



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo
Director of Planning

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-06-2022

PROPOSED VILLARREAL ESTATES SUBDIVISION PRECINCT No. 3.

ENGINEER: PABLO SOTO JR. DEVELOPER: GUADALUPE & FRANCISCA VILLARREAL

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTH OF LUCKY "I" ROAD APPROXIMATELY 300 FEET EAST OF MOOREFIELD ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION

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 NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO LUCKY "I" STREET.

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

H.C.R.O.W. FINAL APPROVAL DATE: 9-16-2020 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 1-30-2018 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: (1) OSSF HAS BEEN INSTALLED AND (1) OSSF HAS BEEN ESCROWED.

WATER SERVICE PROVIDER: SWSC LINE SIZE: 2" LOCATION: LUCKY "I".

H.C.E.O.C. FINAL APPROVAL DATE: 8-30-2022 : 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: 1,500.00 For: (1) OSSF

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 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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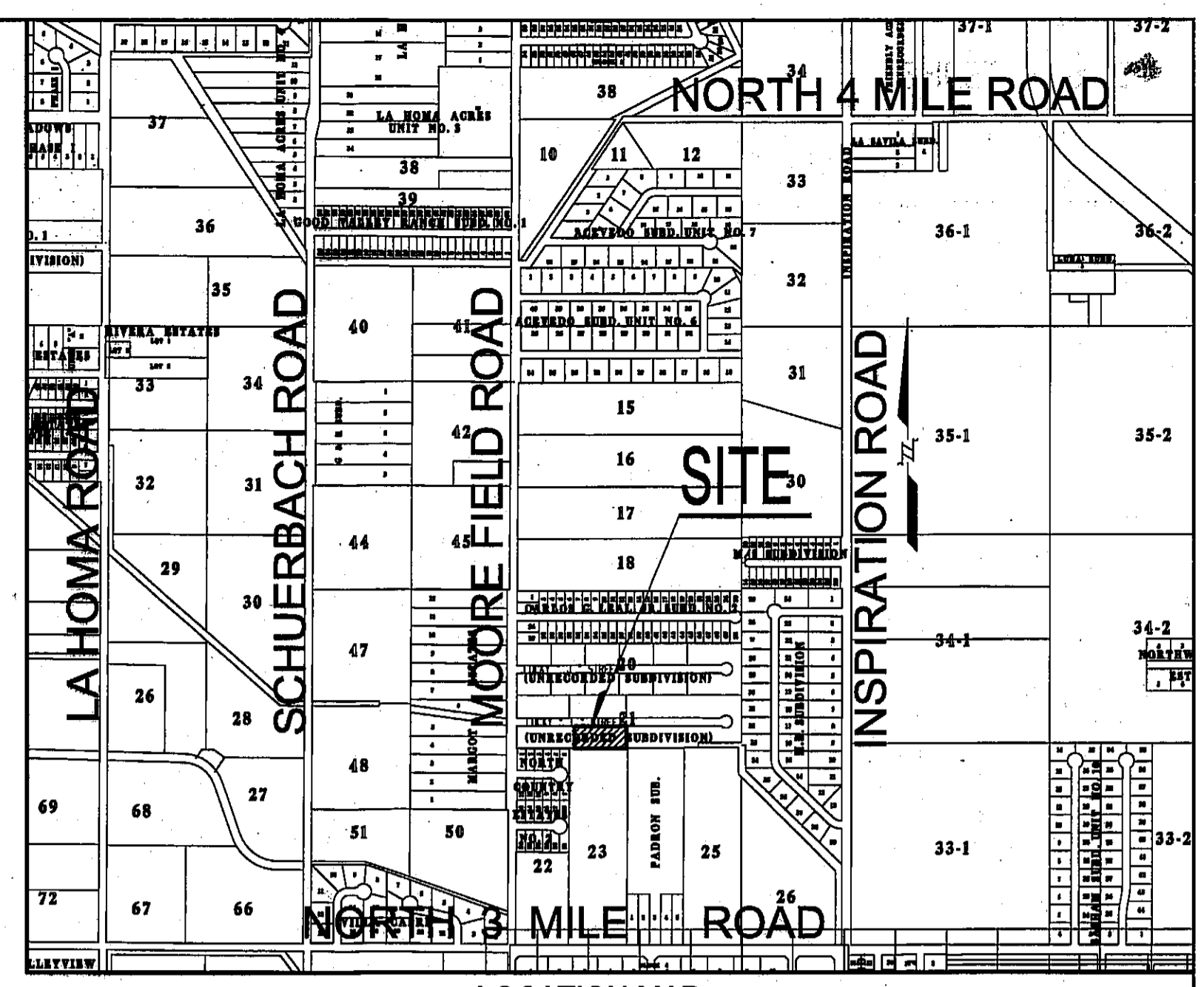
LOT 21
NEW CALEDONIA UNIT No. 3, VOLUME 6, PAGE 47, MAP RECORDS

RODOLFO PEDRAZA
OWNER ID# 143 381

RODOLFO PEDRAZA
DOCUMENT No. 1024280
OFFICIAL RECORDS

PRINCIPAL CONTACTS:		
NAME	ADDRESS	PHONE & FAX
OWNER: FRANCISCA R. VILLARREAL GUADALUPE VILLARREAL	LUCKY "I" STREET MISSION, TX. 78573	(956) 219-3603
ENGINEER: PABLO SOTO JR. P.E.	1208 S. IRONWOOD PHARR, TX. 78577	(956) 460-1605
SURVEYOR: PABLO SOTO JR. R.P.L.S.	1208 S. IRONWOOD PHARR, TX. 78577	(956) 460-1605

SCALE: 1" = 30'



LOCATION MAP
SCALE: 1" = 1000'

MOOREFIELD RD.

JESUS ANTONIO RODRIGUEZ
VOLUME 2050, PAGE 972,
OFFICIAL RECORDS

1.60 AC. TR. BEING THE E. 396.69' OF
THE W. 471.69' OF THE S. 175.35' OF
LOT 21, NEW CALEDONIA UNIT No. 3

N 08° 50' 00" E
150.35'

LOT 1
0.50 AC. NET
21,781 SQ. FT.

LOT 2
0.66 AC. NET
28,700 SQ. FT.

RANJEL B. RODRIGUEZ
VOLUME 2138, PAGE 380,
OFFICIAL RECORDS
A 0.95 AC. TR.,
BEING THE E. 235.85' OF
THE W. 1043.38' OF
THE S. 175.35' OF LOT 21,
NEW CALEDONIA UNIT No. 3

LEGEND:
S - SET CONC. NAIL
S1 - SET 1/2" IRON ROD WITH YELLOW
CAP STAMPED RPLS 4541
F - FOUND 1/2" IRON ROD

N 81° 10' 00" W
PABLO GONZALEZ
VOLUME 3231, PAGE 593, OFFICIAL RECORDS

LOTT 3, PADRON SUBDIVISION, VOLUME 36, PAGE 96, H.C.M.R.

LOT 23, NEW CALEDONIA UNIT No. 3, VOL. 6, PG. 47, MAP RECORDS

VILLARREAL ESTATES

A 1.16 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH HALF (1/2) OF LOT TWENTY-ONE (21), NEW CALEDONIA UNIT No. 3, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 6, PAGE 47, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

HIDALGO COUNTY
IRRIGATION DISTRICT No. 6
WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER
TO ANY LOT IN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT DISTRICT EXPENSE.
THIS PLAT APPROVED BY HIDALGO COUNTY DISTRICT No. 6 ON THIS THE 15th DAY OF June 2020.
ATTEST: [Signatures] SECRETARY PRESIDENT

THE STATE OF TEXAS - COUNTY OF HIDALGO
PLAT APPROVAL CERTIFICATE UNDER LOCAL GOVERNMENT CODE 232.028(a)
WE THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF VILLARREAL ESTATES WAS
REVISED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT.
ON _____, 2020.

HIDALGO COUNTY JUDGE DATE 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 OR THE DISTRICT ADOPTED UNDER TEXAS WATER CODE
SECTION 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. ONE
RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER) DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS,
DO HEREBY STATE THAT PROPER ENGINEERING CONSIDERATIONS HAS BEEN GIVEN TO THIS PLAT.
[Signature] 7/23/2020
PABLO SOTO, JR. P.E.
REG. PROFESSIONAL ENGINEER No. 68278

THE STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, STATE THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND
UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS
SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.
[Signature] 7/23/2020
PABLO SOTO, JR. P.E.
REG. PROFESSIONAL LAND SURVEYOR No. 4541

**THE STATE OF TEXAS - COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:**

WE, GUADALUPE VILLARREAL AND FRANCISCA R. VILLARREAL AS OWNERS OF THE TRACT OF LAND ENCOMPASSED
WITHIN THE PROPOSED PAULA V. ESTATES HEREBY SUBDIVIDE THE LAND AS DEPICTED IN
THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE OF 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 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
STATES 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

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.
[Signatures] DATE 06/08/2020 FRANCISCA R. VILLARREAL DATE 06/08/2020
GUADALUPE VILLARREAL 2107 LUCKY "I" STREET MISSION, TEXAS 78573

**THE STATE OF TEXAS - COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE**

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8th DAY OF June, 2020
[Signature] NOTARY PUBLIC DATE 31, 2020
MY COMMISSION EXPIRES

**THE STATE OF TEXAS - COUNTY OF HIDALGO
CITY OF MISSION PLAT APPROVAL CERTIFICATE**

UNDER LOCAL GOVERNMENT CODE 212.0115(B), WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF
PEDRAZA ESTATES WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS.
[Signature] 08/26/2020 ATTEST: [Signature] 8/26/2020
CITY MAYOR, DATE CITY SECRETARY, DATE

APPROVAL BY PLANNING AND ZONING COMMISSION:

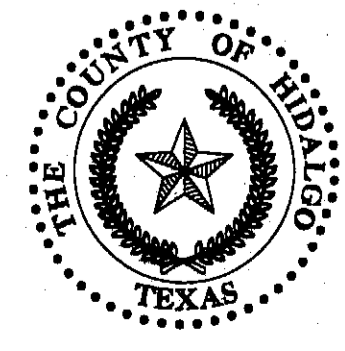
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS,
HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION
REGULATIONS OF THE CITY OF MISSION, TEXAS WHEREIN MY APPROVAL IS REQUIRED.
[Signature] DATE 9/9/20
CHAIRMAN PLANNING COMMISSION

GENERAL SUBDIVISION PLAT NOTES:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION "C"
COMMUNITY-PANEL NO. 480334 0400C MAP REVISED NOVEMBER 16, 1982
AREAS OF MINIMAL FLOODING. (NO SHADING)
- SETBACK:
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER OR AS NOTED
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER OR AS NOTED
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
THIS MUST BE STIPULATED ON ALL DEED AND CONTRACTS FOR DEED.
APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF LUCKY "I" STREET OR NATURAL
GROUND, WHICHEVER IS GREATER. AN 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 FINISH FLOOR ELEVATION AN ELEVATION CERTIFICATE SHALL BE REQUIRED
FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARKS (B.M.): THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE
ATTACHED ENGINEERING PLANS: B.M. NO. 1: ELEVATION=181.82, N.A.V.D. B3: DESCRIPTION SANITARY
SEWER MANHOLE TOP OF RIM FOUND AT THE NORTHEAST CORNER OF MOOREFIELD ROAD & LUCKY "I" STREET
INTERSECTION.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY
REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1390 CUBIC-FEET OR 0.83
ACRE-FEET OF STORM WATER RUNOFF, PER LOT RETENTION
- 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.
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 HEALTH 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 ACCEPTING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- GUADALUPE VILLARREAL AND FRANCISCA R. VILLARREAL, OWNERS & SUBDIVIDERS OF PAULA V. ESTATES,
RETAIN AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS
DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENT SHALL BE KEPT CLEAR OF FENCES,
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 PURCHASED 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 WITH OF 15.00 FEET AS
PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES, BY SIGNING THIS PLAT CONTRACTOR AND ENGINEER
CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH OCCUPYING EASEMENT.
- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH YELLOW CAP STAMPED RPLS 4541, OR AS NOTE.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS
REQUIRED BY TCEQ.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME
SHOWN ON THIS PLAT IF DETERMINED AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETAINED VOLUME
REQUIREMENTS ARE GREATER THAN STATED IN THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN
THE PLANNING ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT-FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/
OR ROADSIDE DITCH AT A 2:2% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH
HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED
CONCRETE PIPE OF OR LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

**THE STATE OF TEXAS - COUNTY OF HIDALGO
COUNTY CLERK'S RECORDING CERTIFICATE**

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



METES AND BOUNDS DESCRIPTION

A 1.16 ACRE TRACT OF LAND OUT OF THE SOUTH HALF (1/2) OF LOT TWENTY-ONE (21), NEW CALEDONIA UNIT No. 3, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 6, PAGE 47, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.16 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- COMMENCING AT A CONCRETE NAIL SET AT THE SOUTHWEST CORNER OF LOT 21, THENCE SOUTH 81 DEGREES 10 MINUTES 00 SECONDS EAST, WITH THE SOUTH LINE OF LOT 21, A DISTANCE OF 471.69 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;
- THENCE NORTH 08 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 150.35 FEET TO A HALF (1/2) INCH IRON ROD WITH A YELLOW CAP STAMPED RPLS 4541 SET AT THE SOUTH RIGHT OF WAY LINE OF LUCKY "I" STREET FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;
- THENCE SOUTH 81 DEGREES 10 MINUTES 00 SECONDS EAST, WITH THE SOUTH RIGHT OF WAY LINE OF SAID LUCKY "I" STREET, A DISTANCE OF 335.85 FEET TO A HALF (1/2) INCH IRON ROD WITH A YELLOW CAP STAMPED RPLS 4541 SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;
- THENCE SOUTH 08 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 150.35 FEET TO A HALF (1/2) INCH IRON ROD WITH A YELLOW CAP STAMPED RPLS 4541 SET AT THE SOUTH LINE OF SAID LOT 21 FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;
- THENCE NORTH 81 DEGREES 10 MINUTES 00 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 335.85 FEET TO THE POINT OF BEGINNING, CONTAINING 1.16 ACRES, MORE OR LESS.

INDEX OF SHEETS FOR PAULA V. ESTATES	
SHEET 1	HEADINGS: INDEX: LOCATION MAP; AND ETJ: PRINCIPAL CONTACTS: PLAT WITH LOTS, STREET, AND EASEMENTS DESIGNATIONS: LEGAL DESCRIPTION: METES AND BOUNDS: SURVEYOR'S AND ENGINEER'S CERTIFICATION: PLAT NOTES AND RESTRICTIONS: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION: CITY APPROVAL CERTIFICATE: COUNTY CLERK'S RECORDING CERTIFICATE: HIDALGO COUNTY JUDGE 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.D.D. NO. 1 CERTIFICATE: H.C. IRRIGATION DISTRICT 6.:
SHEET 2	WATER DISTRIBUTION AND SEPTIC SYSTEM MAP: TYPICAL WATER SERVICE CONNECTION: ENGINEERING REPORT (ENGLISH AND SPANISH VERSION, INCLUDING DESCRIPTION OF WATER AND SEPTIC SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION)); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, WATER DISTRIBUTION AND OSSF MAP: TYPICAL WATER SERVICE CONNECTION, DRAINAGE STATEMENT INCLUDING DESCRIPTION OF DRAINAGE MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION:

**LOCATION OF SUBDIVISION WITH RESPECT TO THE
EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**

VILLARREAL ESTATES, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 3 ON THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATELY 1/4 MILE NORTH OF THE INTERSECTION OF MILE 3 NORTH (F.M. 1924) AND MOOREFIELD ROAD AND 500 FEET EAST ON SOUTH SIDE OF LUCKY "I" STREET. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE U.S. CENSUS BUREAU, THE 2015 POPULATION ESTIMATE IS 83,394. PAULA V. ESTATES FALLS OUTSIDE MISSION'S 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42i021.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VILLARREAL ESTATES REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT
ON _____
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

T.B.P.E. FIRM # 20208

PABLO SOTO JR. P.E.
1208 S. IRONWOOD STREET TEL: (956) 460-1605
PHARR, TEXAS 78577