



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 EMILY VILLARREAL SUBDIVISION PRECINCT No. 1.

ENGINEER: ROBLES ENGINEERING, LLC. DEVELOPER: MARTIN VILLARREAL

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 3 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: NORTHEAST CORNER OF MIDWAY ROAD & MILE 5 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF WESLACO AND WAS APPROVED BY THE P&Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-30-2020 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCOLATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 5 NORTH ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 40.00 FEET ONTO MILE 5 NORTH ROAD & 35.00 FEET ONTO MIDWAY ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 7-27-21 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 7-27-21 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: 1 OSSF IS INSTALLED & 2 OSSF'S HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: CITY OF WESLACO EXISTING LINE SIZE: 6" LOCATION: MILE 5 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 7-12-21: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

The applicant has submitted the required small construction site notice 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.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT: Amount: \$ 3,000.00 For: (2) OSSF'S**

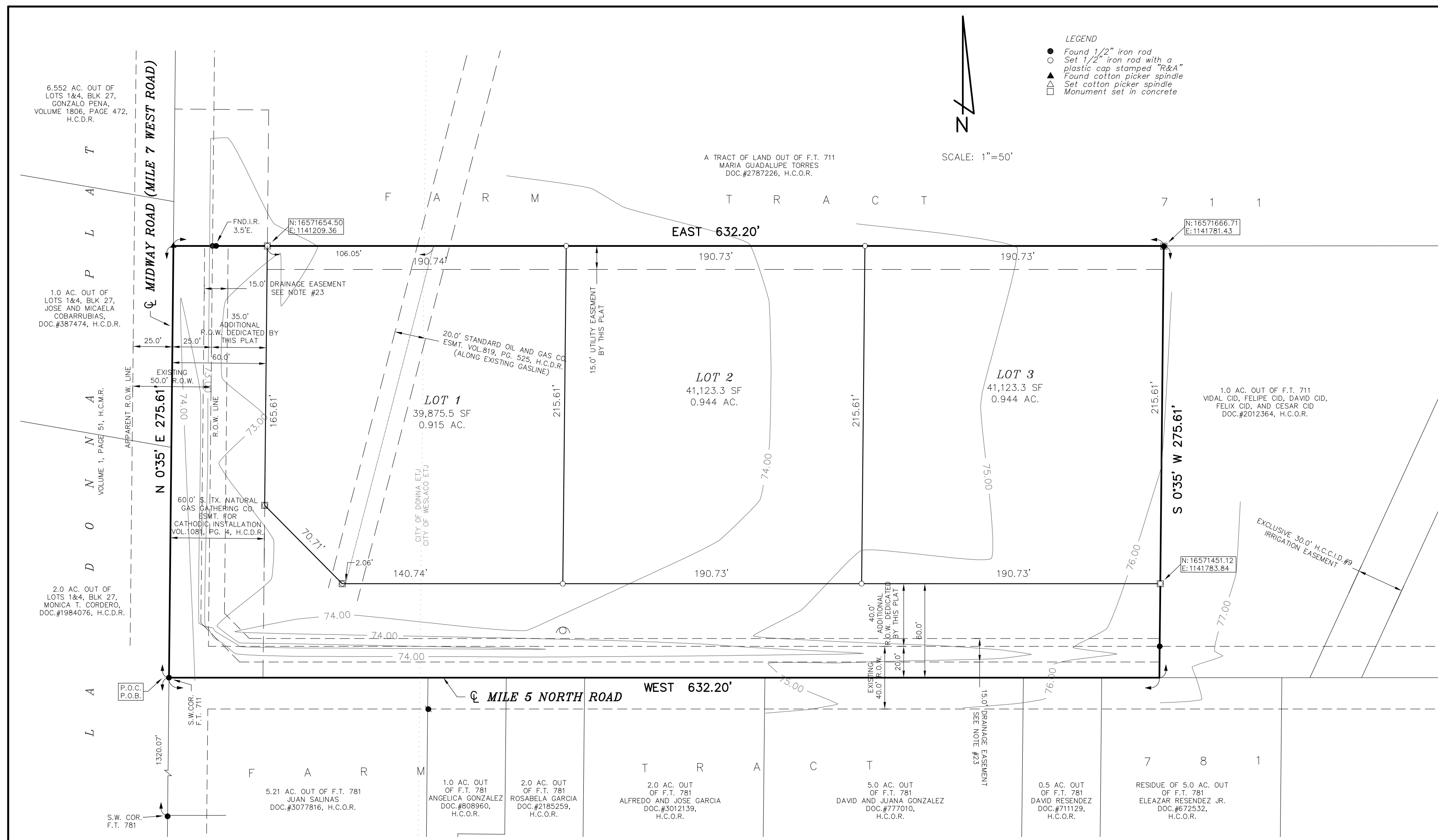
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: 12-22-20

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

Final Approval with financial guarantee.

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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GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "B", AREAS BETWEEN LIMITS OF THE 100 YEAR AND 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100 YEAR FLOODING WITH AVERAGE DEPTH OF LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NO. 480334 525 B; MAP REVISED DATE: JANUARY 2, 1981. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NO.480334 0525B EFFECTIVE DATE JANUARY 2, 1981 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
- SETBACKS:
FRONT: 50.00 FEET;
REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE: 5.00 FEET OR EASEMENT, WHICHEVER IS GREATER
CORNER SIDE: 20.00 FEET OR EASEMENT, WHICHEVER IS GREATER
- 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 MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND (MIN.75.7), 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.
- BENCHMARK: ELEV. 80.73; 1/2-INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY OF MILE 9 1/2 NORTH ROAD FOR THE NORTHWEST CORNER OF THIS SUBDIVISION.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 12,539 CUBIC-Feet (0.288 ACRE-Feet) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DRAINAGE FOR THIS DEVELOPMENT WILL BE DETAINED WITHIN NATURAL LOW AREAS THEN OVERFLOW IN TO THE REGRADED ROADSIDE DITCH.
- 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.
- 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 COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- 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.

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 DRAINFIELD SYSTEM.

E. 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 OF THIS SUBDIVISION.
- 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.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE FOR INSTALLING DRIVEWAY CULVERT OF REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- THE OWNER AND SUBDIVIDER OF THIS SUBDIVISION, MARTIN VILLARREAL, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED 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 SPECIFICATIONS 3.1-4.
- STREETLIGHT MUST BE LOCATED EVERY 300 FEET.
- A 4FT SIDEWALK IS REQUIRED BY THE CITY OF WESLACO ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT THE FURTHEST POSSIBLE POINT FROM THE INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE. LOT 1 SHALL HAVE ACCESS ONTO MIDWAY ROAD.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMODATING 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 REINFORCED CONCRETE PIPE DRIVEWAY CULVERT OF NO LESS THAN 15 INCHES IN DIAMETER.
- SEPTIC TANKS SHALL BE INSTALLED PRIOR TO PLAT RECORDING.
- DRAINAGE EASEMENT ALONG MIDWAY ROAD AND MILE 5 NORTH ROAD TO BE ABANDONED/RELEASED AT THE TIME OF ROAD WIDENING.

CERTIFICATION BY THE IRRIGATION DISTRICT
This plat is approved by Hidalgo and Cameron Counties Irrigation District No.9
Dated this _____ day of _____, 20____

- No improvements of any kind shall be placed upon Hidalgo and Cameron Counties Irrigation District No. 9 Right-of-Ways and/or Easements without the expressed written permission of HCCID #9.
- It is understood that the rate of flow of Storm Water for the development will be no greater than the rate of flow of Storm Water when the land was in agricultural use.
- HCCID #9 will not be responsible for the storm/drainage water system to any lot with in this subdivision. As well, HCCID #9 will not be responsible for the delivery of water to any lot with in this subdivision. If desired, this will NOT be at the Districts Expense.
- HCCID #9 has not reviewed and does not certify that the storm sewer or utilities systems described are appropriate for the particular subdivision, based on generally accepted engineering criteria. The developer and his engineer are responsible for their determinations.

General Manager
Hidalgo & Cameron Counties Irrigation District No. 9

EMILY VILLAREAL SUBDIVISION

BEING A SUBDIVISION OF 4.00 ACRES OF LAND OUT OF FARM TRACT 711, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION

Being 4.00 acres of land situated in Hidalgo County, Texas and being out of Farm Tract 711, West Tract Subdivision, as per map recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records and said 4.00 acre tract being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2-inch iron rod found for the southwest corner of said Farm Tract 711 for the southwest corner of said tract herein described and for the POINT OF BEGINNING;
THENCE, NORTH 0°35' EAST, 275.61 feet with the west line of said Farm Tract 711 to a cotton picker spindle found for the northwest corner of said tract herein described;
THENCE, EAST, with the south line of a tract of land described in Document #2787226 of the Hidalgo County Official Records, passing at a distance of 25.00 feet a 1/2-inch iron rod with a plastic cap stamped "R&A" found for reference on the east right-of-way line of Midway Road and continuing for a total distance of 632.20 feet to a 1/2-inch iron rod found for the northeast corner of said tract herein described;
THENCE, SOUTH 0°35' WEST, with west line of a 1.00 acre tract described in Document #2012364 of the Hidalgo County Official Records, pass at a distance of 255.61 feet a 1/2-inch iron rod found for reference north right-of-way line of Mile 5 North Road, and continuing for a total distance of 275.61 feet to a point on the south line of said Farm Tract 711, and the centerline of said Mile 5 North Road for the southwest corner of said 1.00 acre tract and the southeast corner of said tract herein described;
THENCE, WEST, 632.20 feet with the south line of said Farm Tract 711, the north line of Farm Tract 781 and the centerline of said Mile 5 North Road to the POINT OF BEGINNING and containing 4.00 acres of land more or less.

NAME	ADDRESS	PHONE
OWNER: MARTIN VILLARREAL	3830 LAGOS VERDES, WESLACO, TX 78596	(956) 724-3028
SURVEYOR: REYNALDO ROBLES	PO BOX 476, WESLACO, TX 78599	(956) 968-2422
ENGINEER: REYNALDO ROBLES, JR.	PO BOX 476, WESLACO, TX 78599	(956) 968-2422

REVISION NOTES:			
NO.	SHEET	REVISION	DATE

STATE OF TEXAS
HIDALGO COUNTY
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:
I (WE), MARTIN VILLARREAL, THE UNDERSIGNED, OWNER(S) OF THE 4.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "EMILY VILLARREAL SUBDIVISION" HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE THE PUBLIC USE THE STREETS, PARKS AND EASEMENTS SHOWN HEREIN.
WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT
(A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEETS OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
I (WE) ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

OWNER: MARTIN VILLARREAL
ADDRESS: 3830 LAGOS VERDES
WESLACO, TEXAS 78596

STATE OF TEXAS
HIDALGO COUNTY
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARTIN VILLARREAL AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020

NOTARY PUBLIC, FOR THE STATE OF TEXAS

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EMILY VILLARREAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2020.

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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EMILY VILLARREAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2020.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION:
THIS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, AND IS HEREBY APPROVED BY SUCH COMMISSION.

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
CITY OF WESLACO

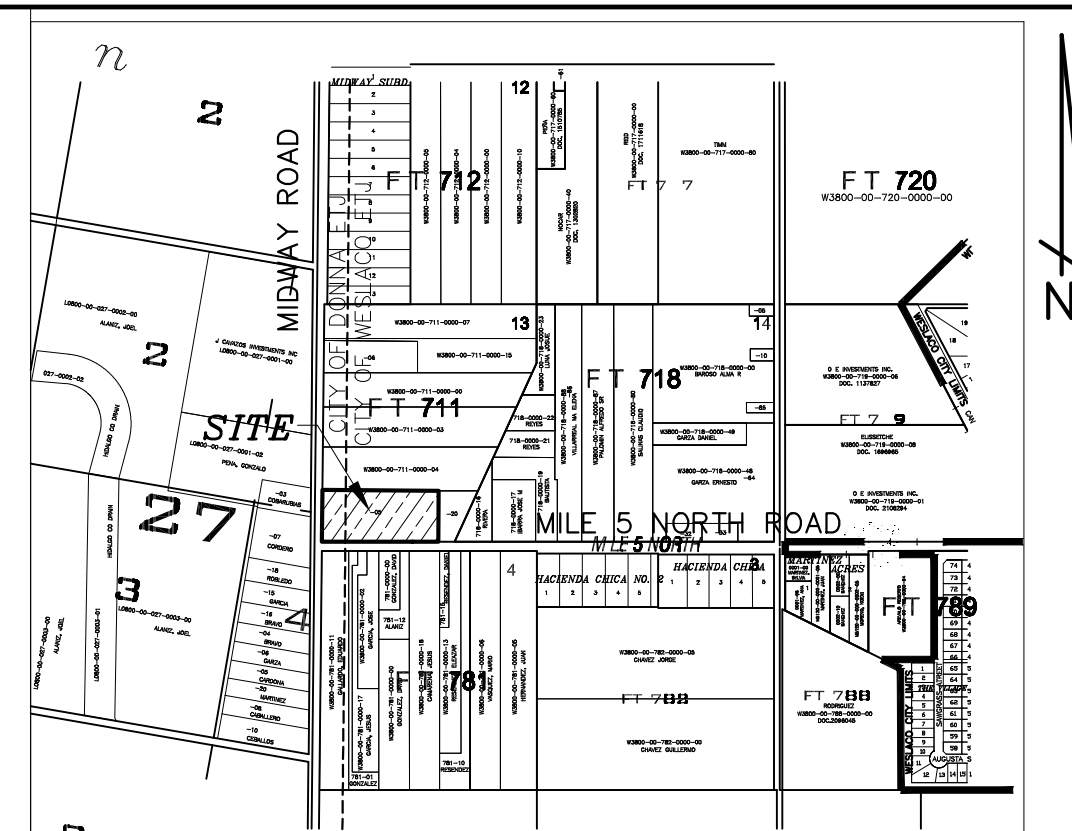
CERTIFICATION OF THE MAYOR OF THE CITY OF WESLACO:

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

MAYOR DAVID SUAREZ _____ DATE _____
CITY OF WESLACO

ATTEST: _____

CITY SECRETARY _____ DATE _____



SUBDIVISION LOCATION DESCRIPTION
EMILY VILLARREAL SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 ON THE NORTHEAST CORNER OF MIDWAY ROAD AND MILE 5 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY WESLACO (POPULATION 41,171/ 2018 CENSUS). THIS SUBDIVISION LIES APPROXIMATELY 0.5 MI. WEST OF THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 1 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

APPROVED BY THE DRAINAGE DISTRICT:
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 CODES 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.

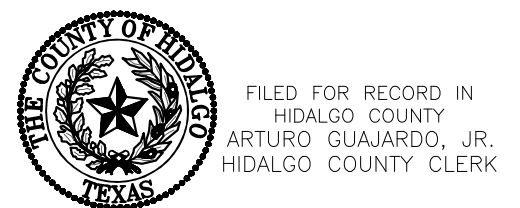
HIDALGO COUNTY DRAINAGE DISTRICT NO.1
RAUL SESIN, P.E., C.F.M. _____ DATE _____
GENERAL MANAGER

STATE OF TEXAS
HIDALGO COUNTY
I THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE _____.

REYNALDO ROBLES _____ DATE _____
R.P.L.S.#4032
PO BOX 476
WESLACO, TX 78599

STATE OF TEXAS
HIDALGO COUNTY
I THE UNDERSIGNED, REYNALDO ROBLES, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REYNALDO ROBLES, JR. _____
LICENSED PROFESSIONAL ENGINEER #102357
PO BOX 476
WESLACO, TX 78599



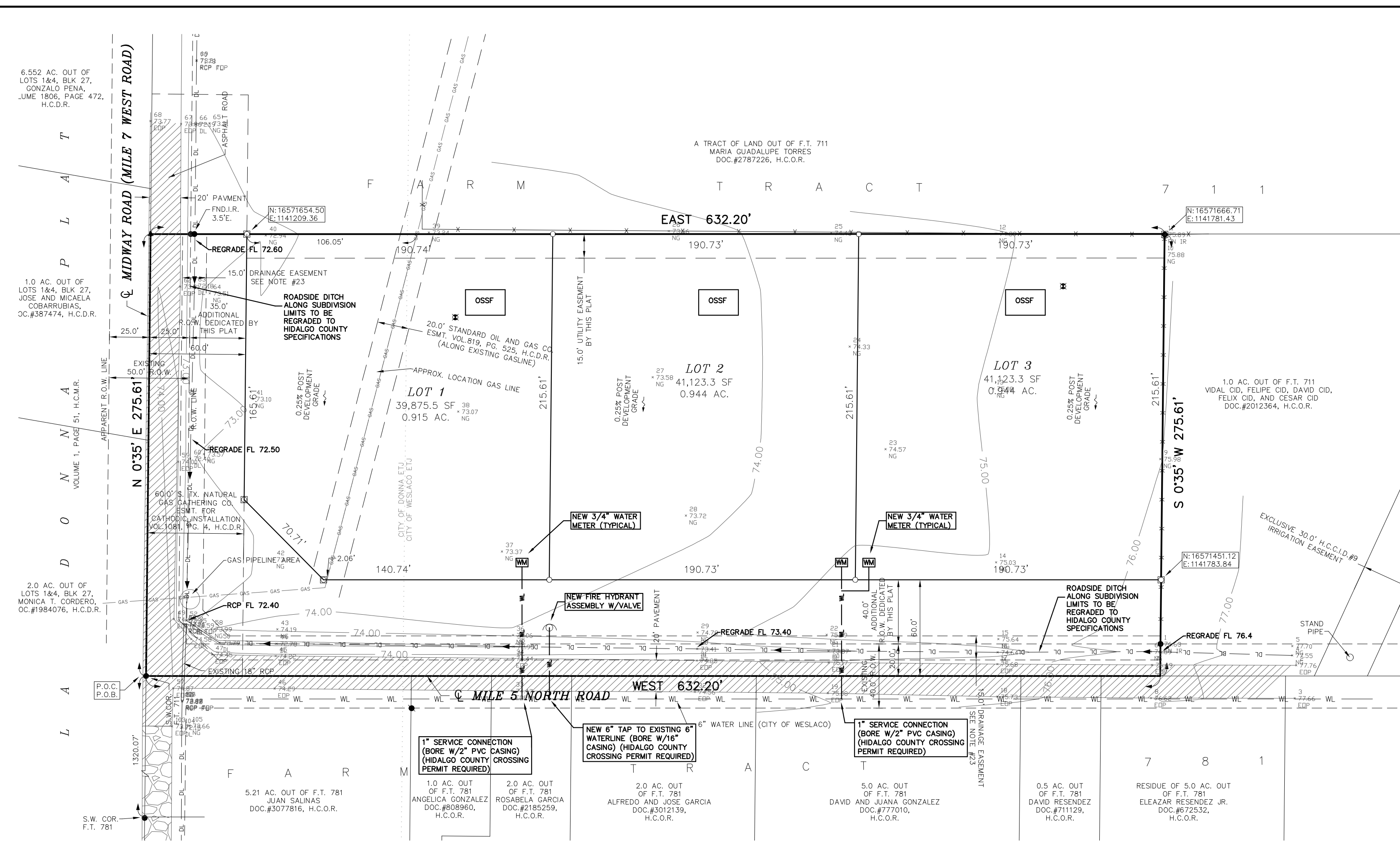
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK
ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

ROBLES ENGINEERING, LLC
FIRM NO.F-17391
PHONE (956) 968-2422
FAX (956) 969-2011

ROBLES & ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS
P.O. BOX 476
107 W. HURSCACHE ST.
WESLACO, TEXAS 78596
PHONE (956) 968-2422
FAX (956) 969-2011
FIRM NO. 10096700

INDEX TO SHEETS OF EMILY VILLARREAL SUBDIVISION	
SHEET 1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.O.D. CERTIFICATE OF APPROVAL; H.C.H.D. CERTIFICATION; 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 VERSION) 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

JOB No. 145-20
DATE: 9-02-20
DRAWN BY: JR

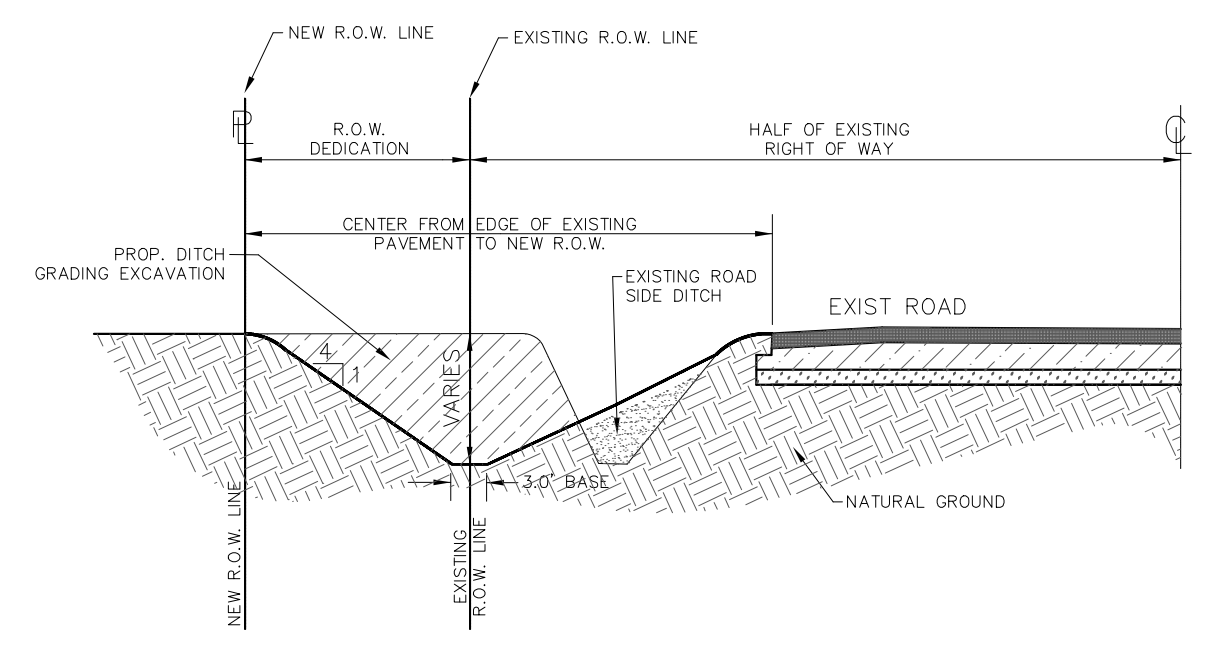


EMILY VILLARREAL SUBDIVISION

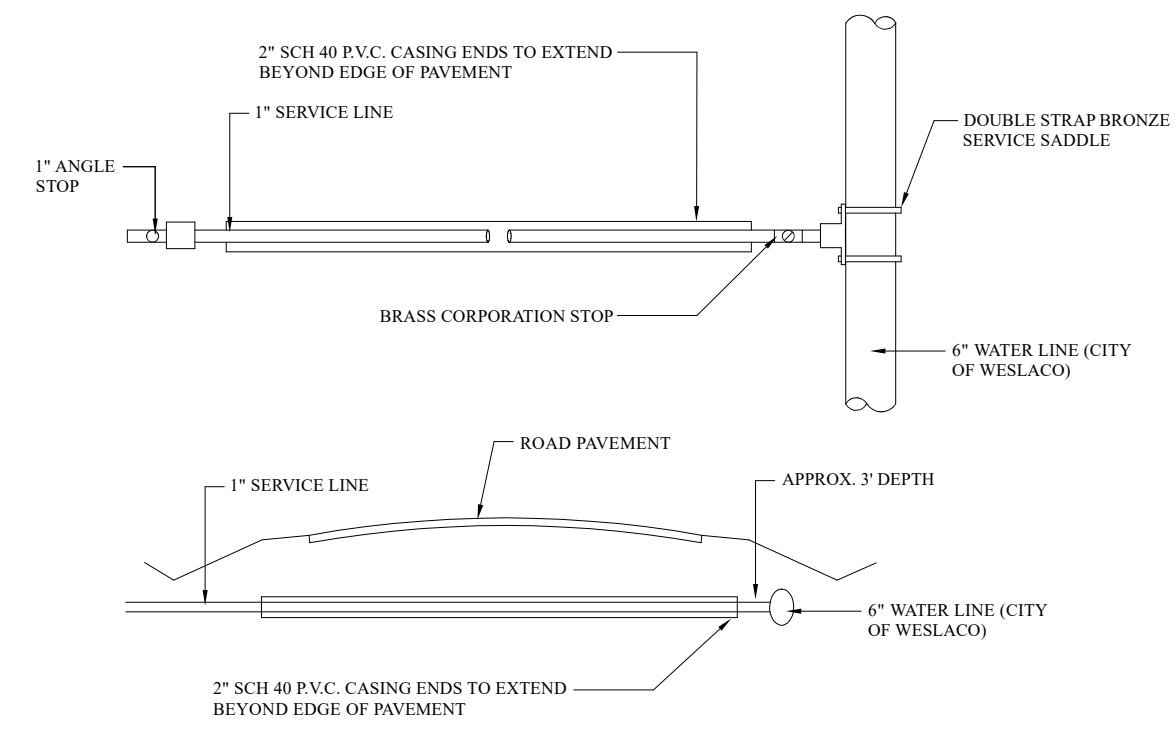
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SCALE: 1"=50'

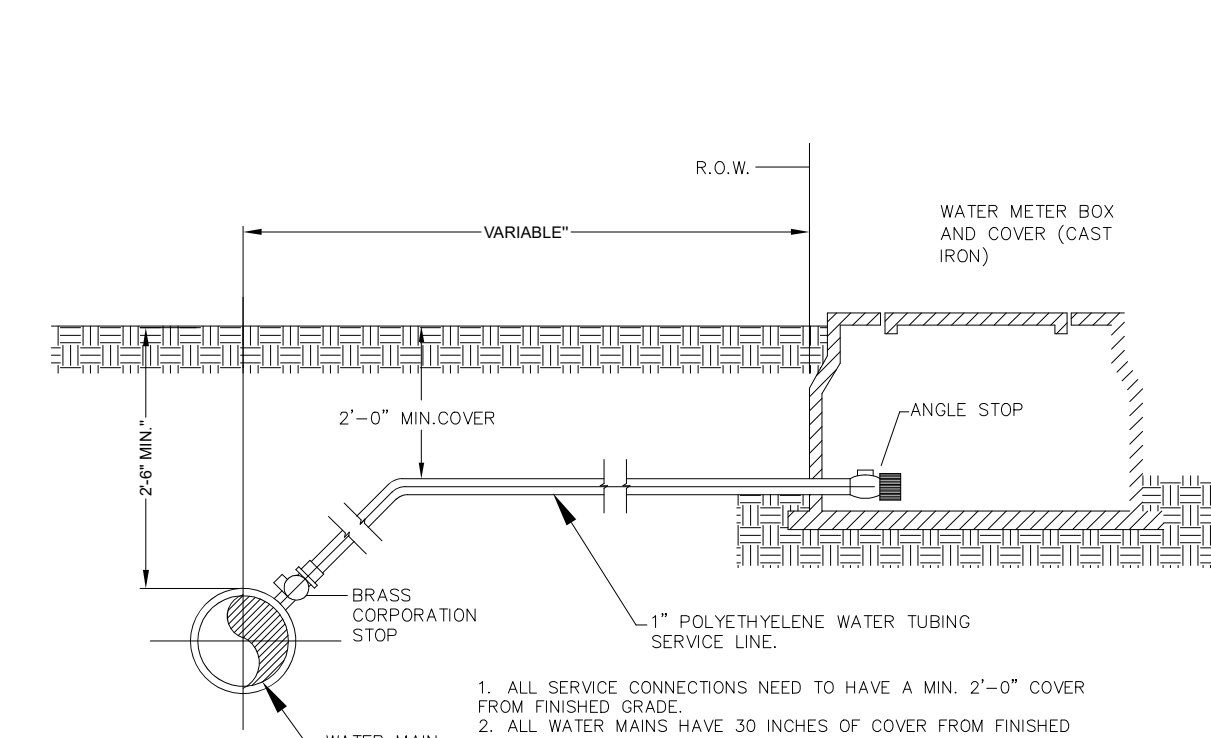
- LEGEND**
- ⊙ POWER POLE
 - WATERLINE
 - DIRECTION OF FLOW
 - 0.00 GRADE ELEVATION
 - FOUND 1/2" IRON ROD
 - SET 1/2" IRON ROD
 - ⊙ WATER VALVE
 - ⊙ HOGWIRE FENCE LINE
 - ⊙ BORE LOCATION



RECONSTRUCTION OF ROADSIDE DITCH N.T.S.



TYPICAL SERVICE CONNECTION (STREET CROSSING) N.T.S.



STANDARD WATER SERVICE CONNECTION N.T.S.

SUBDIVIDER CERTIFICATION:

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH THE 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:

I (WE), MARTIN VILLARREAL, THE UNDERSIGNED, SUBDIVIDER(S) OF EMILY VILLARREAL 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 AND 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.

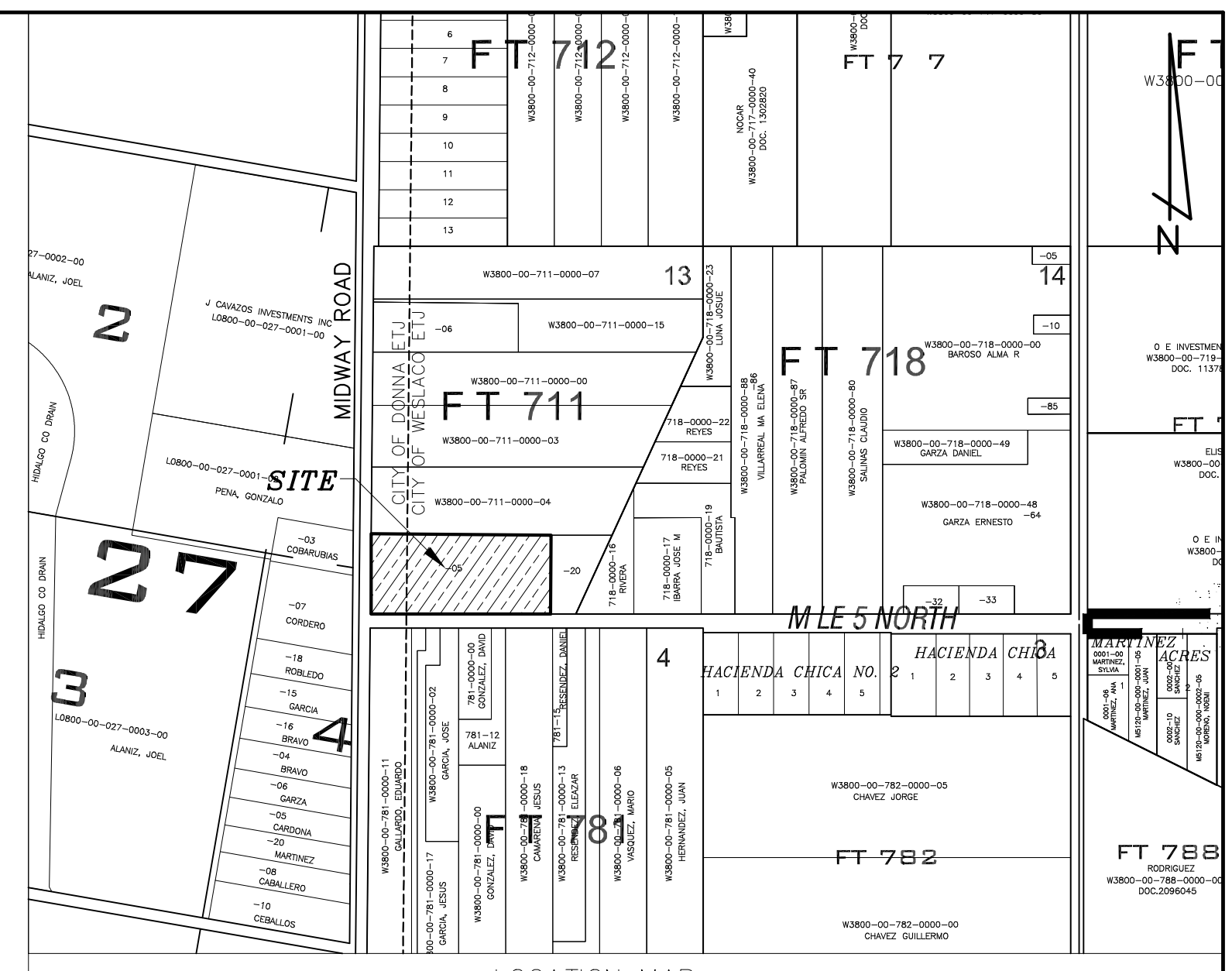
OWNER: MARTIN VILLARREAL DATE: _____
 ADDRESS: 3830 LAGOS VERDES WESLACO, TEXAS 78596

STATE OF TEXAS
 HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARTIN VILLARREAL AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020

NOTARY PUBLIC, FOR THE STATE OF TEXAS



LOCATION MAP (SCALE: 1" = 500')

SUBDIVISION LOCATION DESCRIPTION
 EMILY VILLARREAL SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 ON THE NORTHEAST CORNER OF MIDWAY ROAD AND MILE 5 NORTH ROAD, THE CITY OF WESLACO, NEARBY MUNICIPALITY THE CITY OF WESLACO. THIS SUBDIVISION LIES APPROXIMATELY 0.5 MI. WEST OF THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 1 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
 THIS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF WESLACO. THE SUBDIVIDER AND THE CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH WESLACO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND WESLACO 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.

WATER DISTRIBUTION: THE CITY OF WESLACO HAS AN EXISTING 6" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF MILE 5 N. ROAD. WATER DISTRIBUTION FOR THIS SUBDIVISION CONSISTS OF A 3/4" SERVICE CONNECTION TO THE EXISTING 6" WATERLINE AND A 1" DUAL SERVICE CONNECTION WITH WATER METERS. THE METER BOXES HAVE ALREADY BEEN INSTALLED. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF WESLACO THE SUM OF \$1,350.00, WHICH COVERS THE COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION, FEES, AND MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO WESLACO. UPON REQUEST BY THE LOT OWNER, THE CITY OF WESLACO WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF WESLACO AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWER FACILITIES DESCRIPTION, COST AND OPERABILITY DATE:
 SEWER FROM THIS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWER FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE SITE EVALUATOR JOSE ANGELO GONZALEZ, LICENSE NO.051258, 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 REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:
 EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE. AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 34" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

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.

ENGINEER CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER 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 SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
 WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$1,350.00 WHICH EQUALS TO \$172.50 PER LOT.
 SEWER FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUDES), FOR A TOTAL OF \$4,500.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

DRAINAGE STATEMENT

LOCATION:
 Emily Villarreal Subdivision is located on the northeast corner of the intersection of Mile 5 N. Road and Midway Road within the City of Weslaco 1 Mile ETJ, in the County of Hidalgo, Texas and is described as follows: 4.00 acres of land out of Farm Tract 711 of the West Tract Subdivision, Hidalgo County, Texas, according to the plat thereof recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records.

FLOOD ZONE DESIGNATION:
 By graphical plotting this property falls in Flood Zone "B", which is described as areas between limits of the 100-year and 500-year flood; or certain areas subject to frequent flooding with average depths from one foot or more; the contributing drainage area is less than one square mile, or areas protected by levees from the base flood, as per F.E.M.A. flood insurance rate map with community panel No. 480334 0525 B, map dated January 2, 1981.

EXISTING SOILS:
 Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hidalgo sandy clay loam (29), Mercedes clay (39), and Raymondville clay loam (52). Hidalgo sandy clay loam is listed in hydrologic group B, which consist of well drained soils with a moderate infiltration rate. Mercedes clay loam is listed in hydrologic group C, which consists of soils having very slow infiltration rates. Raymondville clay loam is listed in hydrologic group C, which consists of soils having a slow infiltration rate when thoroughly wet.

PRE-DEVELOPMENT CONDITIONS:
 The land comprising this subdivision is currently undeveloped open land, partially covered with brush. Topographic information of the undeveloped site reveals the site is fairly level with a slope towards the west. Existing runoff makes its way into the roadside ditch along Midway Road, flows south and outfalls into the South Donna Drain, owned by the Hidalgo County Drainage District #7. Calculations reveal an estimated pre-development runoff of 3.21 CFS.

FUTURE CONDITIONS:
 Future Conditions-Expected future use for this subdivision will be for residential use. The development will consist of three lots. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal an increase Q of 5.09 CFS, a total maximum volume of additional run-off of 12,339 cubic feet (0.288 acre-ft), and a future Q of 8.30 CFS. This runoff will be detained in hydrologic group B, which consists of well drained soils with a moderate infiltration rate. The proposed roadside ditch will flow into an existing drainage ditch located approximately 1,100 feet south of the site. A drainage plan is to be approved by the County of Hidalgo at the time of issuance of a building permit.

ENGINEER'S SIGNATURE _____ DATE _____

JOB No. 144-20
 DATE: 7-02-20
 DRAWN BY: JR

ROBLES ENGINEERING, LLC
 FIRM NO. F-17391
 107 W. WARDEN ST.
 WESLACO, TEXAS 78596
 PHONE (956) 968-2422
 FAX (956) 969-2011

NAME	ADDRESS	PHONE
OWNER: MARTIN VILLARREAL	3830 LAGOS VERDES, WESLACO, TX 78596	(956) 724-3028
SURVEYOR: REYNALDO ROBLES	PO BOX 476, WESLACO, TX 78599	(956) 968-2422
ENGINEER: REYNALDO ROBLES, JR.	PO BOX 476, WESLACO, TX 78599	(956) 968-2422

INDEX TO SHEETS OF EMILY VILLARREAL SUBDIVISION

SHEET	DESCRIPTION
1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.O.D. CERTIFICATE OF APPROVAL; H.C.H.D. CERTIFICATION; REVISION NOTES.
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 VERSION) 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

PRELIMINARY-FOR REVIEW ONLY