



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: 9-28-2021

PROPOSED SAN JACINTO ESTATES NO. 10 PHASE II SUBDIVISION PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: OLIVAREZ ORGANIZATION, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 48 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 12

FILLING STATIONS: 4

LOCATION DESCRIPTION: NORTH SIDE OF MILE 10 NORTH ROAD APPROXIMATELY 300 FEET EAST OF MILE 4 ½ WEST 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 7-17-2019 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 MILE 10 NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 9-08-2021 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 9-07-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: WESLACO LINE SIZE: 12" LOCATION: MILE 10 NORTH ROAD.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: MILE 10 NORTH ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 9-07-2021: 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: MARCH 24, 2020

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

Final Approval subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

MAP OF TOPOGRAPHY AND DRAINAGE/MAPA DE TOPOGRAFIA Y DRENAJE

SAN JACINTO ESTATES
No. 10 PHASE II

A 13.49 ACRE TRACT OF LAND OUT OF FARM TRACT 94, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3161697, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR: SAN JACINTO ESTATES NO. 10 (MASTER PLAN)
BY: MARCO A. GONZALEZ P.E.

DRAINAGE REPORT FOR SAN JACINTO ESTATES NO. 10 PHASE I & II

A 56.65 acre tract of land being all of Farm Tract 87 and 16.66 acres out of Farm Tract 94, West and Adams Tracts Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas, and according to correction warranty deed recorded under county clerk's document number 3161697, official records, Hidalgo County, Texas. This subdivision is located on the northwest corner of Mile 4 West Road and Mile 10 North Road. The site is currently open land and is owned by Westaco E.T.I. The proposed subdivision will consist of 139 single-family lots. (Phase 2 - 13.49 acres).

The site is Zone V-C (residential), which is within the 650-year floodplain and Zone V-C* (residential) areas of 500-year flood areas of 100-year flood areas with average depths of less than 1-foot. Flood protection shall be provided for all areas protected by levees from 100-year flood, as per FEMA Flood Insurance Rate Map Community Panel No. 480334-0450-C dated June 8, 2000 with LOM dated May 30, 2002 and Letter of Map Revision based on fill (LDM-R) dated September 21, 2018 with Case No. 18-08-0474. The residential water elevation is 4.66 and is based on the 0'G from the adjoining property. (Phase 2 - 13.49 acres).

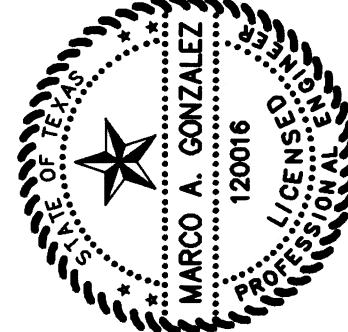
The majority of the soil is Hidalgo (25, 26, & 30) and is soil group "B". It is Fine Sandy Loam, Sandy Clay Loam, and Clay Loam. The soil is moderately permeable. Permeability is moderate. Plasticity index has a range of 1'-25'. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a southerly direction with an approximate 0.5 % slope. The existing runoff for the proposed subdivision is 0-22.15 cubic feet per second based on a 10-year storm.

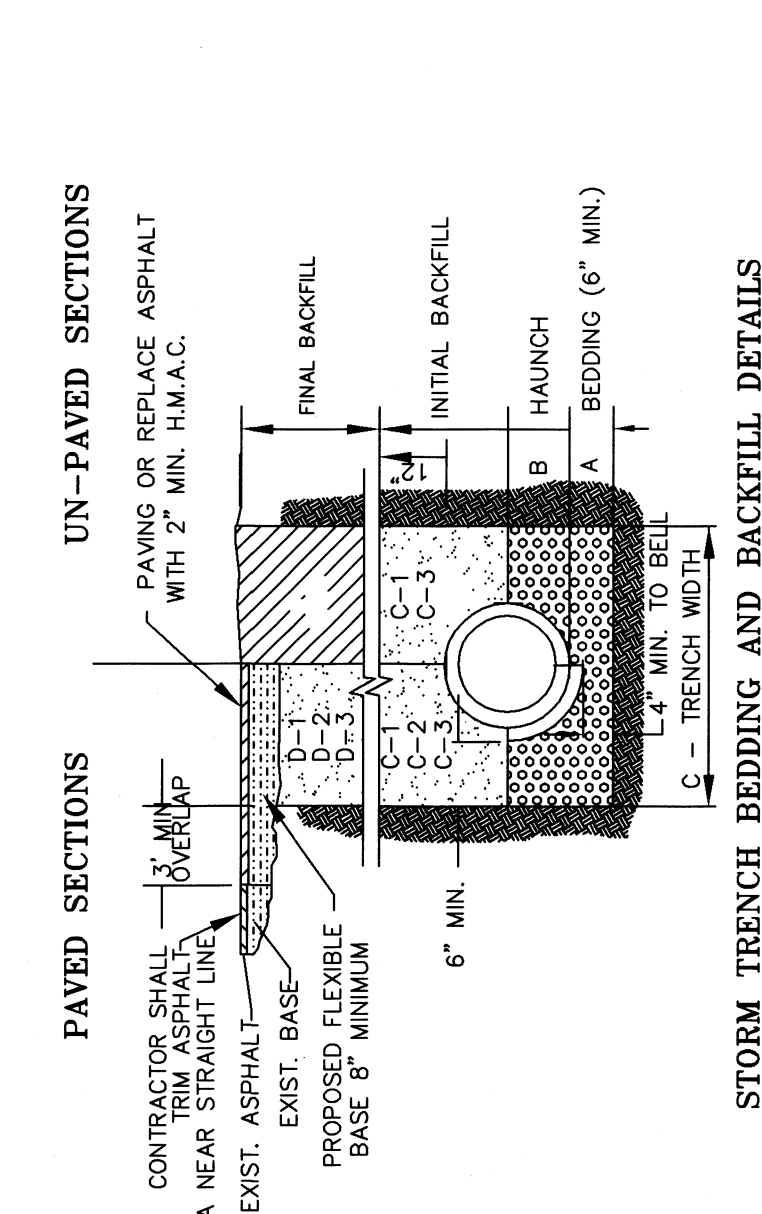
After development the runoff will be 0-83.60 cubic feet per second for an increase of One (1) 45 cubic feet per second (50 year storm). Detention will be 173,909.51 cubic feet (3.99 acre feet) and will be accomplished by excavating the existing Hidalgo Common County Irrigation District No. 9 drain ditch located on the west side of the subdivision and upgrading the roadside ditch to a storm sewer system consisting of 18" 34', 30", 36" and 42" storm pipes and "Type A" inlets that will collect the runoff from the roads that will outlet in the drain ditch, 45.00 feet of Drain Ditch Right of Way to Hidalgo County Drainage District No. 1 is being dedicated by this plat. This drain ditch flows north, then turns east and connects with H.C.D.D. No. 1 Mercedes Lateral.

CONTINUATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE PLAN FOR ZONE V-C, UNSHARED AND ZONE V-C* SHOWN AS DESCRIBED BY A COMMUNITY PANEL NUMBER 480334-0450-C DATED ON JUNE 8, 2000 (REVISED MAY 30, 2001 TO REFLECT LOMR) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



MARCO A. GONZALEZ
P.E. 120016
DATE 9-8-21

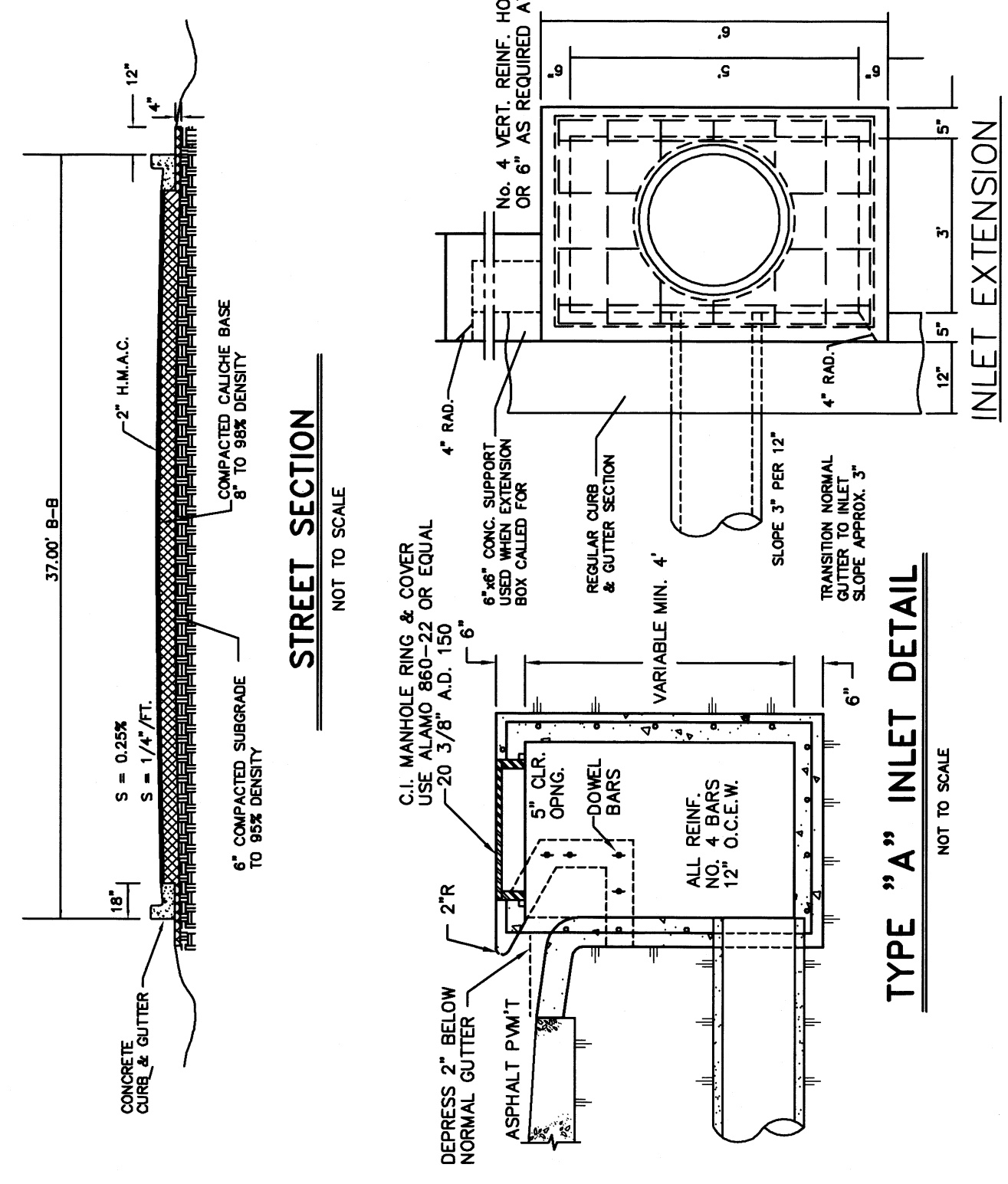


STORM TRENCH BEDDING AND BACKFILL DETAILS

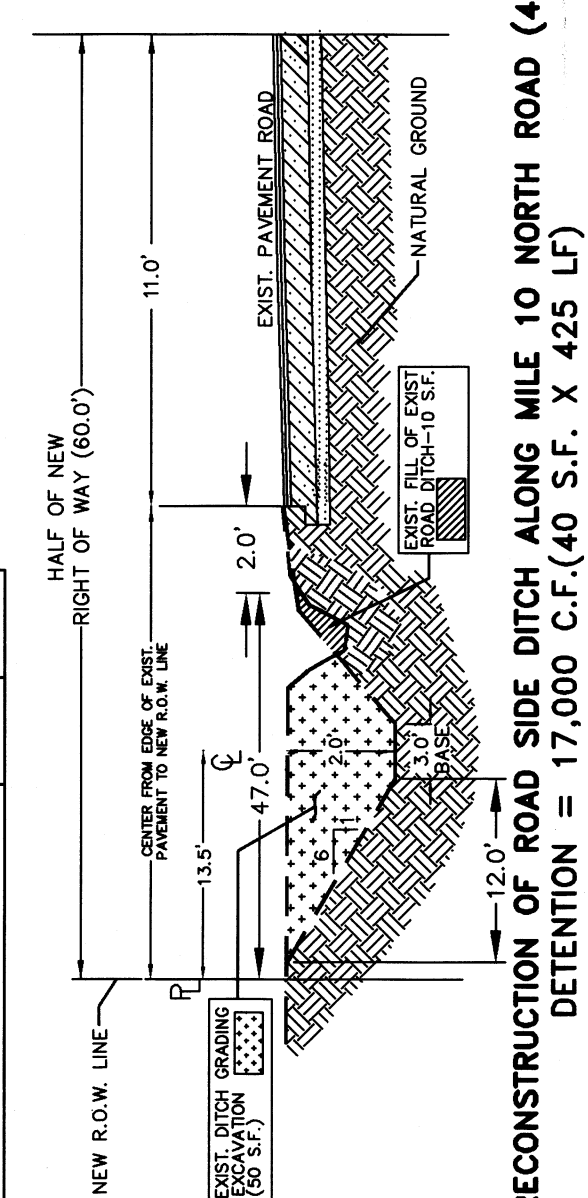
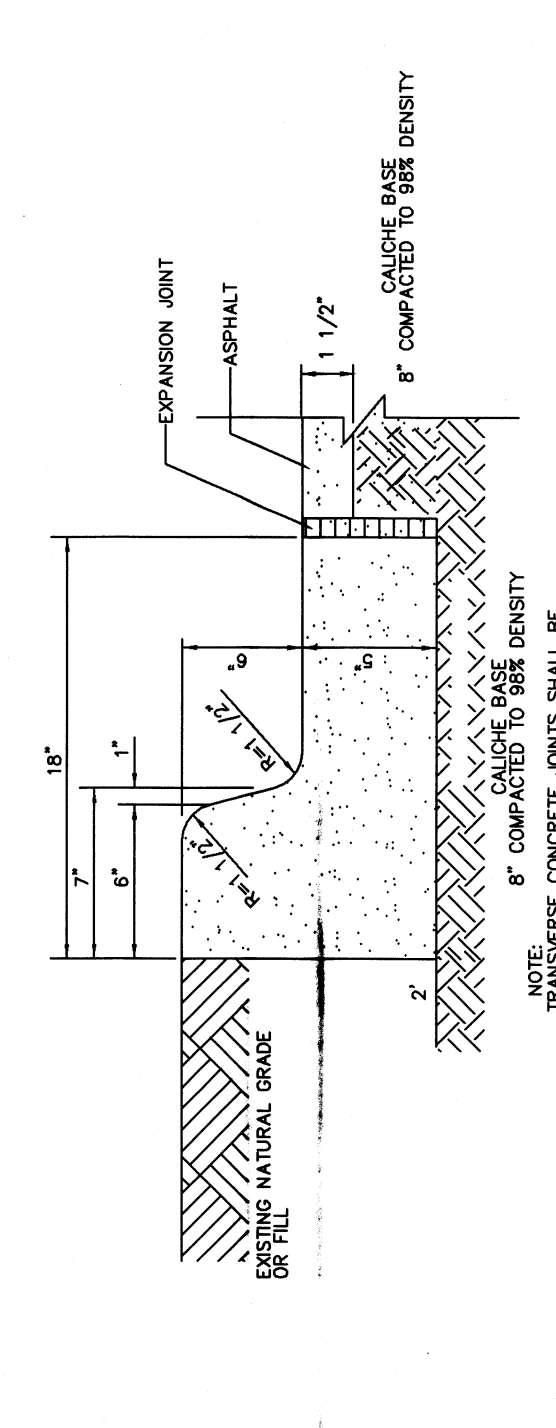
N.T.S.

- BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC SHALL BE LAD UP TO ROW OF PIPE (MIN. THICKNESS = 6" - 7" RUN GRAVEL 3/4" MAX. SIZE.
- HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC SHALL BE LAD UP TO ROW OF PIPE (MIN. THICKNESS = 6" - 7" RUN GRAVEL 3/4" MAX. SIZE. BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE AT A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHSTO M45) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - SHALL BE SOIL TYPE AT A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHSTO M45) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- FINAL 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% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE AT A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHSTO M45) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - SHALL BE SOIL TYPE AT A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHSTO M45) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE A MAXIMUM P.I. OF 19 BACKFILL MATERIAL STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL FOUNDATION SUBSTITUTES SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D6989. THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6".

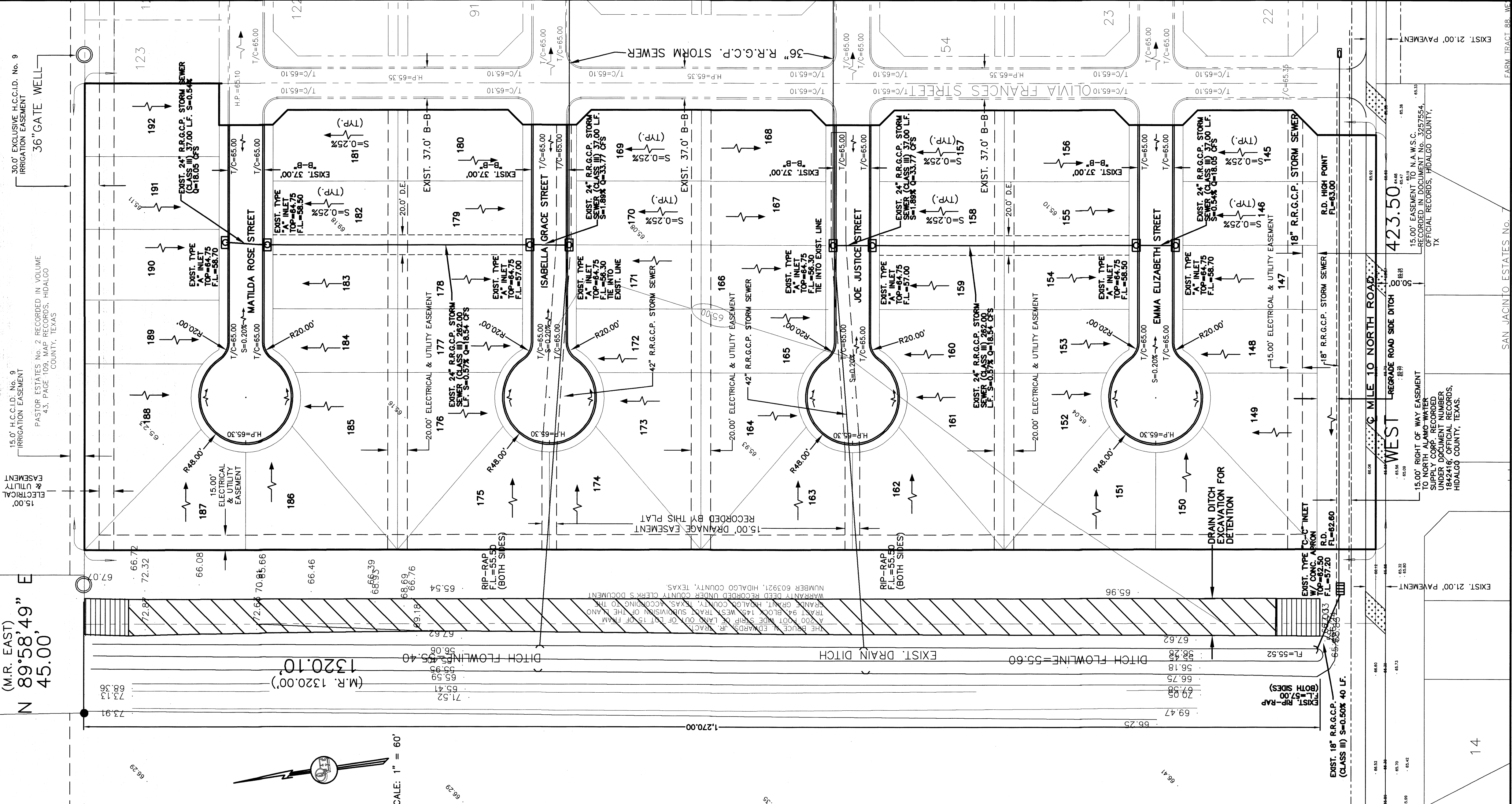
NOTES: 1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. 2. MAXIMUM COVER SHALL BE 8' TO 12' WITHIN 12 IN. BELOW THE FLEXIBLE BASE. 3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS UNDER PAVEMENT. 4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



NOTE: DETENTION CONSTRUCTED DURING PHASE I
LEGEND (PHASE I & II)
TOTAL DETENTION REQUIRED - 173,909.51 C.F.
TOTAL DETENTION PROVIDED - 250,816.00 C.F.
(635 L.F. X 110.4 S.F.) + (635 L.F. X 121.2 S.F.) + 72,000 C.F. + 31,750.00 C.F.
TOTAL EXCAVATION NEEDED - 296,418.00 C.F.
(635 L.F. X 227.3 S.F.) + (635 L.F. X 239.5 S.F.)



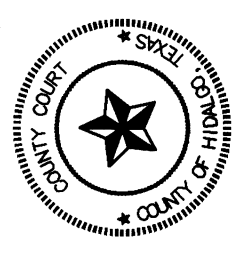
RECONSTRUCTION OF ROAD SIDE DITCH ALONG MILE 10 NORTH ROAD (425 LF)
DETENTION = 17,000 C.F. (40 S.F. X 425 LF)
TO BE USED FOR DETENTION
N.T.S.



No.	Sheet	Date	Approved

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
HOUSTON, TEXAS 77053
REGISTRATION NUMBER F-1813
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QCHA-ENG.COM



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GONZALEZ, CLERK
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

DATE PREPARED	PREPARED BY	DATE CHECKED	CHECKED BY

DATE REVISION	REVISION BY	DATE	REVISION

PLANS	DATE	BY	APPROVED BY

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