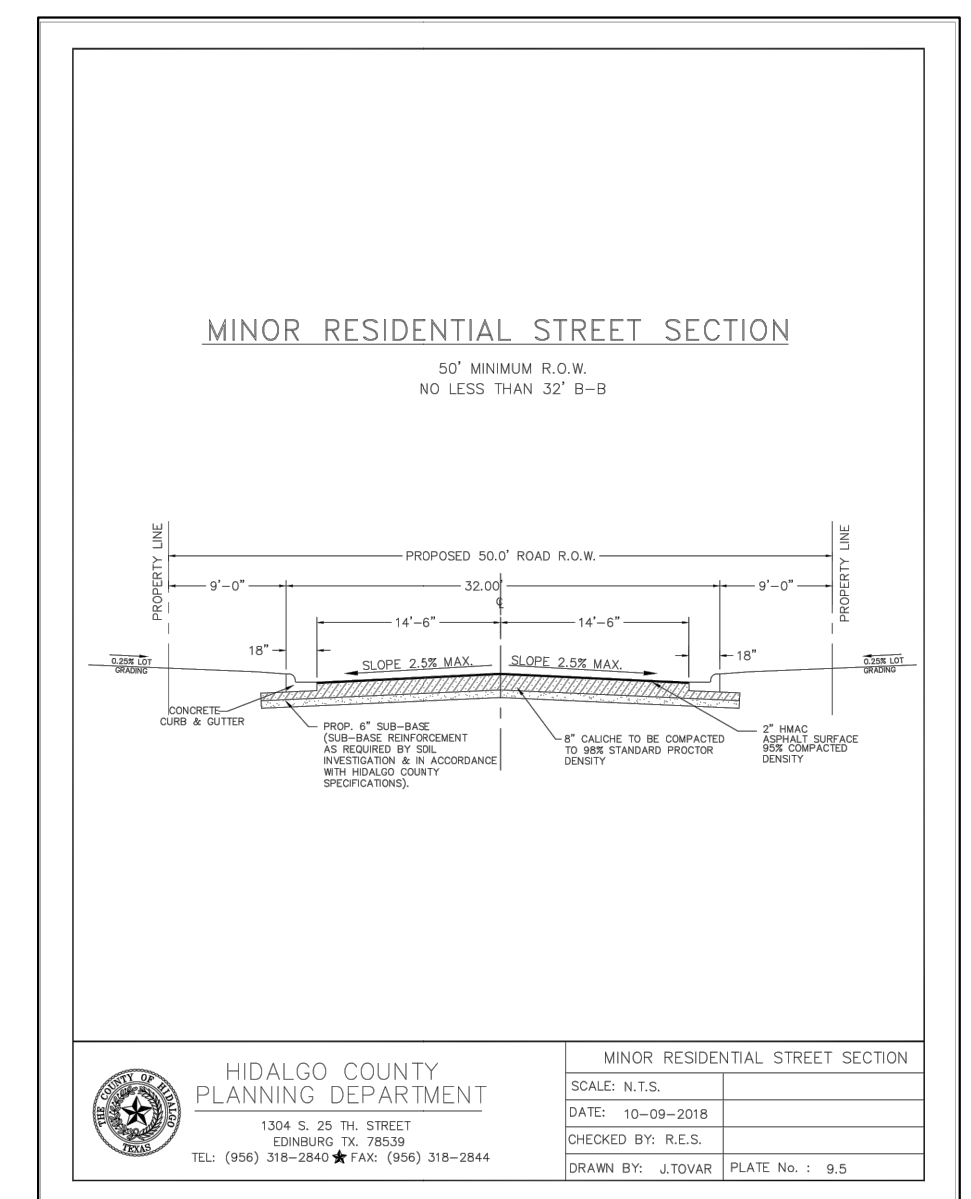
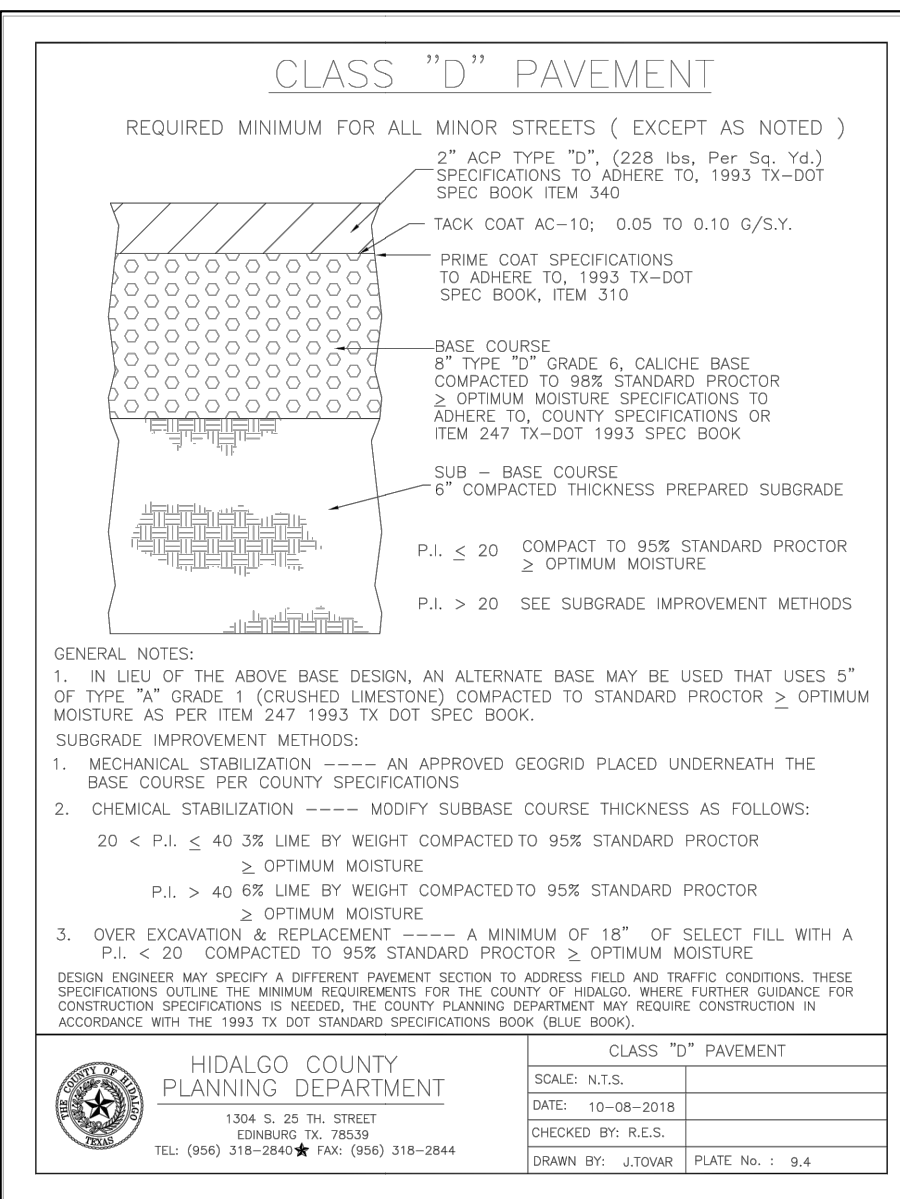
ISSUED FOR: **PRELIMINARY**

PAVING & DRAINAGE LAYOUT
NORTH VICTORIA ESTATES SUBDIVISION
DONNA, TEXAS
HIDALGO COUNTY

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: _____
SCALE: E.P./D.R.
DATE: JULY 14, 2021
PROJECT: SUB 20 043
REVISIONS: _____
PAGE NO: **SHT 3**

INDEX TO SHEETS OF NORTH VICTORIA ESTATES SUBDIVISION

SHEET 1:	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METS AND BOUNDS), ENGINEER'S AND SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION, COUNTY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, DONNA IRRIGATION DISTRICT HIDALGO COUNTY No. 1, H.C.D.D. No. 1, N.A.W.S.C. HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
SHEET 2:	ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OS&P AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.
SHEET 3:	MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.
SHEET 4:	TYPICAL DETAILS.



TYPICAL ENDWALL/CONCRETE APRON DETAIL

SAFETY END TREATMENT PIPE LENGTHS

PIPE DIA. (IN)	3:1	4:1	5:1	6:1
12"	2'-0"	2'-8"	3'-4"	4'-0"
15"	2'-6"	3'-4"	4'-2"	5'-0"
18"	3'-0"	4'-0"	5'-0"	5'-6"
24"	3'-11/2"	5'-10"	6'-11/2"	7'-6"
30"	4'-6"	6'-0"	7'-6"	8'-6"
36"	5'-0"	6'-6"	8'-0"	9'-0"
42"	5'-6"	7'-0"	8'-6"	9'-6"
48"	6'-0"	7'-6"	9'-0"	10'-0"

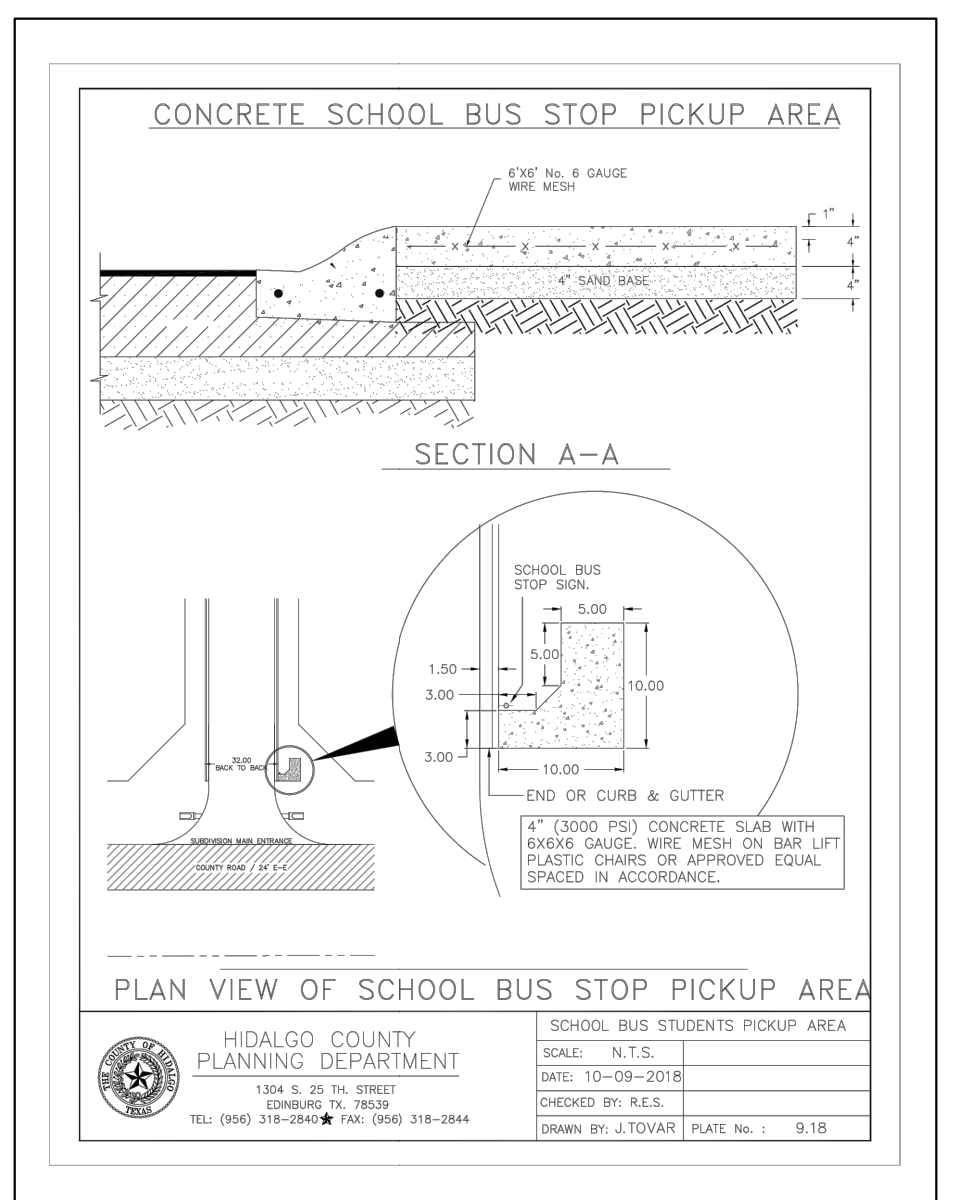
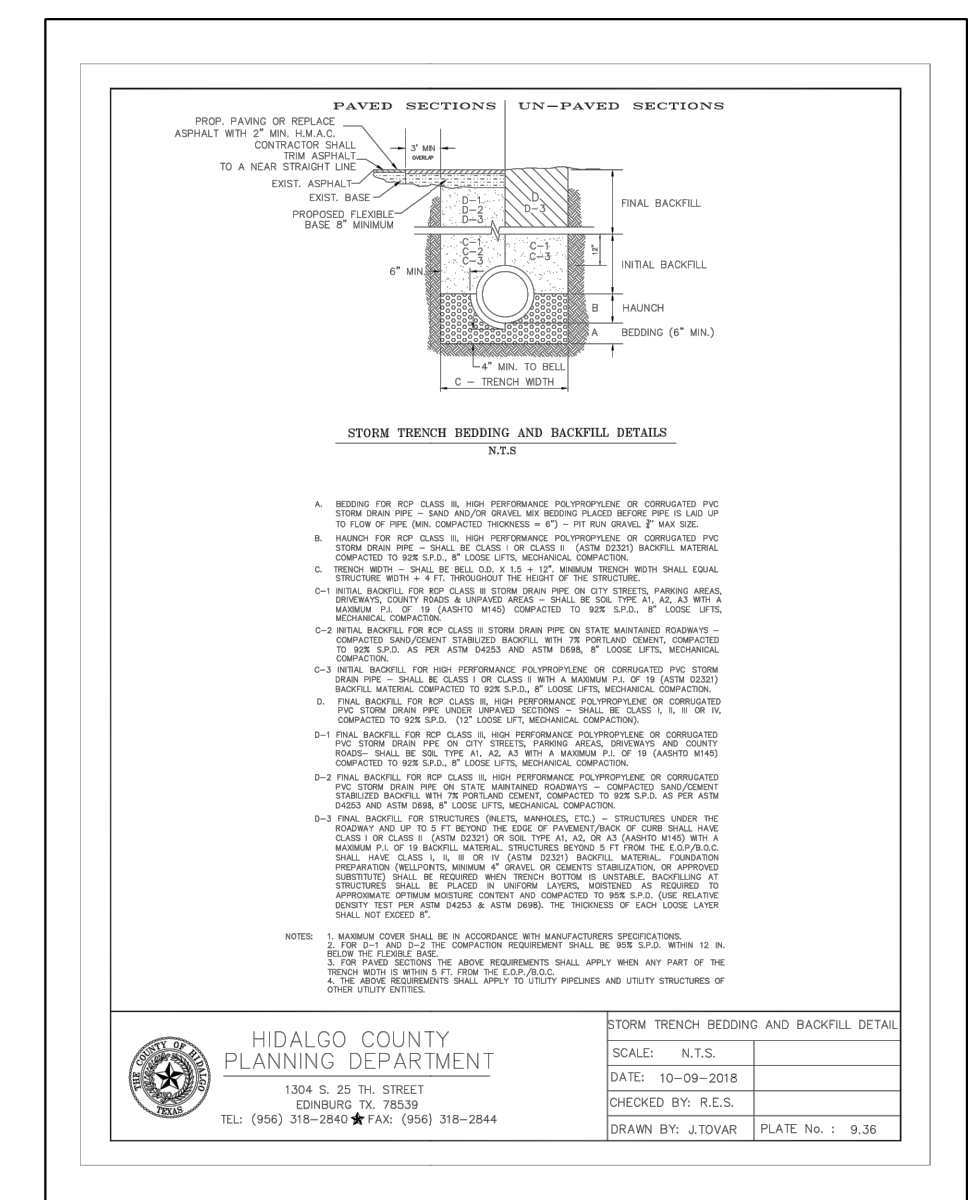
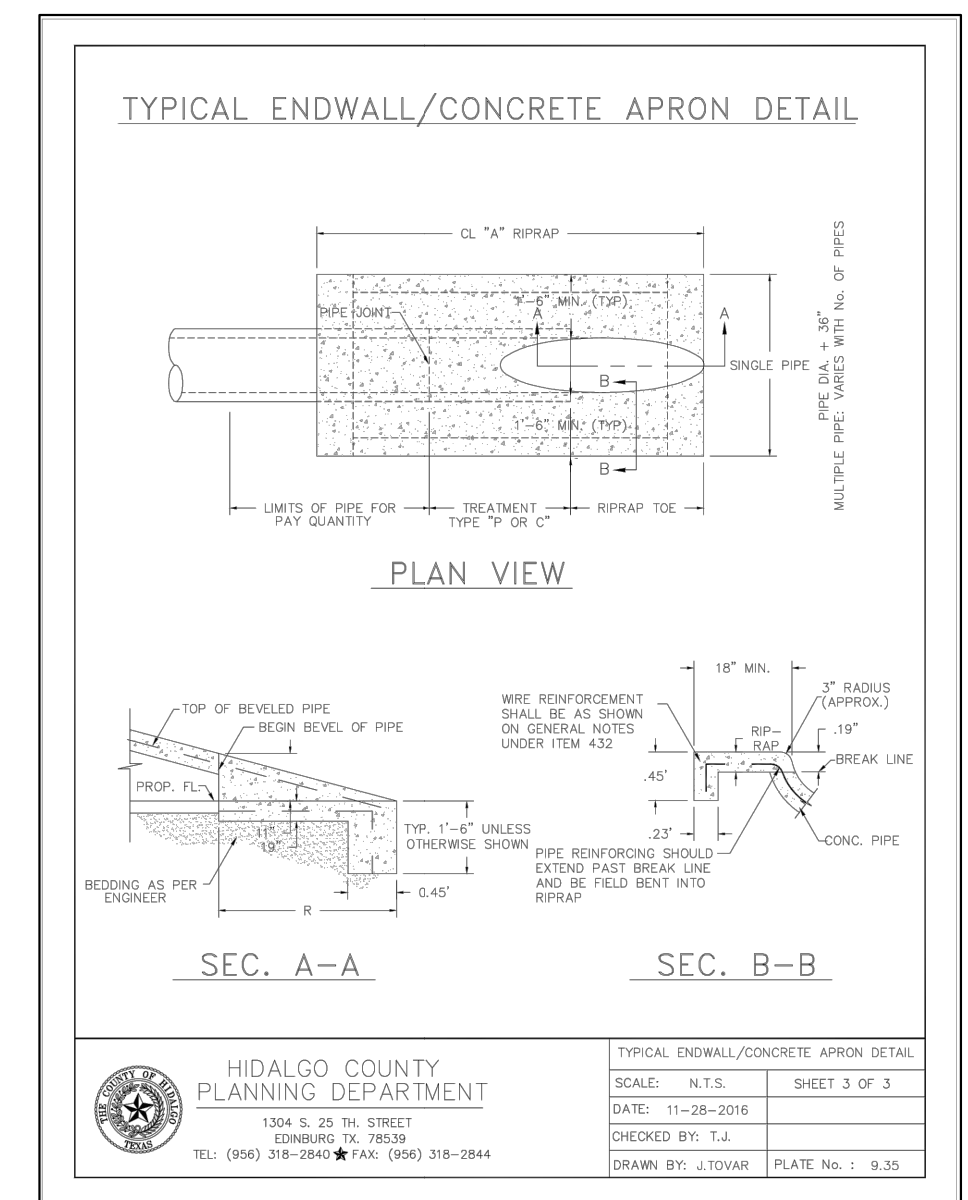
ESTIMATED RIRAP CL "A" VOLUME (CY)

PIPE DIA. (IN)	3:1	4:1	5:1	6:1
12"	.88	1.11	1.34	1.57
15"	.98	1.23	1.48	1.75
18"	1.08	1.36	1.64	1.93
24"	1.29	1.63	1.97	2.32
30"	1.50	1.91	2.32	2.73
36"	1.73	2.21	2.69	3.17
42"	1.95	2.50	3.05	3.60
48"	2.19	2.80	3.42	4.05

RIRAP TOE LENGTHS

SLOPE	4:1	5:1
3:1	3'-0"	3'-0"
4:1	3'-0"	2'-4"
5:1	2'-7"	2'-11"
6:1	2'-4"	3'-0"

HIDALGO COUNTY PLANNING DEPARTMENT
 1304 S. 25 TH STREET
 EDINBURG, TX 78839
 TEL: (936) 318-2840 FAX: (936) 318-2844
 DRAWN BY: J.TOVAR PLATE No. : 9.34



RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
 SURVEY FIRM No. 10194027
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539
 (TEL) 956-380-5152 (FAX) 956-380-5083

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON JULY 14, 2021 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: PRELIMINARY

TYPICAL DETAIL SHEET

NORTH VICTORIA ESTATES SUBDIVISION

DONNA, TEXAS

HIDALGO COUNTY

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SHEET 2: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE, REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.	SCALE: N.T.S. DATE: JUNE, 2021
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