



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

2818 S. BUSINESS HWY 281  
EDINBURG TEXAS 78539  
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## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-28-2022

PROPOSED VILLAS WEST PHASE II SUBDIVISION PRECINCT No. 3.

ENGINEER: MELDEN & HUNT INC. DEVELOPER: MILE 7 RONNIE LLC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 73  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 26

FILLING STATIONS: 12

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

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 06-21-2022 PROPERTY LIES WITHIN FLOOD ZONE: "A" & "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE SYSTEM WILL CONSIST OF SURFACE RUNOFF FROM THE 3.00 ACRE LOTS INTO THE PROPOSED ROAD SIDE DITCHES ALONG BOTH SIDES OF THE PROPOSED STREETS AND WILL COMPLY WITH THE DETENTION REQUIRED AS APPROVED BY HCDD#1.

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

H.C.R.O.W. FINAL APPROVAL DATE: 06-09-2022 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 06-16-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF'S

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

H.C.E.O.C. FINAL APPROVAL DATE: 06-15-2022 : 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: N/A

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

**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.*

\*

**METES AND BOUNDS DESCRIPTION**

A TRACT OF LAND CONTAINING 242.880 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF PORCION 76, SAID 242.880 ACRES OUT OF A CERTAIN TRACT CONVEYED TO JOSEPH SEKULA, AS PART OF HIS SEPARATE PROPERTY AND ESTATES, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1199223, HIDALGO COUNTY OFFICIAL RECORDS, SAID 242.880 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 7, OF THE UNRECORDED MAP OF STRATTON TRACT:

THENCE, S 08° 56' 36" W ALONG THE EAST LINE OF SAID STRATTON TRACT, A DISTANCE OF 384.36 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT:

1. THENCE, S 81° 25' 56" E A DISTANCE OF 1,621.80 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 09° 44' 15" W A DISTANCE OF 2,720.31 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
3. THENCE, S 09° 43' 07" W A DISTANCE OF 3,996.45 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 22' 10" W A DISTANCE OF 1,530.02 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
5. THENCE, N 08° 56' 36" E ALONG THE EAST LINE OF SAID STRATTON TRACT, A DISTANCE OF 6,713.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 242.880 ACRES OF LAND, MORE OR LESS.

**GENERAL PLAT NOTES & RESTRICTIONS:**

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

**1. FLOOD ZONE STATEMENT:**

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.  
 THE AREAS 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 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. 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 LOTS.

5. 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 ADJACENT TO A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION. NO BUILDINGS OR STRUCTURES ALLOWED WITHIN ZONE "A".

6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
 -->B.M. NO. 1--ELEV. 220.00 N.A.V.D. 88 DESCRIPTIONS: MHI DISK SET 2'X2' CONCRETE SLAB SET APPROXIMATELY ON THE SOUTH WEST CORNER OF LOT 46 OF THIS SUBDIVISION. N: 16646541.3633 E:1006643.99.13  
 -->B.M. NO. 2--ELEV. 229.00 N.A.V.D. 88 DESCRIPTIONS: MHI DISK SET 2'X2' CONCRETE SLAB SET APPROXIMATELY ON THE NORTH EAST CORNER OF LOT 25 OF THIS SUBDIVISION. N: 1661217.8974 E: 1006732.7439

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 295,154 CUBIC-Feet 6.776 Acre-Feet) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 4 FOR STORM SEWER IMPROVEMENTS.)

8. 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 IMPERVIOUS AREA BEING GREATER THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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).

14. 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 SEWERAGE 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.

15. 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.

16. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

17. MILE SEVEN RONIE, LLC, THE OWNER & SUBDIVIDER OF VILLAS WEST PHASE II, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.1 OF THIS PLAT.

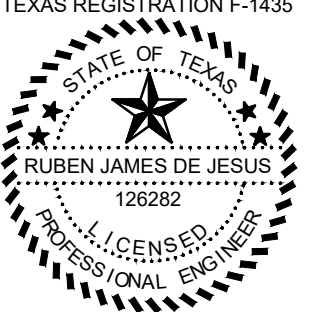
18. DRAINAGE DETENTION POND SHALL TO BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND 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.

RUBEN JAMES DE JESUS, PE # 126282  
 DATE PREPARED: AUGUST 30, 2021  
 JOB No. (ENG.) 21066.00  
 BY: CIRO

MELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435



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 II WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE 03/15/2021 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 II 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 SAENZ, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR VILLAS WEST PHASE II SUBDIVISION, 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, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH PORTABLE 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 SAENZ \_\_\_\_\_ DATE: \_\_\_\_\_  
 GENERAL MANAGER  
 AGUA SPECIAL UTILITY DISTRICT

**HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL  
 HIDALGO COUNTY HEALTH DEPARTMENT**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VILLA WEST PHASE II 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

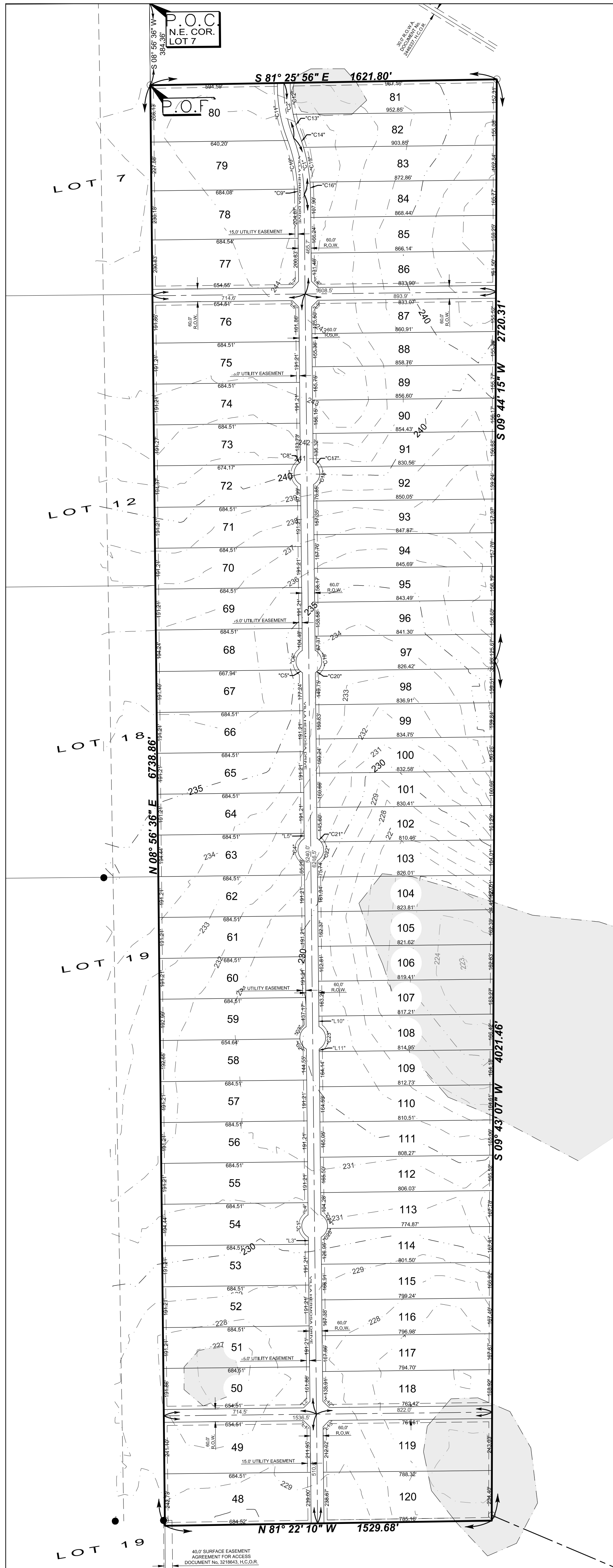
RAUL E. SESIN P. E., C. F. M. \_\_\_\_\_ DATE: \_\_\_\_\_  
 GENERAL MANAGER

**SUBDIVISION MAP OF  
 VILLAS WEST PHASE II  
 242.880 ACRES OUT OF  
 PORCION 76  
 HIDALGO COUNTY, TEXAS**

MELDEN & HUNT, INC. TEXAS REGIST. F-1435  
**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

**PRINCIPAL CONTACTS**

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: MILE SEVEN RONIE, LLC	612 W. NOLANA AVE STE. 570	McAlLEN, TX 78504-3971	(956) 682-8024
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



**LOT - AREAS**

Lot #	ACRES
48	3.785
49	3.785
50	3.005
51	3.005
52	3.005
53	3.005
54	3.005
55	3.005
56	3.005
57	3.005
58	3.005
59	3.005
60	3.005
61	3.005
62	3.005
63	3.005
64	3.005
65	3.005
66	3.005
67	3.005
68	3.005
69	3.005
70	3.005
71	3.005
72	3.005
73	3.005
74	3.005
75	3.005
76	3.005
77	3.617
78	3.617
79	3.496
80	3.738
81	3.310
82	3.310
83	3.310
84	3.310
85	3.310
86	3.196
87	3.067
88	3.067
89	3.067
90	3.067
91	3.067
92	3.067
93	3.067
94	3.067
95	3.067
96	3.067
97	3.067
98	3.067
99	3.067
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101	3.067
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103	3.067
104	3.067
105	3.067
106	3.067
107	3.067
108	3.067
109	3.067
110	3.067
111	3.067
112	3.067
113	3.067
114	3.067
115	3.067
116	3.067
117	3.067
118	3.067
119	4.388
120	4.272

**LOT LINE TABLES**

Line #	Direction	Length
L1	S 30° 00' 32\"	42.40'
L2	S 53° 54' 28\"	42.40'
L3	S 08° 56' 36\"	32.60'
L4	S 08° 56' 36\"	57.91'
L5	S 08° 56' 36\"	25.22'
L6	S 30° 00' 32\"	42.40'
L7	S 53° 54' 28\"	42.40'
L8	N 30° 00' 32\"	42.40'
L9	N 53° 54' 28\"	42.40'
L10	N 08° 56' 36\"	46.97'
L11	N 08° 56' 36\"	12.51'
L12	N 30° 00' 32\"	42.40'
L13	N 53° 54' 28\"	42.40'

**LOT - CURVE TABLES**

Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
C1	120° 00' 00\"	60.00'	125.66'	103.92'	103.92'	S 08° 56' 36\"
C2	096° 16' 38\"	60.00'	66.93'	32.69'	56.59'	S 22° 55' 55\"
C3	063° 43' 22\"	60.00'	66.73'	37.29'	63.34'	S 37° 04' 55\"
C4	120° 00' 00\"	60.00'	125.66'	103.92'	103.92'	S 08° 56' 36\"
C5	020° 55' 04\"	60.00'	21.91'	11.08'	21.78'	S 40° 36' 51\"
C6	096° 04' 56\"	60.00'	103.70'	70.35'	91.30'	S 19° 24' 09\"
C7	107° 45' 03\"	60.00'	112.84'	82.21'	96.93'	S 02° 48' 08\"
C8	012° 14' 57\"	60.00'	12.83'	6.44'	12.80'	S 02° 48' 08\"
C9	001° 56' 15\"	748.71'	25.32'	12.66'	25.32'	S 07° 50' 32\"
C10	017° 49' 37\"	748.71'	232.95'	117.43'	232.02'	S 01° 57' 24\"
C11	022° 47' 52\"	660.84'	274.88'	139.28'	273.07'	S 00° 40' 17\"
C12	013° 26' 28\"	630.84'	147.89'	74.33'	147.64'	N 04° 12' 48\"
C13	009° 37' 03\"	630.84'	100.89'	53.07'	105.77'	N 07° 16' 58\"
C14	003° 58' 49\"	630.84'	58.16'	28.11'	58.16'	N 08° 52' 29\"
C15	011° 42' 47\"	630.84'	165.53'	83.09'	165.30'	N 01° 04' 11\"
C16	004° 06' 03\"	630.84'	57.89'	28.98'	57.88'	N 08° 50' 44\"
C17	029° 30' 53\"	60.00'	30.91'	15.80'	30.57'	N 30° 17' 57\"
C18	090° 29' 07\"	60.00'	14.76'	60.51'	85.21'	N 23° 42' 03\"
C19	104° 42' 02\"	60.00'	109.64'	77.77'	95.01'	N 01° 17' 37\"
C20	019° 17' 58\"	60.00'	16.02'	8.06'	15.97'	N 81° 17' 37\"

**ROAD CENTER LINE - CURVE TABLES**

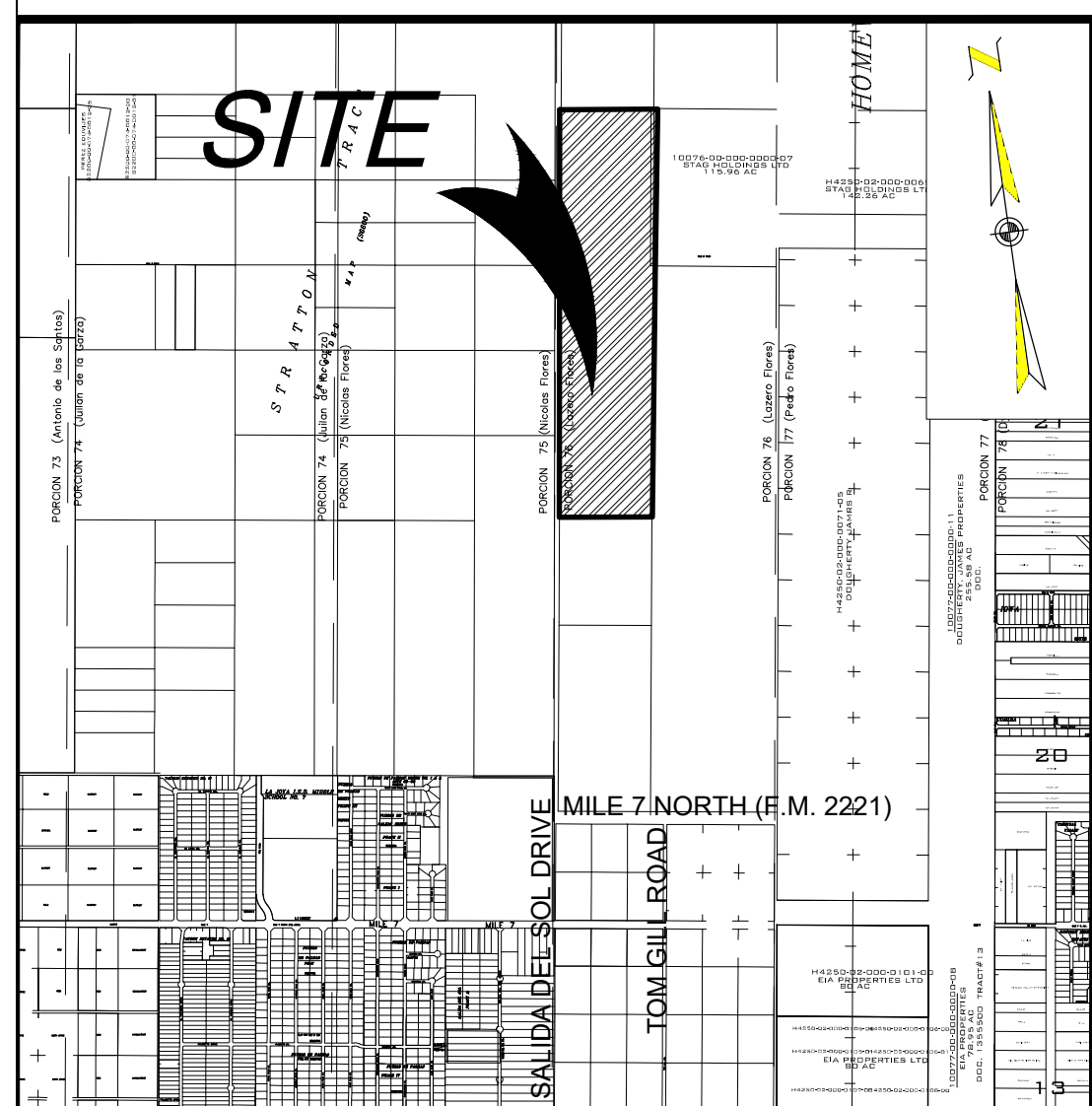
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
C1	019° 47' 17\"	778.78'	268.07'	135.84'	267.63'	N 00° 59' 56\"
C2	022° 55' 21\"	660.84'	264.38'	133.98'	262.62'	N 00° 38' 08\"

**LEGEND**

- FOUND No.4 REBAR
- SET No.4 REBAR WITH PLASTIC
- CAP STAMPED MELDEN & HUNT
- ⊠ GAS MARKER
- HOG WIRE FENCE
- GAS LINE
- FLOOD "ZONE A"
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- R.O.W.A. - RIGHT OF WAY AGREEMENT
- N.E. COR. - NORTH EAST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- W.D. - WARRANTY DEED
- D.W.W. - DEED WITHOUT WARRANTY
- E.W.D. - EXECUTOR'S WARRANTY DEED

**SUBDIVISION MAP OF VILLAS WEST PHASE II 242.880 ACRES OUT OF PORCION 76 HIDALGO COUNTY, TEXAS**

LOCATION MAP SCALE 1" = 2000'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
 VILLAS WEST PHASE II IS LOCATED IN THE SOUTHWESTERN PART OF HIDALGO COUNTY ON THE NORTHWEST INTERSECTION OF MILE 7 NORTH ROAD & TOM GILL ROAD. THE ONLY NEARBY MUNICIPALITIES IS THE CITY OF LA JOYA. VILLAS WEST PHASE II FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 3.

STATE OF TEXAS  
 COUNTY OF HIDALGO

**OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

WE, MILE SEVEN RONIE, LLC AS OWNER OF THE 155.158 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VILLAS WEST PHASE II, 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.

MILE SEVEN RONIE, LLC AS A TEXAS LIMITED LIABILITY COMPANY ELIAS WOLOSKI, MANAGER 612 W. NOLANA AVE. STE. 570A McALLEN, TX 78504-3971

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ELIAS WOLOSKI, PROVED 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:

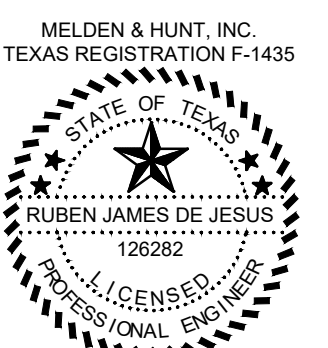
**PRINCIPAL CONTACTS**

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	MILE SEVEN RONIE, LLC	612 W. NOLANA AVE. STE. 570	McALLEN, TX 78504-3971 (956) 682-8024
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

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.

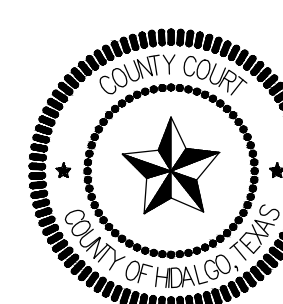
RUBEN JAMES DE JESUS, PE # 126282  
 DATE PREPARED: APRIL 30, 2021  
 JOB NO. (ENG.) 21066.00  
 BY: CIRO



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 II WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 03/15/2021 BY ME OR UNDER MY SUPERVISION.

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

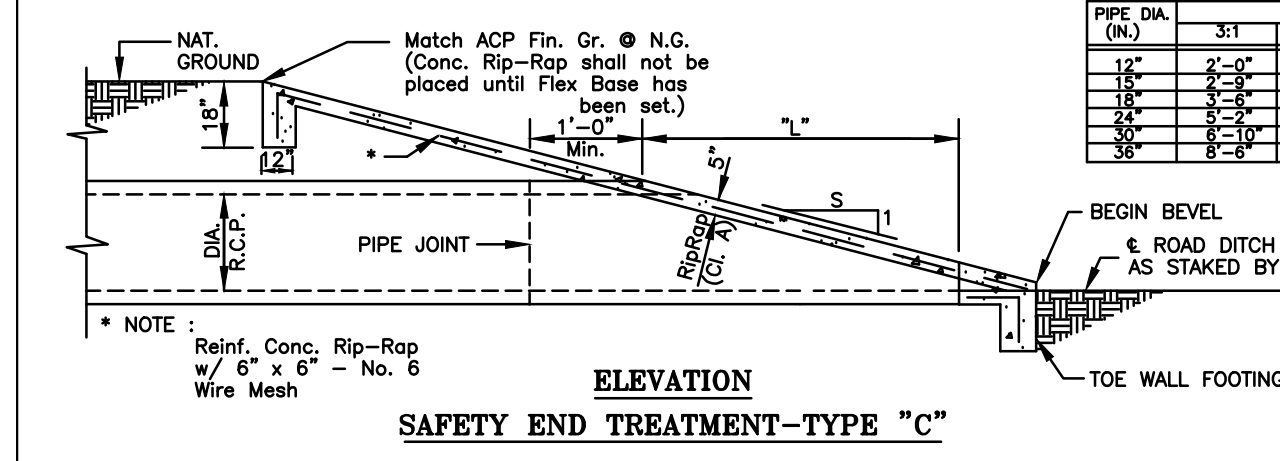
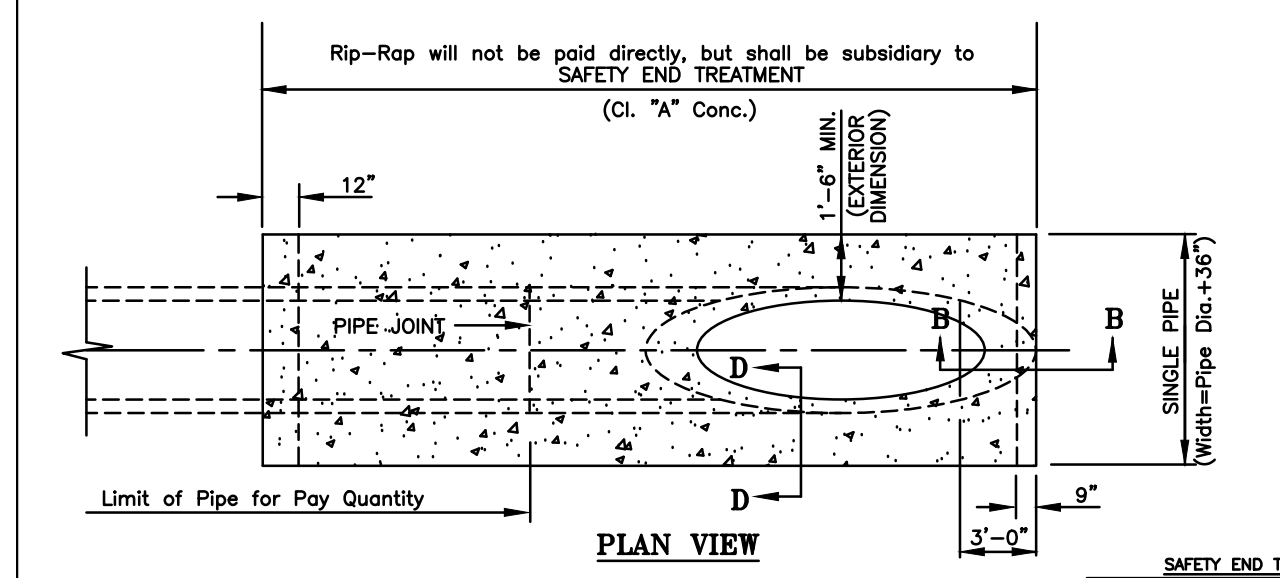
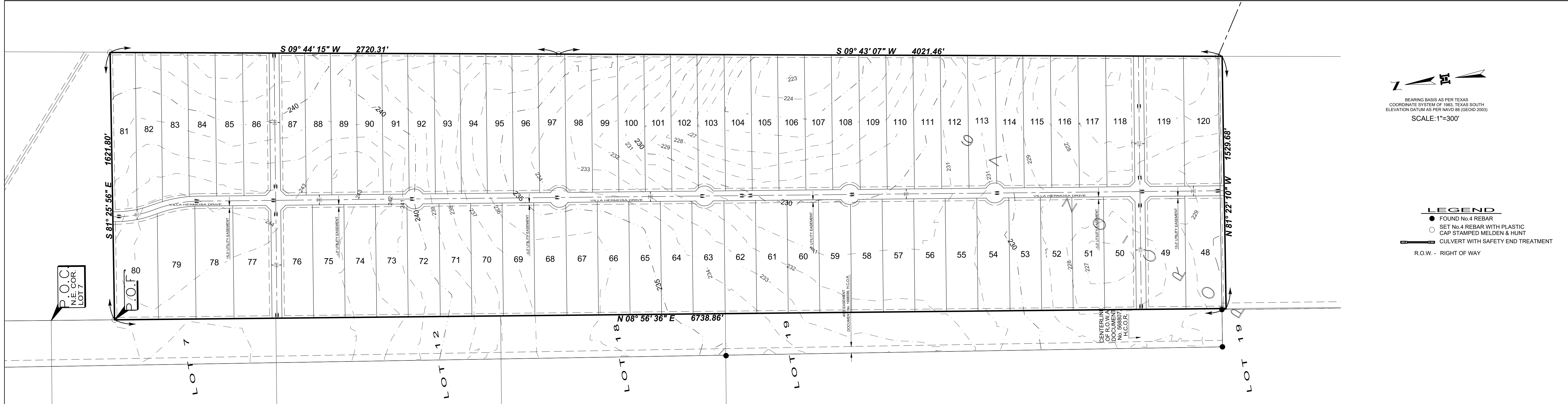


FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

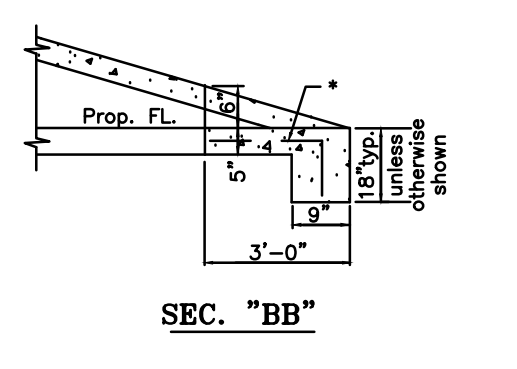
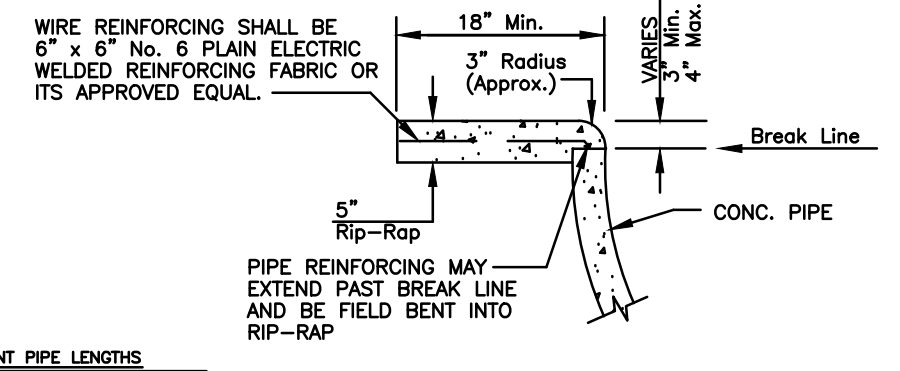
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

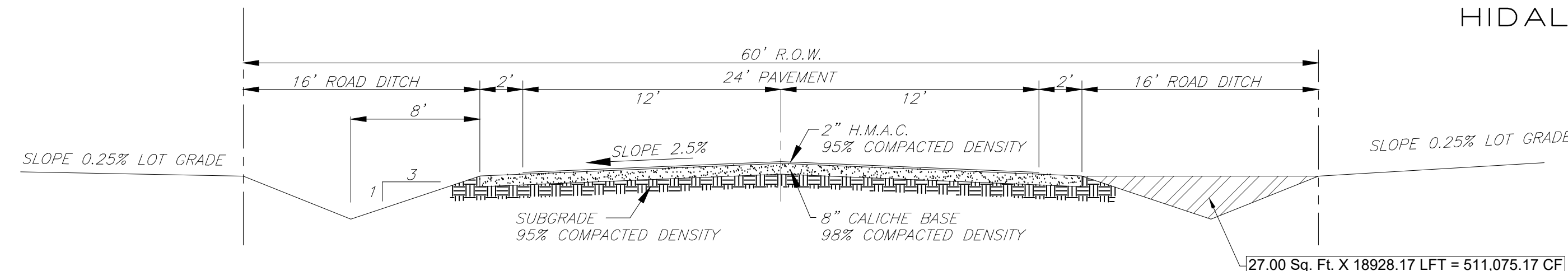
**MELDEN & HUNT, INC.**  
 CONSULTANTS • ENGINEERS • SURVEYORS  
 115 W. MCINTYRE - EDINBURG, TX 78541  
 PH: (956) 381-0981 - FAX: (956) 381-1839  
 ESTABLISHED 1947 - www.meldenandhunt.com



**SAFETY END TREATMENT - (Type "C") DETAILS**  
 N.T.S.



PIPE DIA. (IN.)	3:1	4:1	5:1	6:1
12"	12'	12'	12'	12'
18"	18'	18'	18'	18'
24"	24'	24'	24'	24'
30"	30'	30'	30'	30'
36"	36'	36'	36'	36'
42"	42'	42'	42'	42'
48"	48'	48'	48'	48'
54"	54'	54'	54'	54'
60"	60'	60'	60'	60'



**TYPICAL PAVING SECTION**  
 DITCH EXCAVATION 37,295 CY.

**DRAINAGE STATEMENT**  
 VILLAS WEST PHASE II

VILLAS WEST PHASE II IS A 242.880 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF PORCION 76, SAID 242.880 ACRES OUT OF A CERTAIN TRACT CONVEYED TO JOSEPH SEKULA, AS PART OF HIS SEPARATE PROPERTY AND ESTATES, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1199223, HIDALGO COUNTY OFFICIAL RECORDS. THE PROPERTY IS LOCATED ALONG THE NORTHWEST INTERSECTION OF TOM GILL ROAD AND F.M. 2221, NORTH OF VILLAS WEST PHASE I. THE PROPERTY IS CURRENTLY OPEN GRASS LAND WITH A PROPOSED 69 RESIDENTIAL LOTS. THIS PROPERTY IS LOCATED IN ZONE "X" UNSHADED & ZONE "A" IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 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", (4) BRENNAN FINE SANDY LOAM GROUP "B", (35) MCCALLEN FINE SANDY LOAM GROUP "B", (51) MCCALLEN FINE SANDY CLAY LOAM "B", & (60) RIO CLAY LOAM 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 47.08 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 67.53 C.F.S. DURING THE 100-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 20.45 C.F.S.

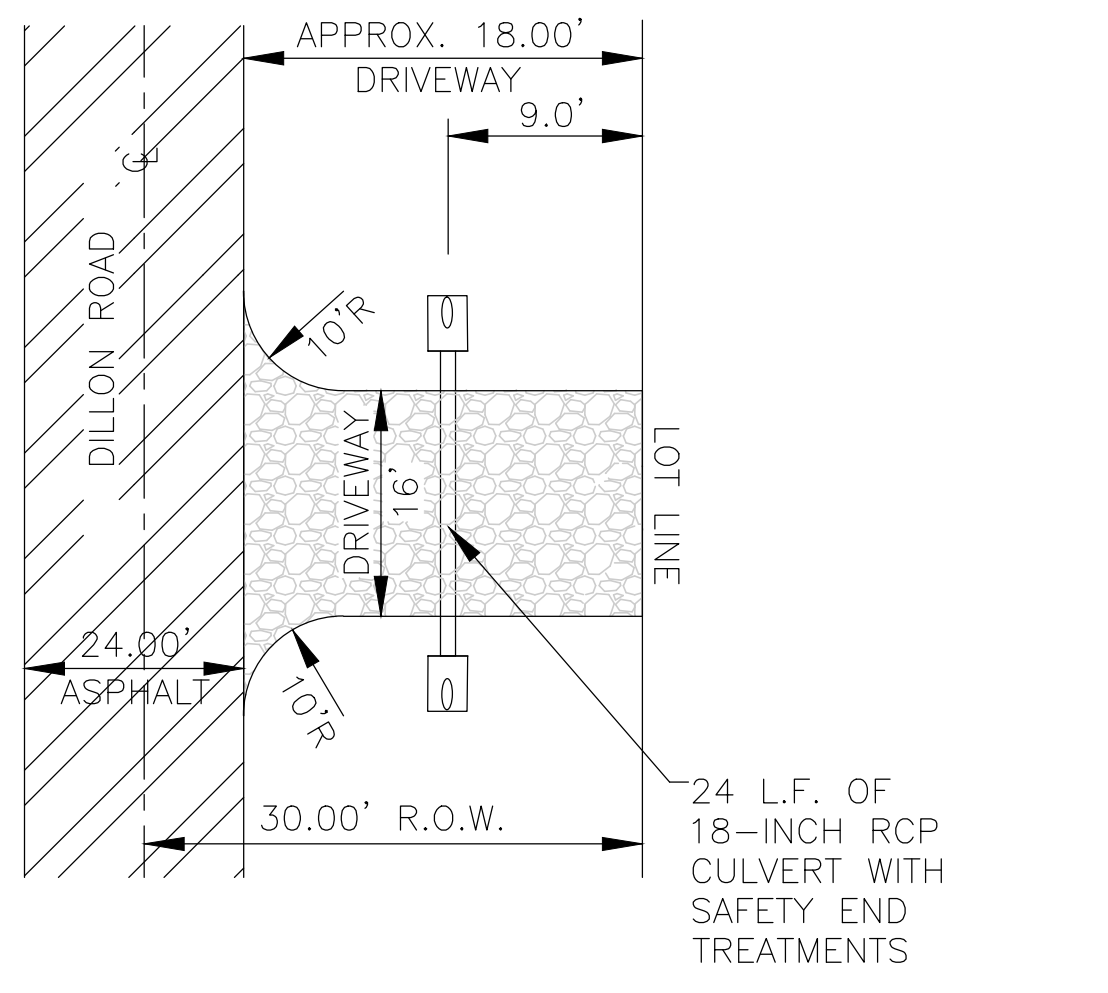
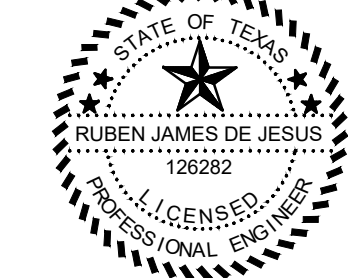
THE EXISTING DRAINAGE FOR VILLAS WEST PHASE II SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED ROADSIDE DITCH ALONG BOTH SIDE OF THE PROPOSED STREETS, THE ROADSIDE DITCHES SHALL FLOW TO A LOW-LYING AREA WITHIN A DESIGNATED FLOOD ZONE A WHICH WILL BE RETAINED WITHIN THE SUBJECT PROPERTY.

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, 295,154 CUBIC FEET OF DETENTION WILL BE REQUIRED AS PER THE COUNTY OF HIDALGO DRAINAGE DISTRICT REQUIREMENTS AND WILL ACHIEVED BY THE PROPOSED ROADSIDE DITCH WHICH WILL ATTAIN A TOTAL OF 511,075.17 CUBIC FEET OF AVAILABLE STORAGE.

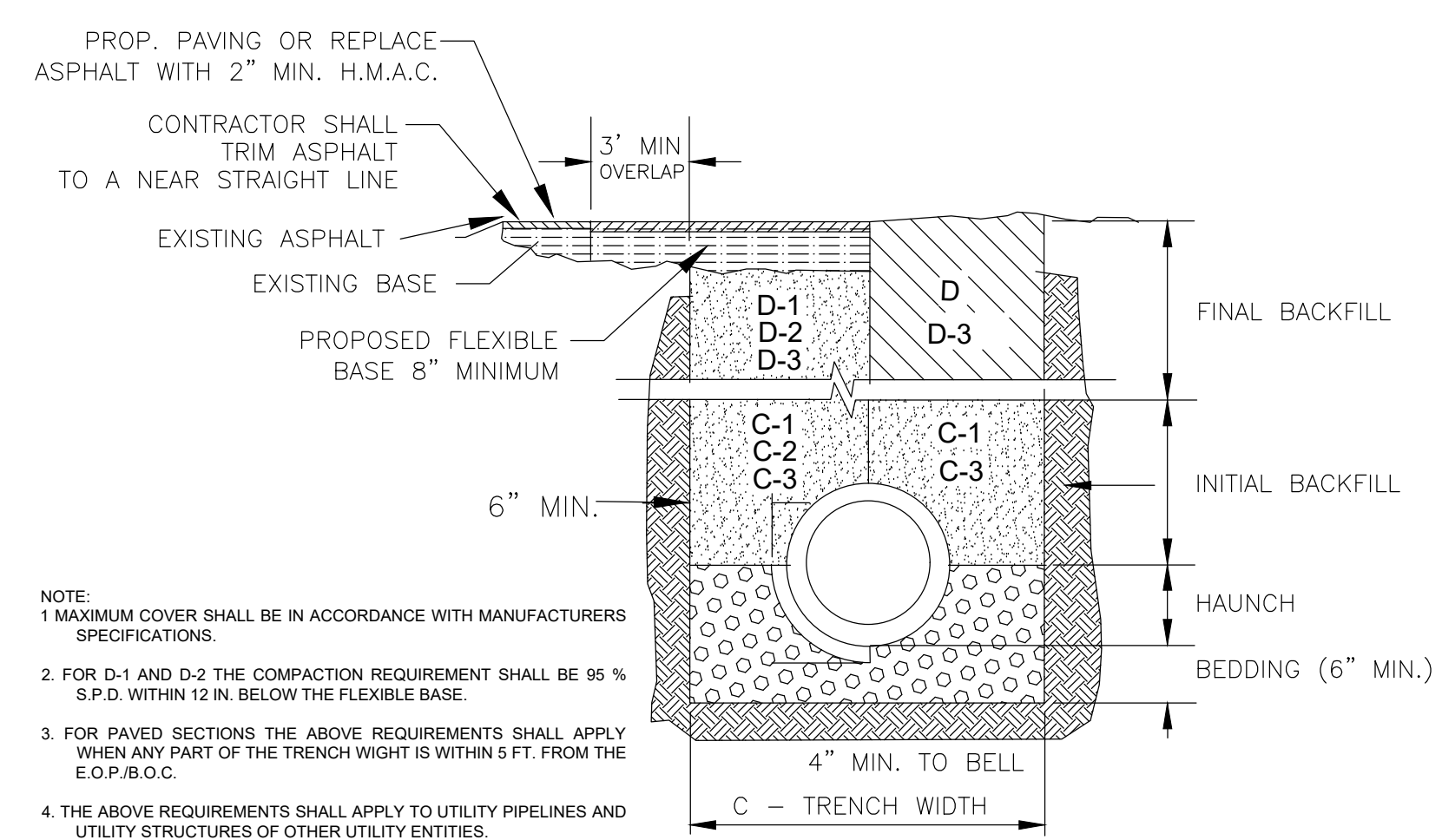
**CERTIFICATION:**

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.

RUBEN JAMES DE JESUS, P.E. #126282  
 DATE



**TYPICAL SINGLE DRIVEWAY**  
 N.T.S.



**STORM TRENCH BEDDING AND BACKFILL DETAILS**  
 N.T.S.

- A. BEDDING FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - PIT RUN GRAVEL #2 MIX SIZE.
- B. HAUNCH FOR RCP CLASS III 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. #1 LOOSE LIFTS, MECHANICAL COMPACTION.
- C. 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.
- C-1 INITIAL BACKFILL FOR RCP CLASS III 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 M445) COMPACTED TO 92% S.P.D. #1 LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III 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, #1 LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR RCP CLASS III 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. #1 LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, OR IV COMPACTED TO 90% 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 M445) COMPACTED TO 92% S.P.D. #1 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, #1 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 A, A2, OR A3 (ASHTO M445) WITH 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 PREPARATION (WELLPONTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS. MOISTURE 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 6".