



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo  
Director of Planning

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EDINBURG TEXAS 78539  
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## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-06-2022

PROPOSED ERA MONTE II SUBDIVISION, PRECINCT No. 3.

ENGINEER: SOUTH TEXAS INFRASTRUCTURE GROUP DEVELOPER: PEÑA CHAPA DEVELOPMENT, LLC

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 121  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 23

FILLING STATIONS: 10

LOCATION DESCRIPTION: NORTHWEST CORNER OF ELQUELITE ROAD AND CIRCLE 6 WEST STREET.

SUBDIVISION LIES WITHIN THE:  ETJ OF LA JOYA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-26-2022 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY A NEW PROPOSED DRAIN DITCH.

ROAD R.O.W. DEDICATION: 13.40 FEET ONTO ELQUELITE ROAD, AND 15.925 ONTO CIRCLE 6 WEST STREET.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 07-08-2022 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 7-08-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: CIRCLE 6 WEST STREET.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 6-08-2022 : 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 to comments and future recommendations by planning,  
other departments and the approval of the City of LA JOYA

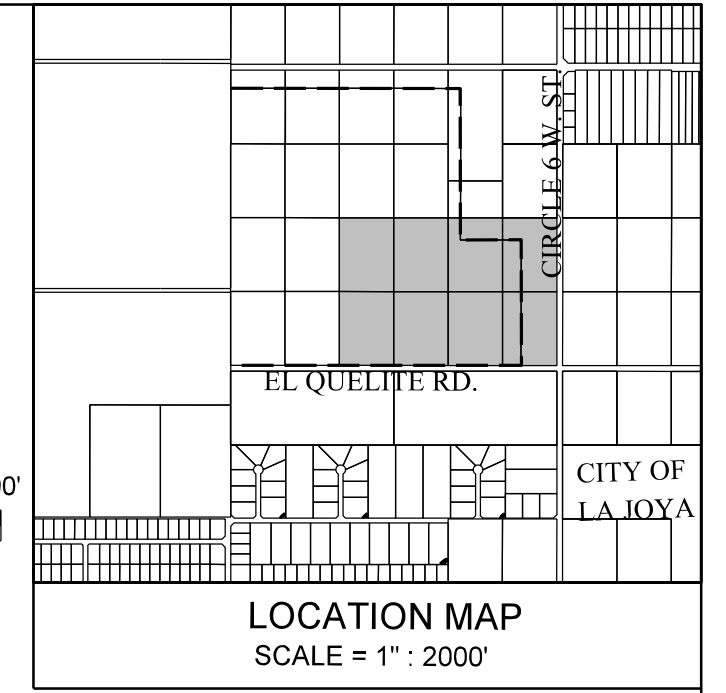
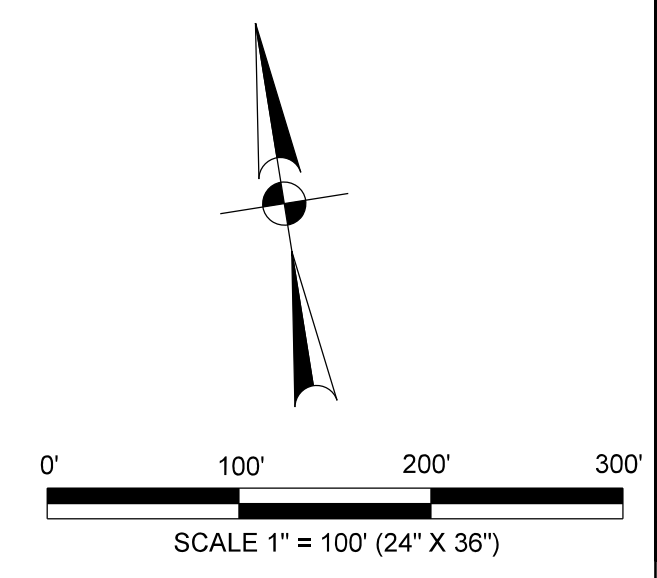
**Final Approval** subject to recommendations other departments

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.

\*



P.O.B.  
NE LOT 63  
HOMEVILLE ASSOCIATION "C"



**LEGEND:**

SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR.", UNLESS OTHERWISE NOTED

FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR.", UNLESS OTHERWISE NOTED

MAP RECORDS HIDALGO COUNTY TEXAS

OFFICIAL RECORDS HIDALGO COUNTY TEXAS

DEED RECORDS HIDALGO COUNTY TEXAS

NOTES:

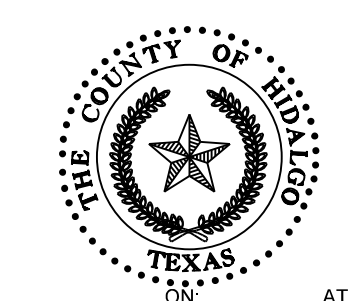
A # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR." WILL BE SET AT EVERY LOT CORNER OF THIS SUBDIVISION

**LOCATION DESCRIPTION**

ERA MONTE PHASE II SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATELY 350 FT NORTH OF THE INTERSECTION OF MILE 4 ROAD AND CIRCLE 6TH STREET. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF LA JOYA, ACCORDING TO THE OFFICIAL MAP IN THE CITY OFFICE OF PLANNING AND ZONING (POPULATION 4,339, 2018 CENSUS). ERA MONTE PHASE II SUBDIVISION LIES ON CITY LIMITS OF LA JOYA AND IS WITHIN THE CITY'S 0 TO 3 1/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021.

**INDEX OF SHEETS**

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| SHEET 1 - HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, LOT, STREETS AND EASEMENT LAYOUT, ENGINEERS AND SURVEYORS CERTIFICATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE.  |
| SHEET 2 - PLAT NOTES AND RESTRICTIONS, DESCRIPTION (METES & BOUNDS), OWNERS ACKNOWLEDGMENT, HIDALGO COUNTY HEALTH DEPT. CERTIFICATE, H.C.D.D. NO. 1 CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, H.C.L.D. NO. 6 CERTIFICATE, ENGINEERS AND SURVEYORS CERTIFICATION, CITY OF LA JOYA CERTIFICATE OF APPROVAL, HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT CERTIFICATE, AGUA SUD CERTIFICATE. |
| SHEET 3 - UTILITY LAYOUT, WATER DISTRIBUTION, SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH) SUBDIVIDER CERTIFICATE & STATEMENT.   |
| SHEET 4 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY, DRAINAGE AND PAVING MAP, ENGINEERING CERTIFICATION, REVISION NOTES.  |
| SHEET 5 - WATER DISTRIBUTION STANDARD DETAILS.   |
| SHEET 6 - PAVING & DRAINAGE DETAILS.   |



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

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

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

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, JOSE MARIO GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON \_\_\_\_\_ UNDER MY DIRECTION.

JOSE MARIO GONZALEZ, R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR NO. 5571  
RIO DELTA SURVEYING FIRM # 10013900

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVINO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

VICTOR H. TREVINO, P.E.  
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

**REVISION NOTES**

| No. | SHEET | REVISION | DATE | APPROVED |
|-----|-------|----------|------|----------|
|     |       |          |      |          |
|     |       |          |      |          |
|     |       |          |      |          |

**PRINCIPAL CONTACTS:**

|           | NAME                          | ADDRESS                     | CITY & ZIP              | PHONE          | FAX            |
|-----------|-------------------------------|-----------------------------|-------------------------|----------------|----------------|
| OWNER:    | PENA CHAPA DEVELOPMENT        | P.O. BOX 1958               | PHARR, TEXAS 78577      | (956) 778-3404 |                |
| ENGINEER: | VICTOR H. TREVINO, P.E.       | 900 S. STEWART RD., STE. 13 | MISSION, TEXAS 78572    | (956) 424-3335 | (956) 424-3132 |
| SURVEYOR: | JOSE MARIO GONZALEZ, R.P.L.S. | 24593 FM 88                 | MONTE ALTO, TEXAS 78538 | (956) 380-5154 | (956) 380-5156 |

**SOUTH TEXAS INFRASTRUCTURE GROUP**

900 S. STEWART, SUITE 13  
MISSION, TEXAS 78572  
PH: (956) 424-3335  
FAX: (956) 424-3132  
TBPE REG # 15000



**LOT LAYOUT - (121 SINGLE FAMILY RESIDENTIAL)**

**ERA MONTE PHASE II SUBDIVISION**

BEING A 75.16 ACRE TRACT OF LAND OUT HOMEVILLE ASSOCIATION SUBDIVISION "C" BEING ALL OF LOTS 52, 53, 54, 67, 68, 69, AND PART OF 51 & 70, ACCORDING TO THE MAP RECORDED IN VOLUME 6 PAGE 60, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.