



T.J. Arredondo
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-27-2022

PROPOSED THE DISTRICT NORTH WESLACO PHASE II SUBDIVISION, PRECINCT No. 1.

ENGINEER: SALINAS ENGINEER & ASSOCIATES. DEVELOPER: DREAMLAND ESTATES LLC

☒ PRELIMINARY APPROVAL ☐ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☐ WITH VARIANCE

NUMBER OF LOTS: 54 ☒ *SINGLE FAMILY ☐ *MULTI-FAMILY ☐ COMMERCIAL ☐ INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 16

FILLING STATIONS: 9

LOCATION DESCRIPTION: SOUTHEAST CORNER OF MILE 11 NORTH ROAD & MILE 5 ½ WEST ROAD.

SUBDIVISION LIES WITHIN THE: ☒ ETJ OF WESLACO.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-13-2022 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: 20 FEET ONTO BORDER ROAD & 40 FEET ONTO MILE 11 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 8-30-2022 BY, DANNY GUZMAN, PCT.1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 8-31-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: ☒ OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 5 ½ WEST ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 8-24-2022 : 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 WESLACO

☐ **Final Approval** subject to recommendations other departments

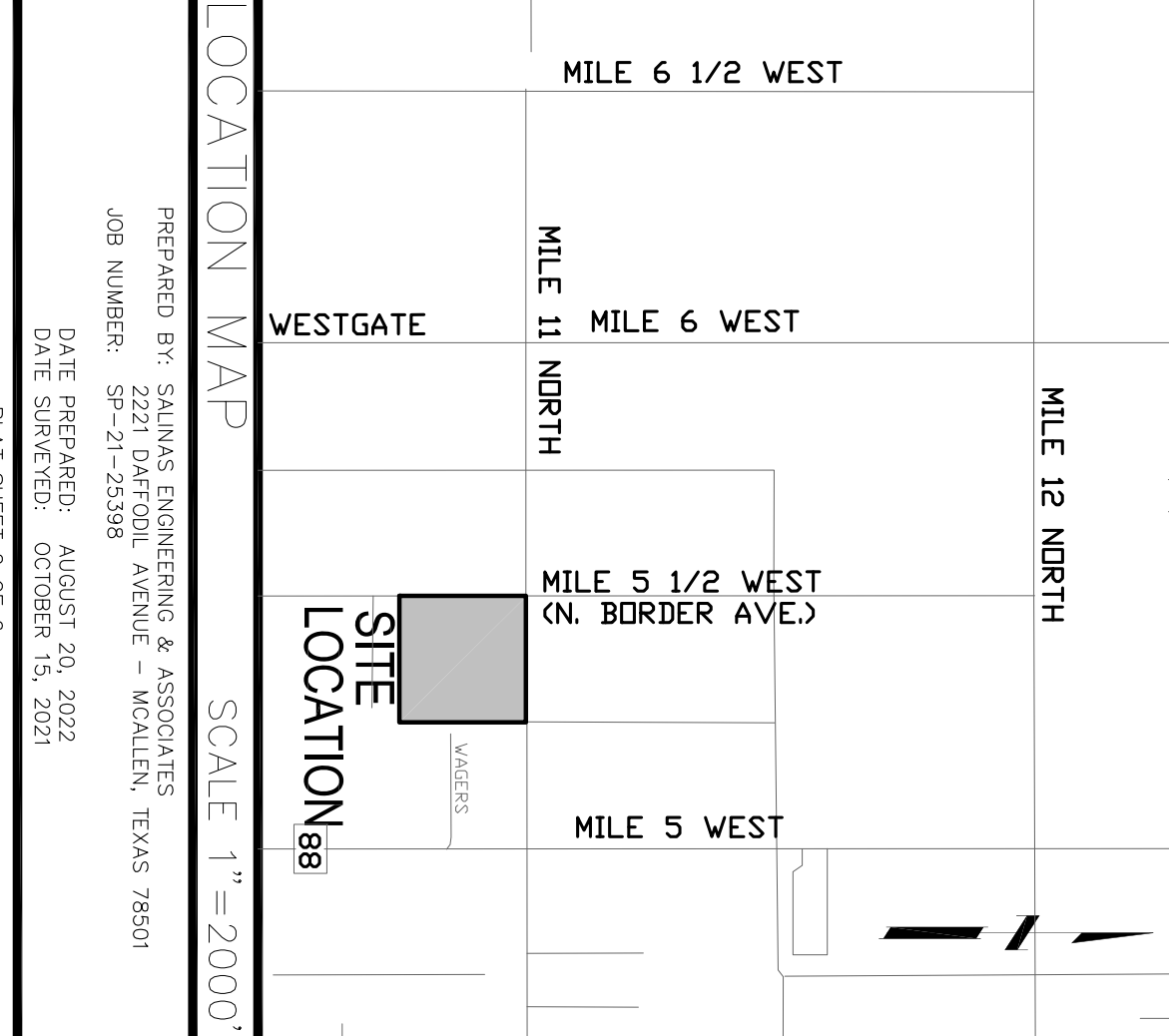
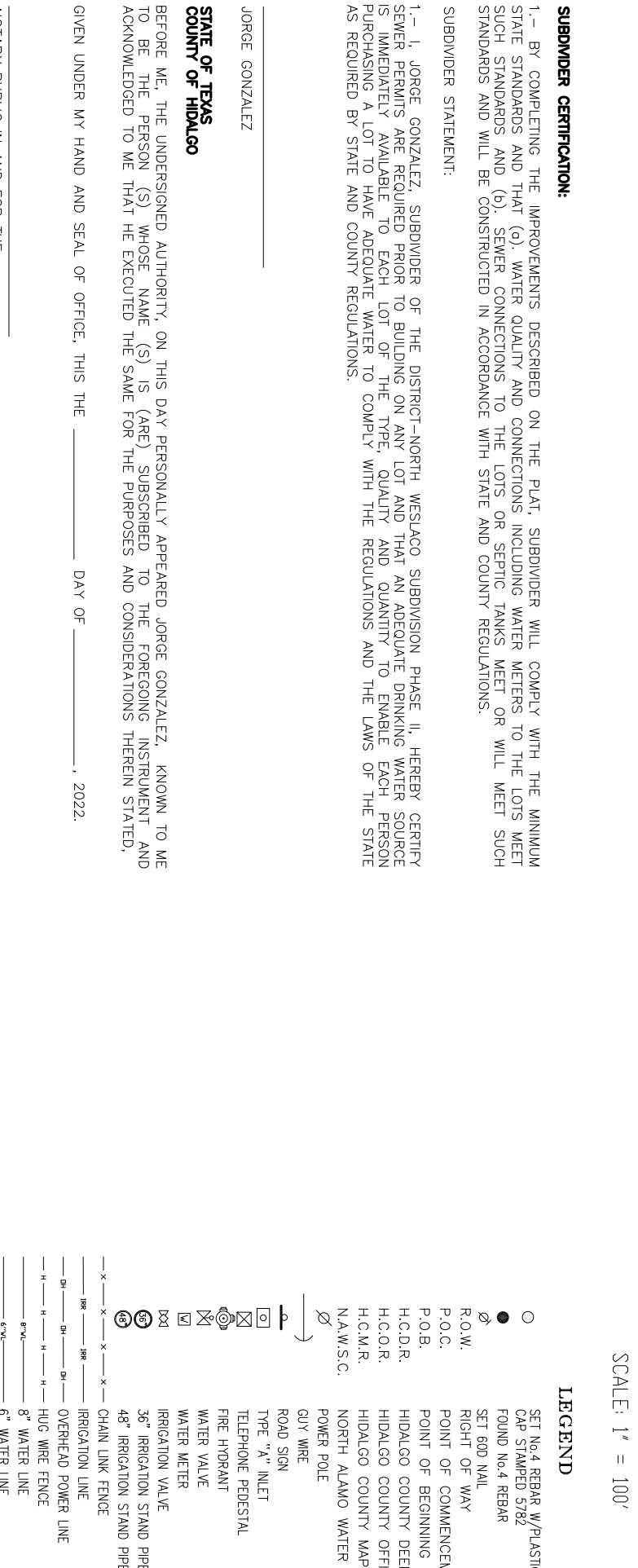
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

*

THE DISTRICT-NORTH WESLACO
SUBDIVISION PHASE II

HIDALGO COUNTY, TEXAS

BEING A 39.988 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF PLOT 179, BLOCK 180, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-57, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



FINAL ENGINEERING REPORT FOR THE DISTRICT-NORTH WESLACO SUBDIVISION PHASE II:
WATER SUPPLY, DRAINAGE, COSTS AND OBTAINABILITY DATE:

THE DISTRICT-NORTH WESLACO SUBDIVISION PHASE II, WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVISION AND N.A.W.S.C. HAVE ENTERED INTO A...
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WATER & SEWER ENGINEERING CERTIFICATION
BY SPONSORING BLOCK 1, CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 6.5.A, WATER CODE 1, CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWER FACILITIES, DISCLOSED ABOVE, ARE AS FOLLOWS:
WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$.....
SEWER FACILITIES - SEPTIC SYSTEMS HAVE BEEN INSTALLED AT A TOTAL COST OF \$97,200.00.

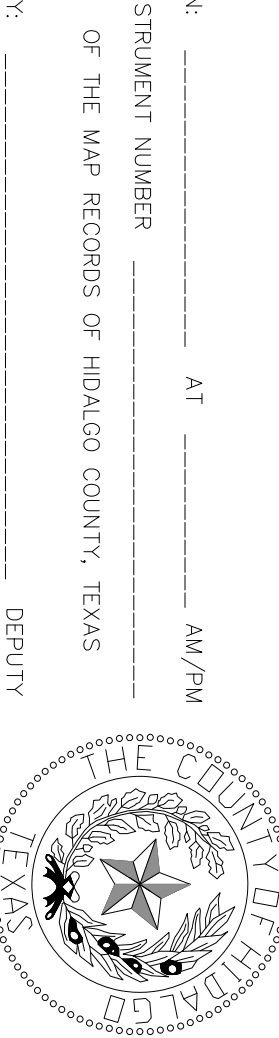
REPORT FINAL DE INGENIERIA PARA LA SUBDIVISION THE DISTRICT-NORTH WESLACO SUBDIVISION PHASE II:

PROYECTO DE AGUA DESCRIPCION GASTOS YECASAS DE INGENIERIA:

EL DISTRITO-NORTH WESLACO SUBDIVISION PHASE II, SERA UNA SUBDIVISION DE AGUA DE LA COMPAÑIA NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN...
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INDEX SHEET OF THE DISTRICT-NORTH WESLACO SUBDIVISION PHASE II

SHEET 1	WATER AND WASTE WATER (OSSE) DETAILS
SHEET 2	WATER AND WASTE WATER (OSSE) DETAILS
SHEET 3	WATER AND WASTE WATER (OSSE) DETAILS
SHEET 4	WATER AND WASTE WATER (OSSE) DETAILS
SHEET 5	WATER AND WASTE WATER (OSSE) DETAILS
SHEET 6	WATER AND WASTE WATER (OSSE) DETAILS



FILED FOR RECORD
IN HIDALGO COUNTY
AT THE CLERK'S OFFICE
HIDALGO COUNTY CLERK

LEGEND
- DENOTES PROPOSED SEPTIC
- AND DRAIN FIELD SYSTEM
- DENOTES PROPOSED WATER METER LOCATION
- DENOTES PROPOSED WATER METER LOCATION
- DENOTES PROPOSED WATER METER LOCATION

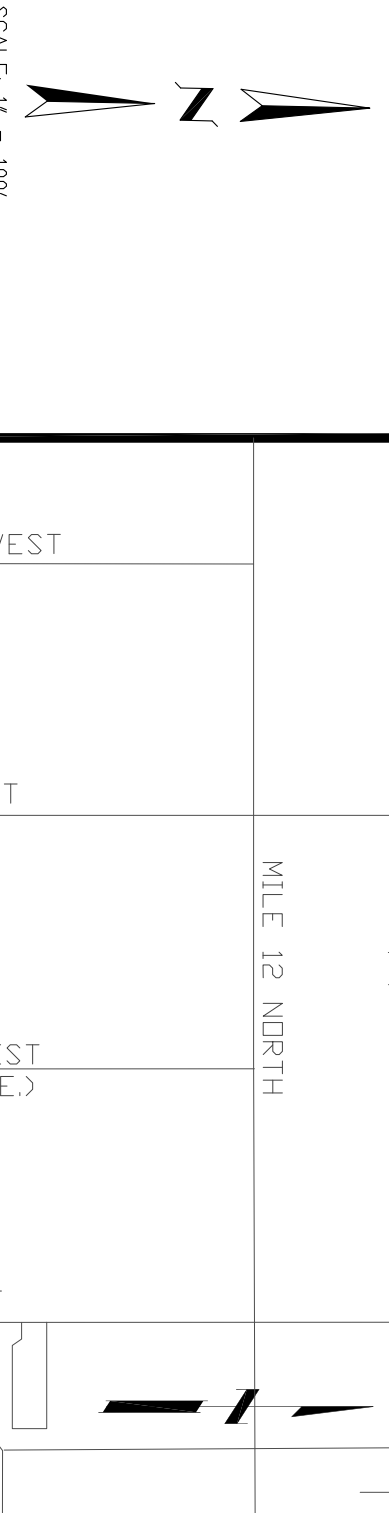
TYPICAL LOT DETAIL
WATER AND WASTE WATER (OSSE) DETAILS
WATER AND WASTE WATER (OSSE) DETAILS
WATER AND WASTE WATER (OSSE) DETAILS

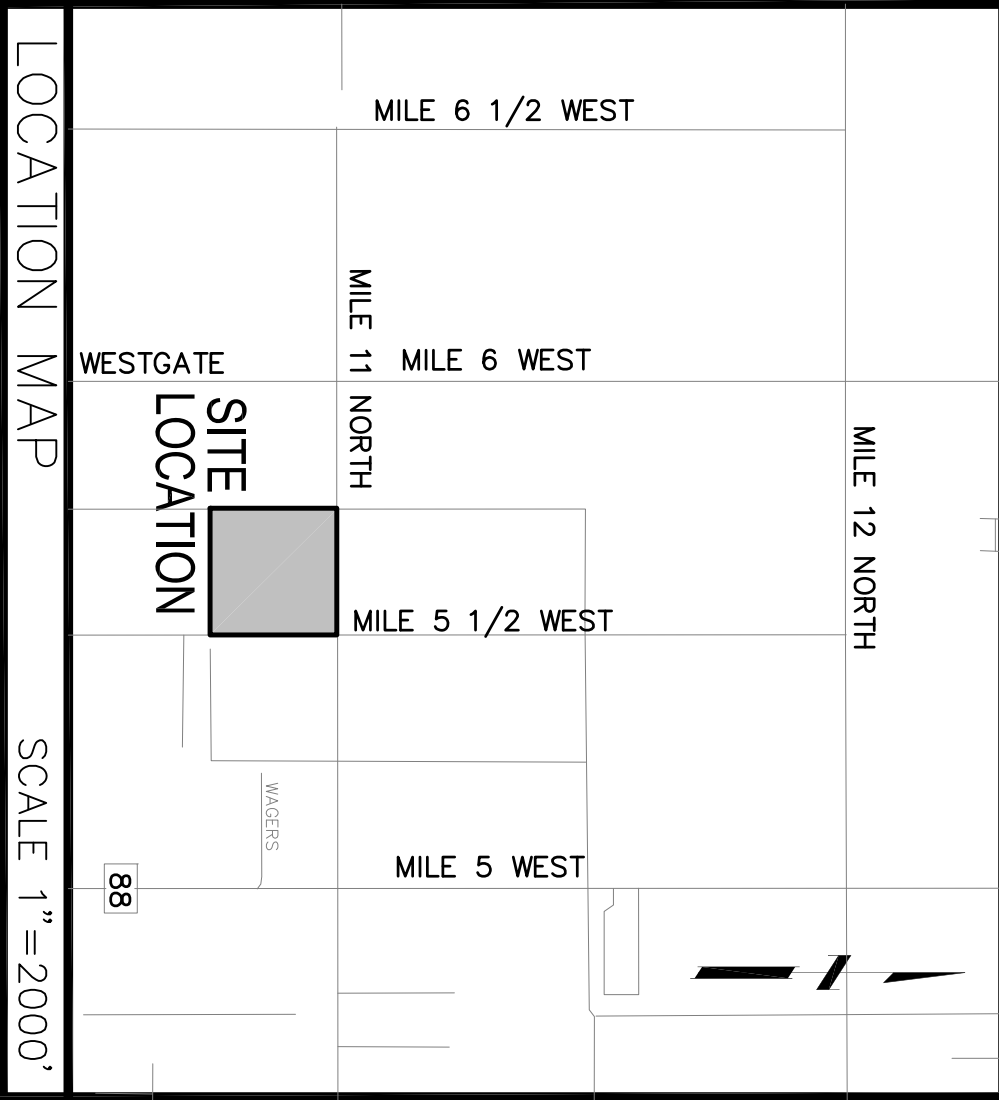
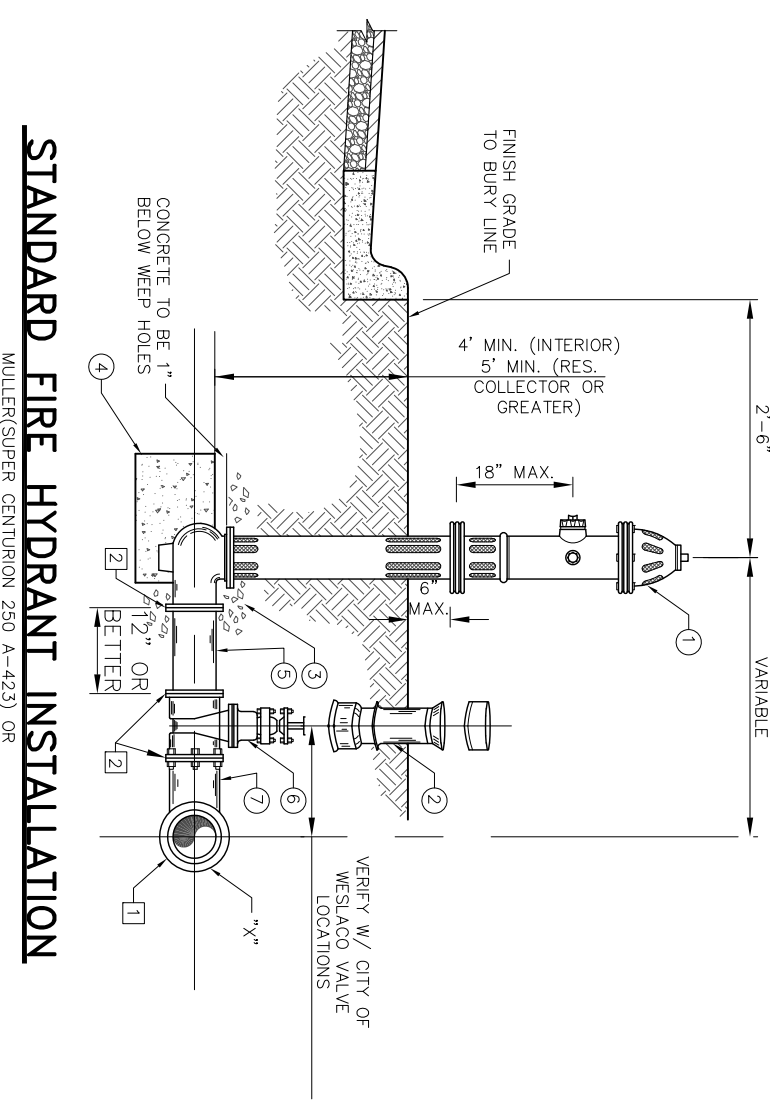
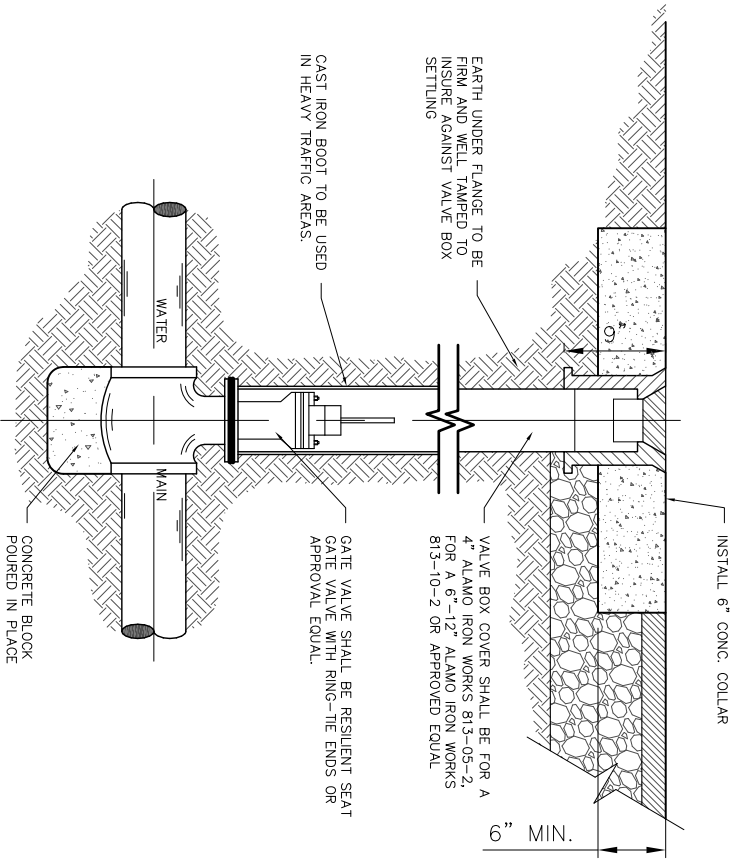
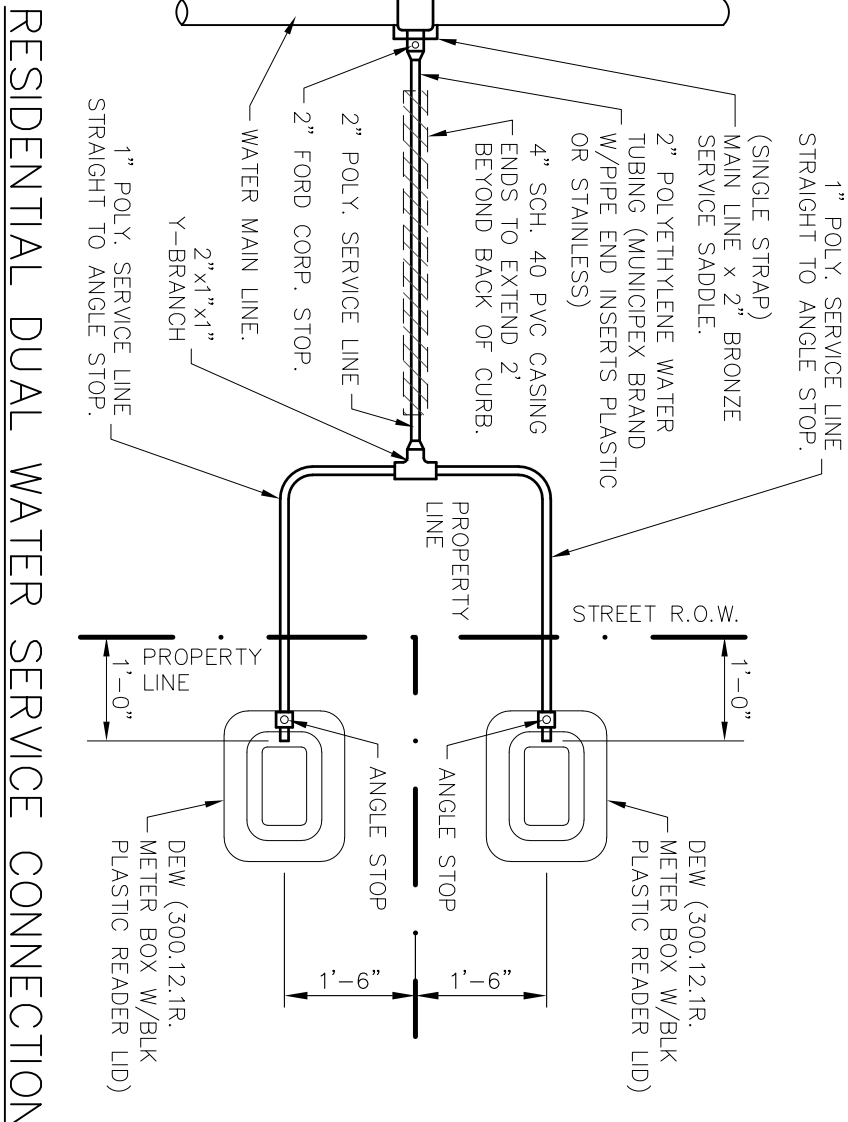
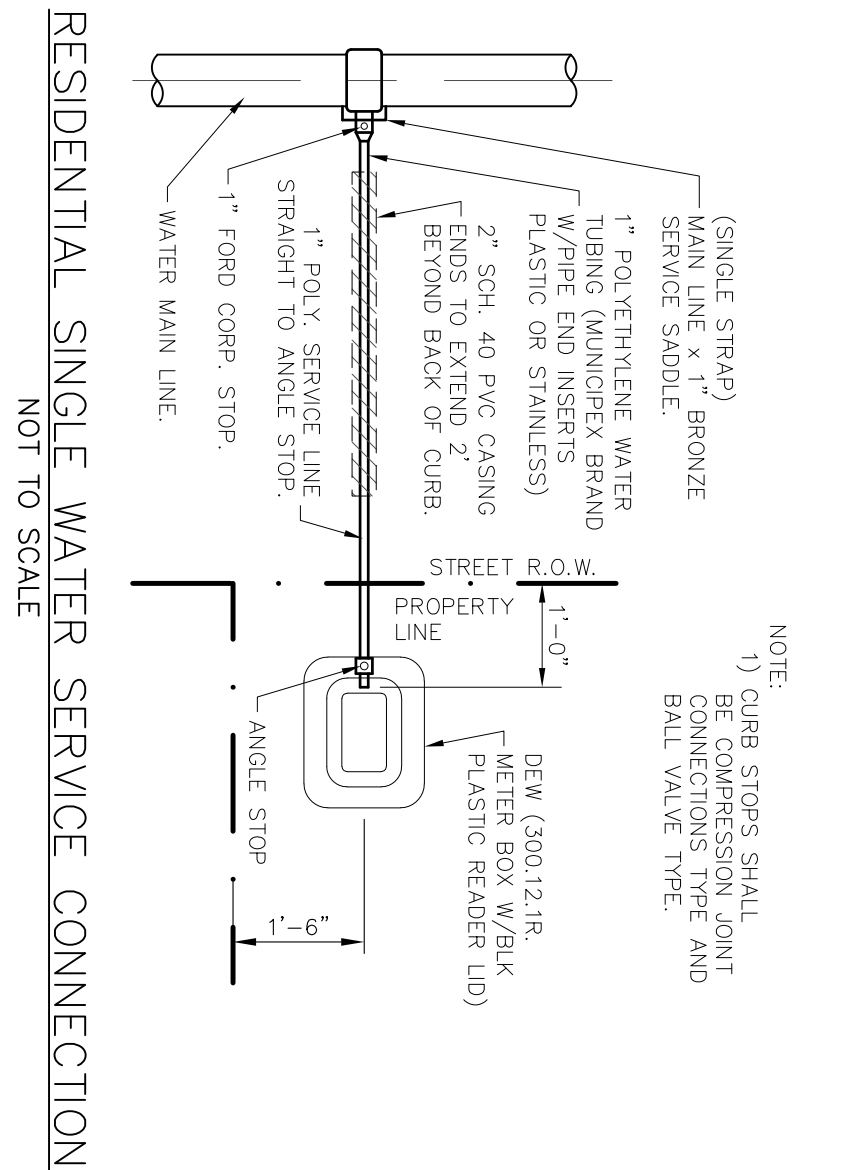
SALINAS ENGINEERING & ASSOC.
P.O. BOX 67675 - ENGINEER (10065700) - SURVEY
2821 DAFFODIL - McALEEN, TEXAS 78501
(956) 682-9081 (956) 686-1489

THE DISTRICT-NORTH WESLACO
SUBDIVISION PHASE II

HIDALGO COUNTY, TEXAS

BEING A 39.988 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF PT. 179, BLOCK 135, HEREDIA ROSES & VIRGINIA, H. FABIAN TRACT 245, BLOCK 159, WEST TRACT SUBDIVISION, VOL. 2, PAGES 34-37, H.C.M.R., THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

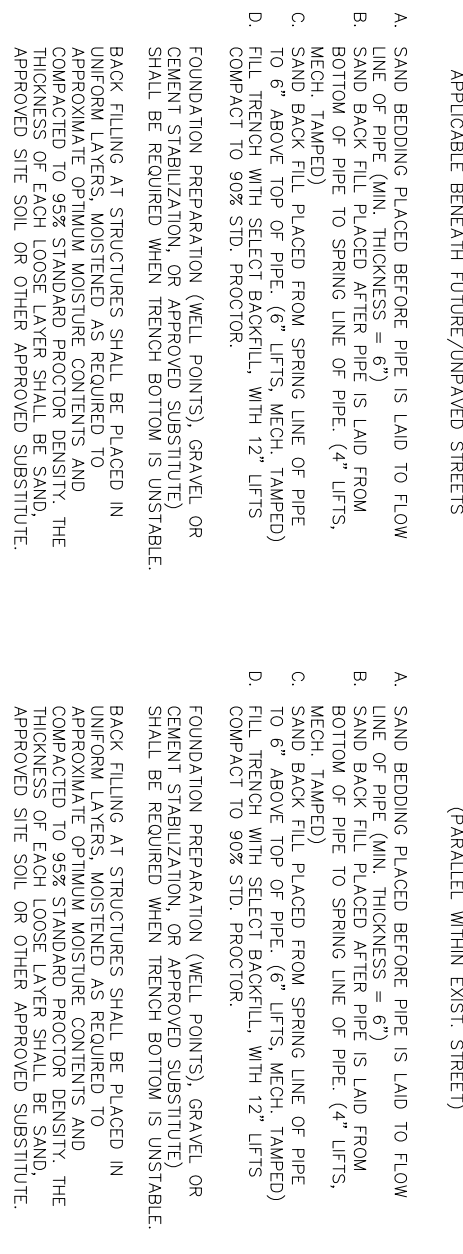
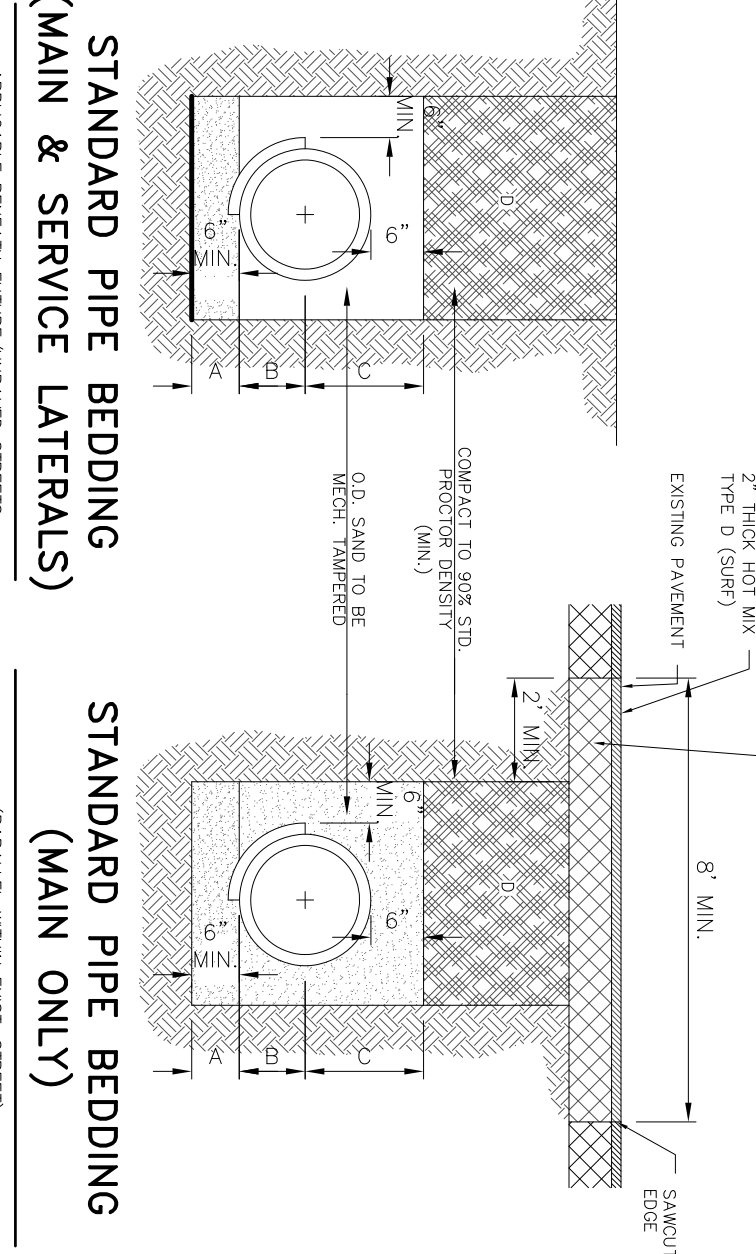




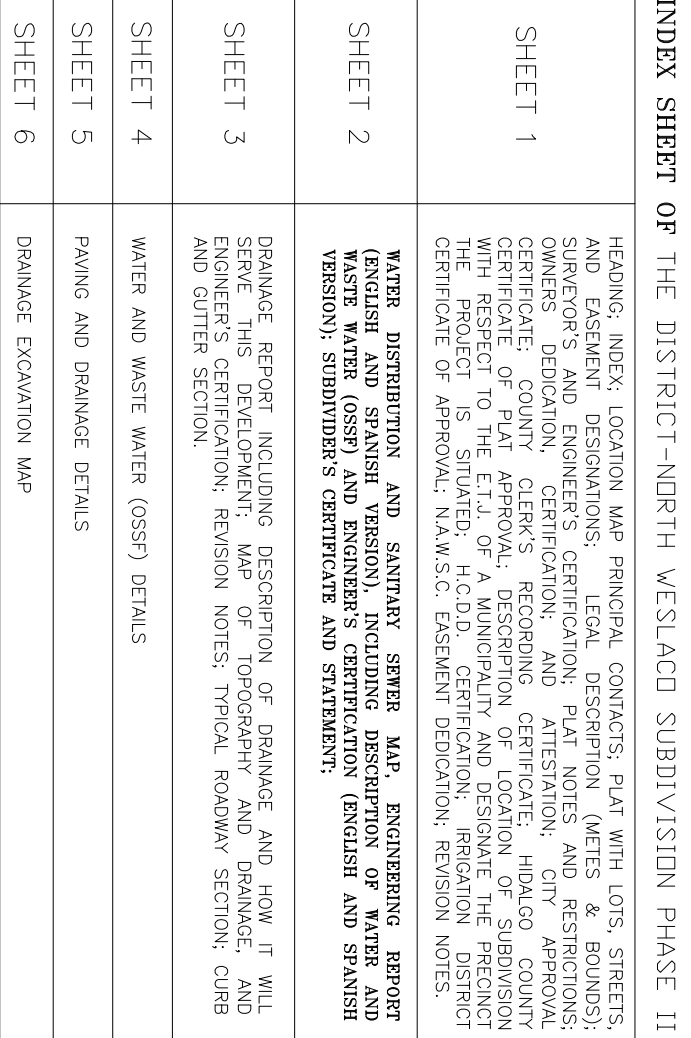
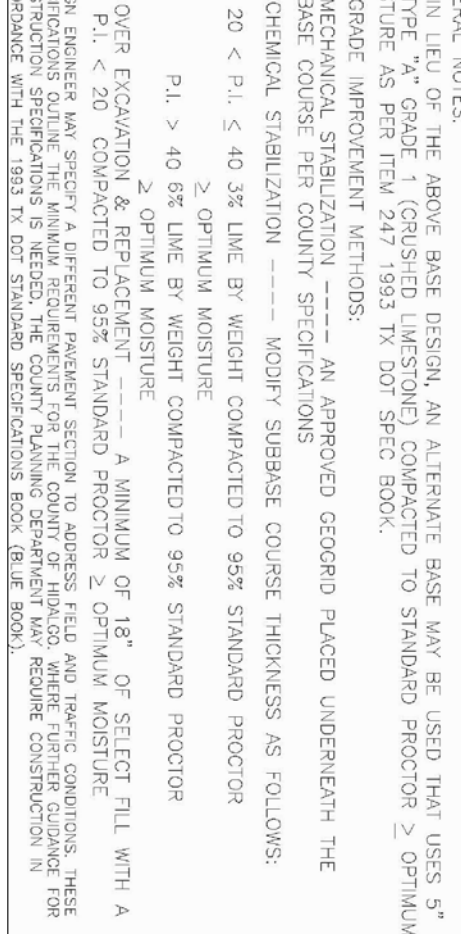
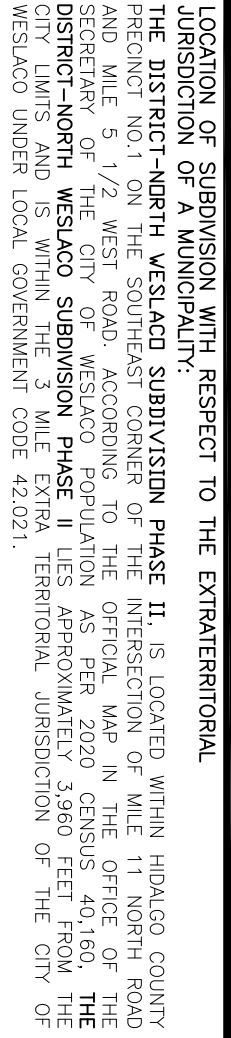
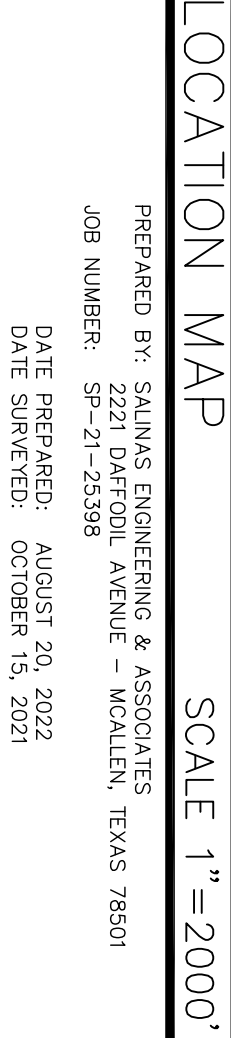
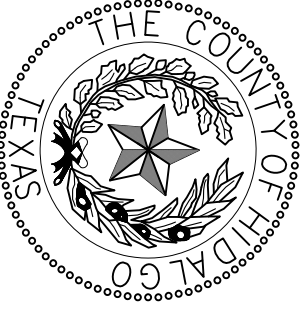
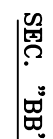
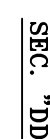
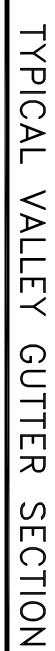
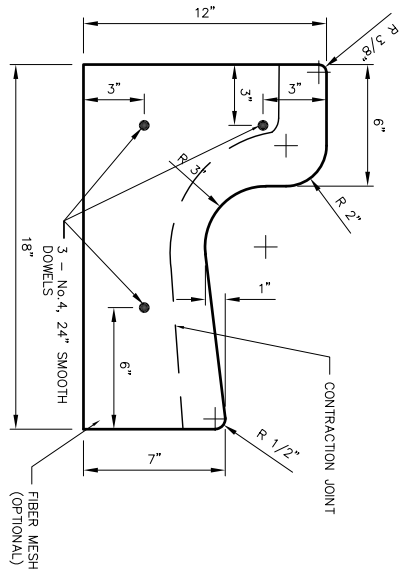
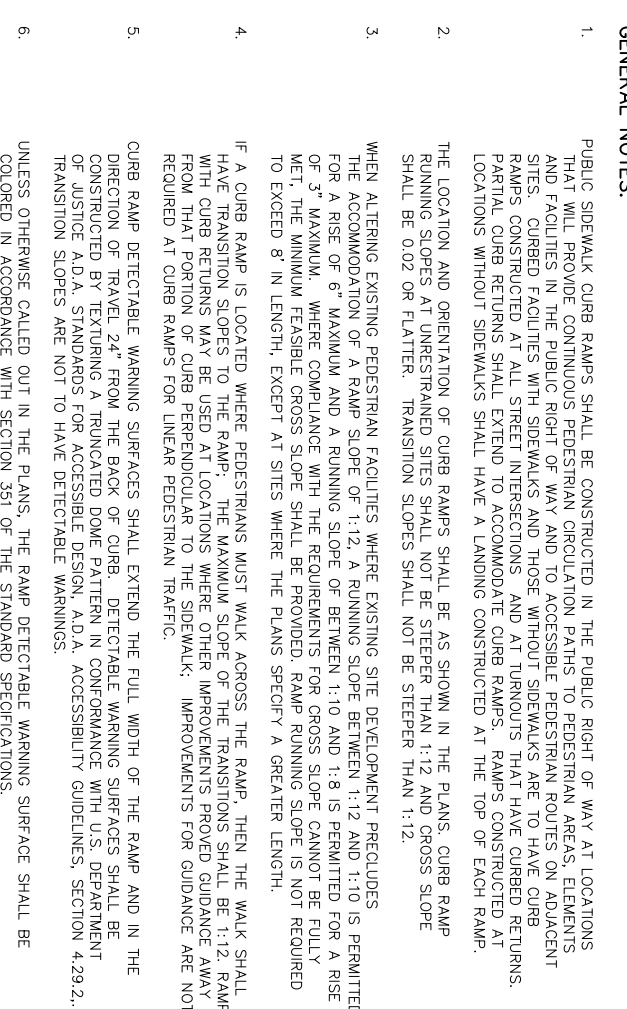
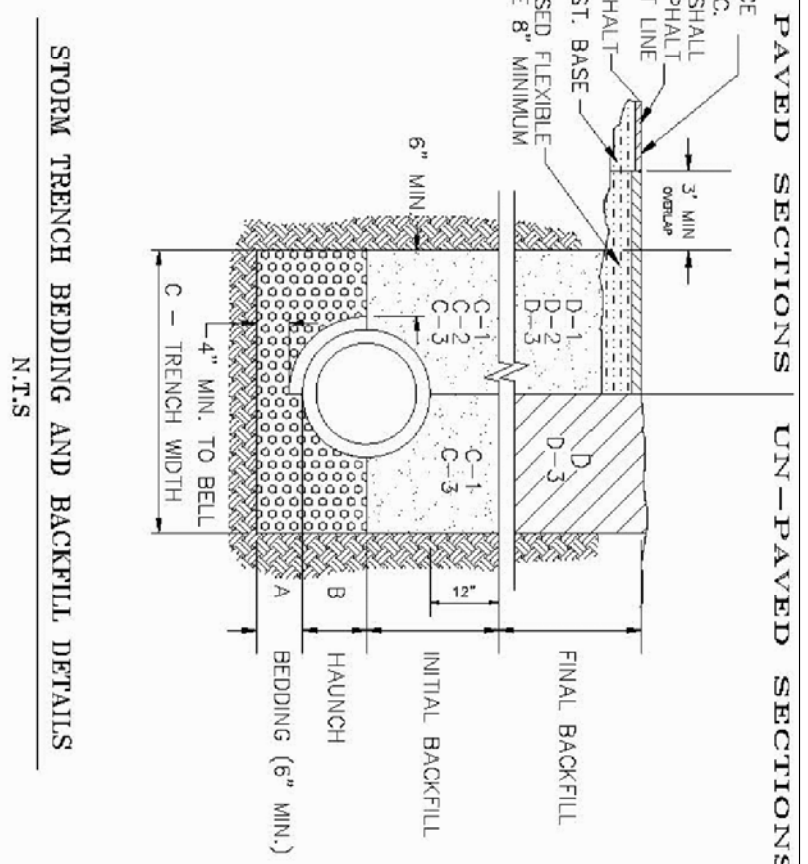
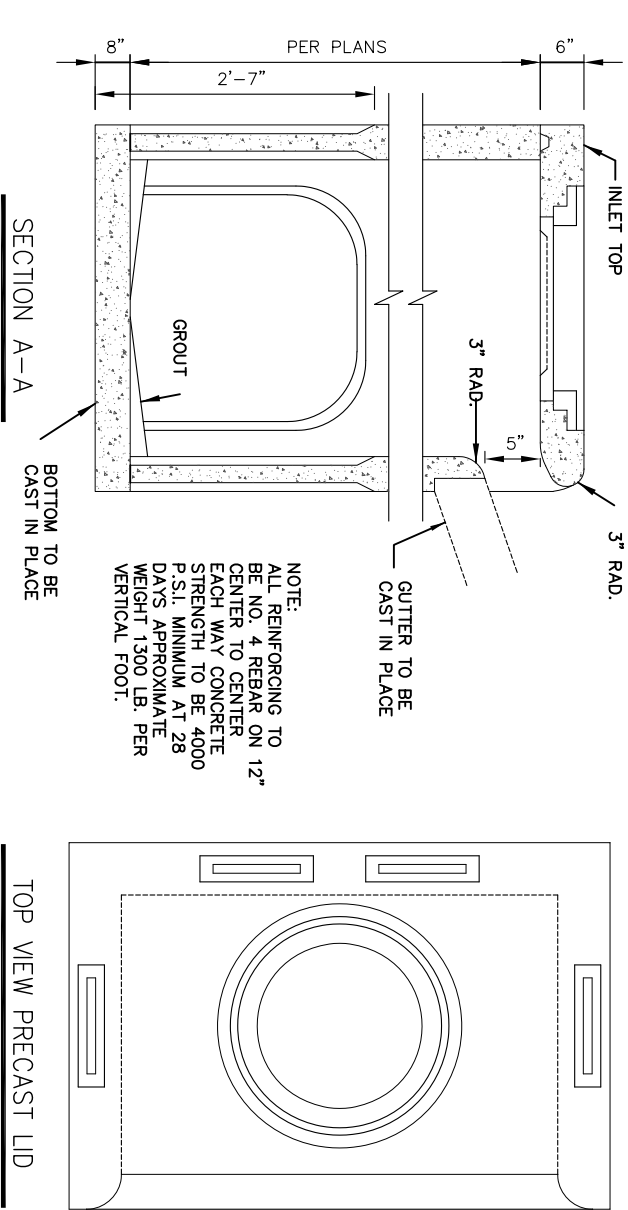
PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
 JOB NUMBER: 2221 DAFOTOL AVENUE - MCALLEN, TEXAS 78501
 DATE PREPARED: AUGUST 20, 2022
 DATE SURVEYED: OCTOBER 15, 2022
 PLAT SHEET 4 OF 6

JURISDICTION OF A MUNICIPALITY WITH RESPECT TO THE EXTRATERRITORIAL PRECINCT NOT ON THE SOUTHEAST CORNER OF THE INTERSECTION OF MILE 11 NORTH ROAD AND MILE 5 1/2 WEST ROAD, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE DISTRICT-NORTH WESLACO SUBDIVISION PHASE II LIES APPROXIMATELY 1,960 FEET FROM THE MILE 11 NORTH ROAD. THE DISTRICT-NORTH WESLACO SUBDIVISION PHASE II LIES APPROXIMATELY 1,960 FEET FROM THE MILE 11 NORTH ROAD. THE DISTRICT-NORTH WESLACO SUBDIVISION PHASE II LIES APPROXIMATELY 1,960 FEET FROM THE MILE 11 NORTH ROAD. THE DISTRICT-NORTH WESLACO SUBDIVISION PHASE II LIES APPROXIMATELY 1,960 FEET FROM THE MILE 11 NORTH ROAD.

NOTE: ALL MATERIAL AND CONSTRUCTION TO COMPLY WITH NORTH ALAMO WATER SUPPLY CORPORATION AND HIDALGO COUNTY STANDARDS.



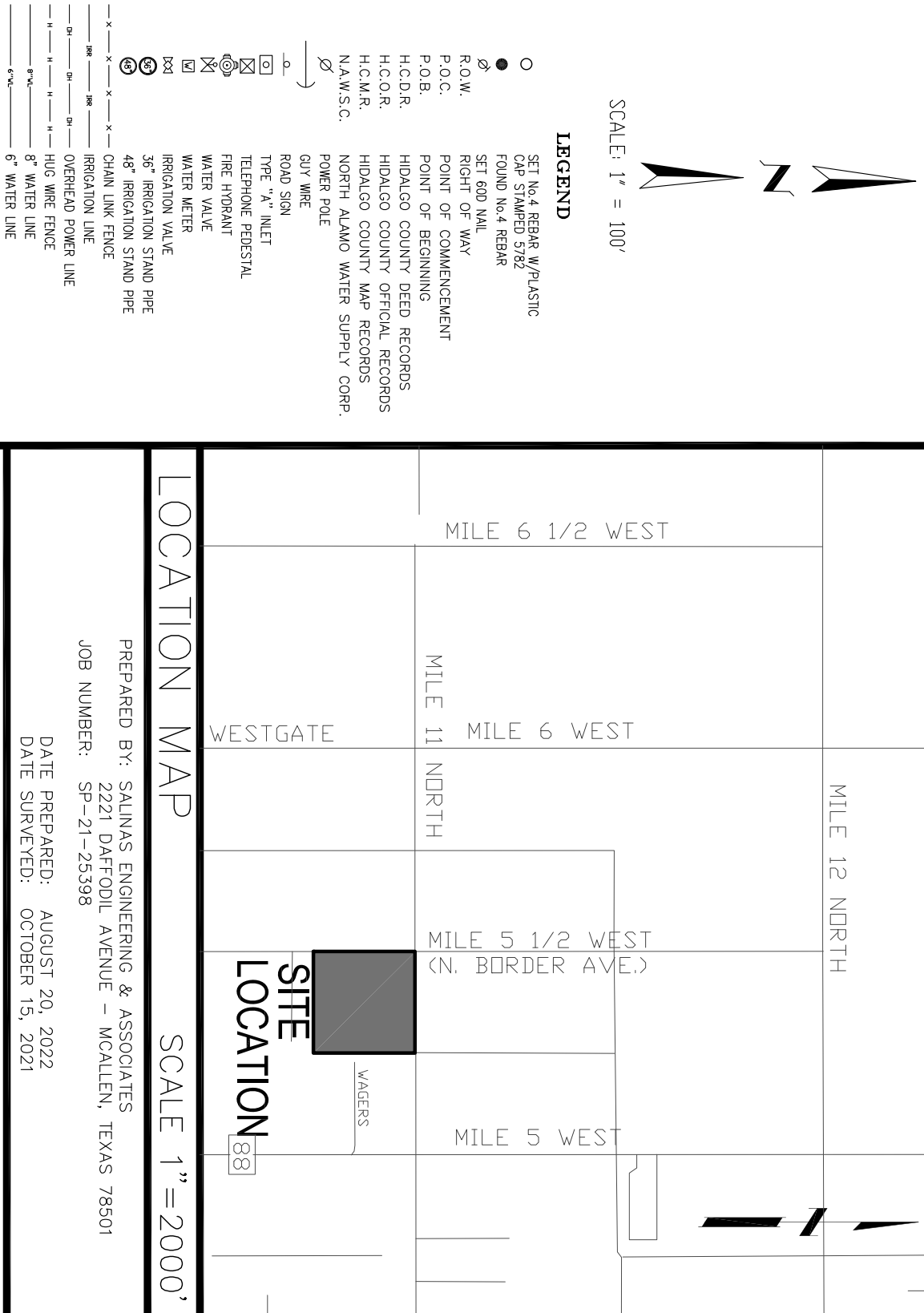
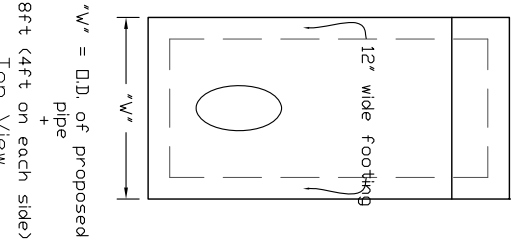
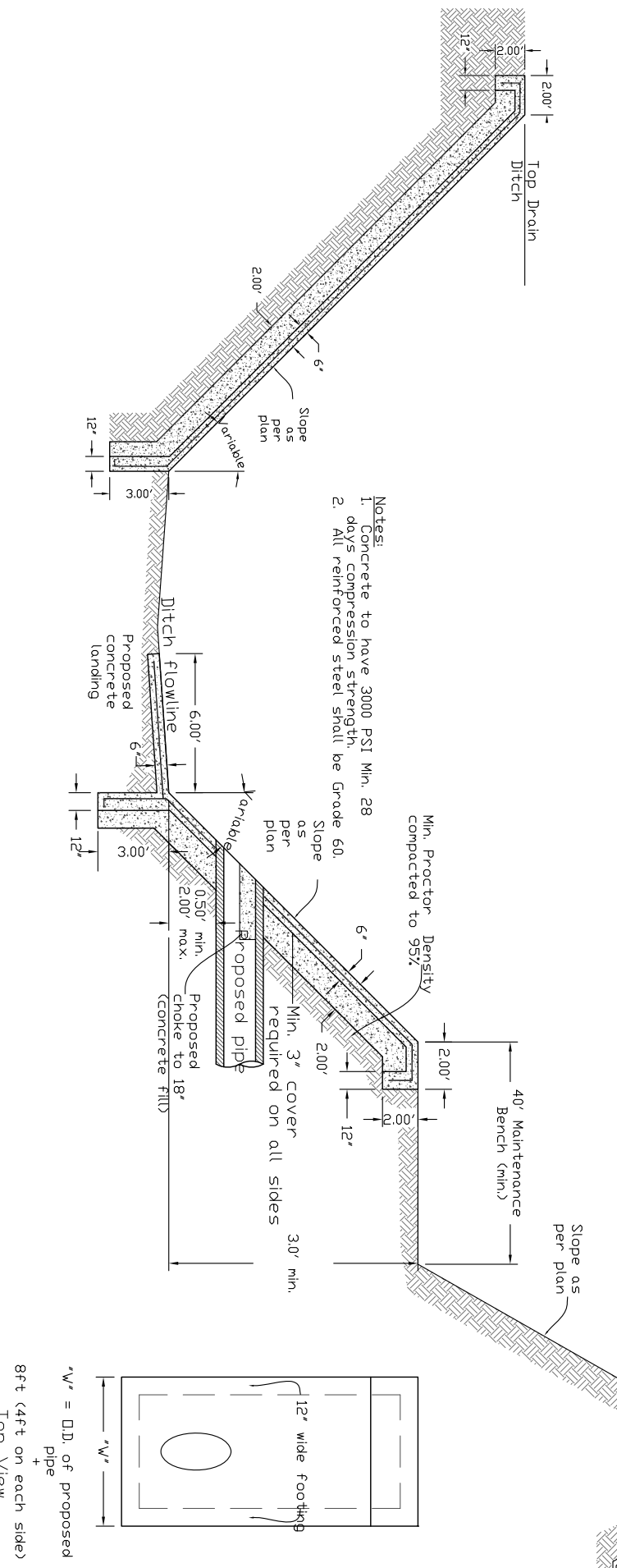
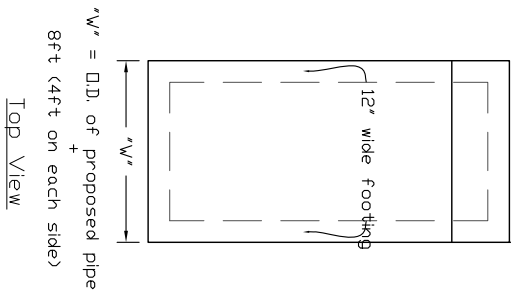
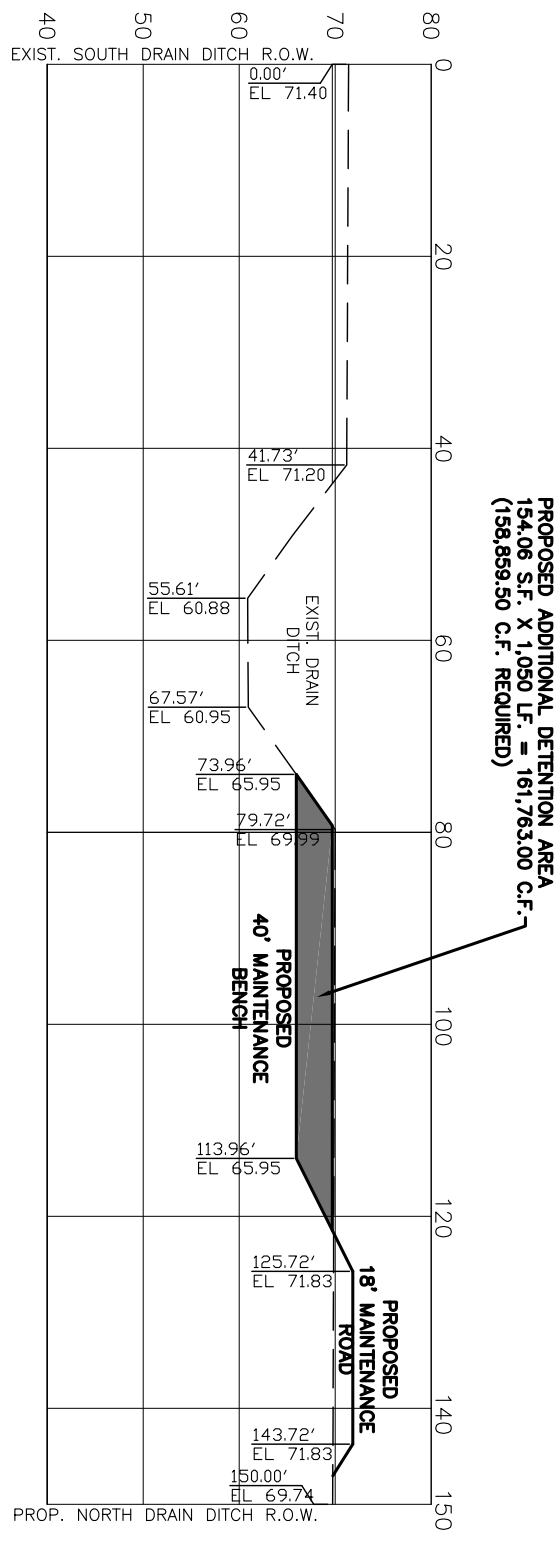
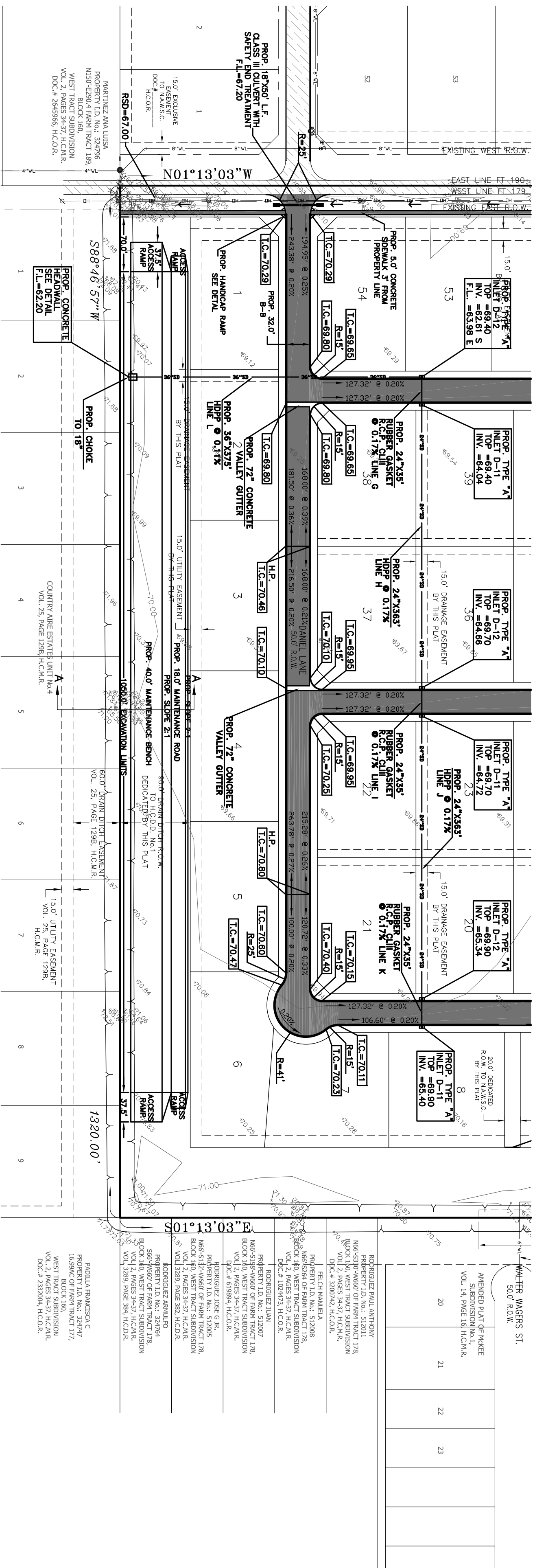
THRUST BLOCK SIZE			
DIAMETER OF PIPE IN INCHES	HORIZONTAL BEDDING IN INCHES	THICKNESS AT VERTICAL BEDDING	MINIMUM BURIAL DEPTH
22-1/2" BENDS	2	12	1,200
6" OR LESS	2	12	3,000
10	3	12	4,500
12	4	14	6,000
14	5	16	7,500
16	6	18	9,000
18	7	20	10,500
20	8	22	12,000
22	9	24	13,500
24	10	26	15,000
26	11	28	16,500
28	12	30	18,000
30	13	32	19,500
32	14	34	21,000
34	15	36	22,500
36	16	38	24,000
38	17	40	25,500
40	18	42	27,000
42	19	44	28,500
44	20	46	30,000
46	21	48	31,500
48	22	50	33,000
50	23	52	34,500
52	24	54	36,000
54	25	56	37,500
56	26	58	39,000
58	27	60	40,500
60	28	62	42,000
62	29	64	43,500
64	30	66	45,000
66	31	68	46,500
68	32	70	48,000
70	33	72	49,500
72	34	74	51,000
74	35	76	52,500
76	36	78	54,000
78	37	80	55,500
80	38	82	57,000
82	39	84	58,500
84	40	86	60,000
86	41	88	61,500
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90	43	92	64,500
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226	111	228	166,500
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238	117	240	175,500
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248	122	250	183,000
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460	228	462	342,000
462	229	464	343,500
464	230	466	345,000
466	231	468	346,500
468	232	470	348,000
470	233	472	349,500
472	234	474	351,000
474	235	476	352,500
476	236	478	354,000
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480	238	482	357,000
482	239	484	358,500
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486	241	488	361,500
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490	243	492	364,500
492	244	494	366,000
494	245	496	367,500
496	246	498	369,000
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524	260	526	390,000
526	261	528	391,500
528	262	530	393,000
530	263	532	394,500
532	264	534	396,000
534	265	536	397,500
536	266	538	399,000
538	267	540	400,500
540	268	542	402,000
542	269	544	403,500
544	270	546	405,000
546	271	548	406,500
548	272	550	408,



SFA
SALINAS ENGINEERING & ASSOC.
(F-6675) - ENGINEER (10065700) - SURVEY
CONSULTING ENGINEERS & SURVEYORS
2821 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)

SUBDIVISION PHASE II

BEING A 39.988 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF F.T. 179, BLOCK 160, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



3	—	OVERHEAD POWER LINE	DATE PREPARED: AUGUST 20, 2022
2	—	HUG WIRE FENCE	DATE SURVEYED: OCTOBER 15, 2021
1	—	8" WATER LINE	
0	—	0" WATER LINE	

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY:

THE DISTRICT-NORTH VESLAD SUBDIVISION PHASE II, IS LOCATED WITHIN HIGADO COUNTY PRESENT NO.1 ON THE SOUTHEAST CORNER OF THE INTERSECTION OF MILE 11 NORTH ROAD AND MILE 5 1/2 WEST ROAD. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE DISTRICT-NORTH VESLAD SUBDIVISION PHASE II, ITS APPROXIMATE 3,960 FEET FROM THE CITY LIMITS AND IS WITHIN THE 3 MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF VESLAD UNDER LOCAL GOVERNMENT CODE 44201.

	INDEX SHEET OF THE DISTRICT-NORTH WESTLACO SUBDIVISION PHASE 11
SHEET 1	HEADINGS, LOCATION MAPS, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EXISTENT IMPROVEMENTS; LEGAL DESCRIPTION (NETS & BOUNDS); OWNER'S DECLARATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; CERTIFICATE OF PLAT APPROVAL; RESERVATION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.U.I. OF A MUNICIPALITY AND DESHORE THE PRECINCT CERTIFICATE OF APPROVAL; NAME(S), ADDRESS(ES) AND SIGNATURE(S) OF THE CERTIFICATE OF APPROVAL.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER SYSTEMS; CERTIFICATE AND STANDARD.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; C&B AND OUTLET SECTION.
SHEET 4	
SHEET 5	WATER AND WASTE WATER (SEWER) DETAILS
SHEET 6	PAVING AND DRAINAGE DETAILS
	DRAINAGE EXCAVATION MAP

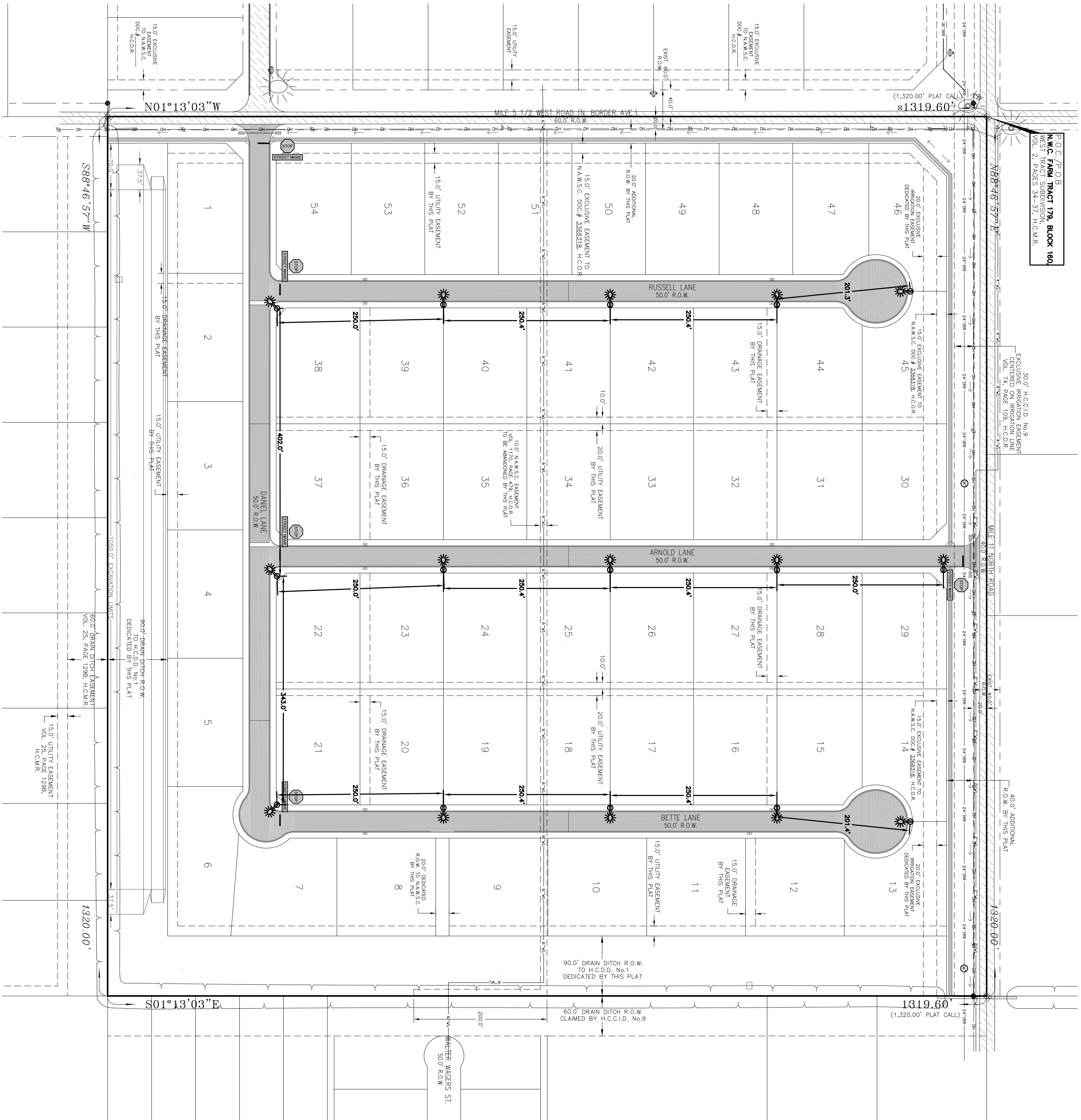
FILED FOR RECORD
IN HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

BY: _____
DEPUTY _____

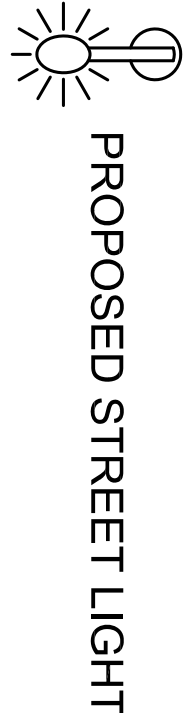
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REVISION NOTES			
NO.	SHEET	REVISION	DATE

SALINAS ENGINEERING & ASSOC.
(F-6675) -ENGINEER (10065700) -SURVEY
CONSULTING ENGINEERS & SURVEYORS
23221 DAFTODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 78501



SCALE 1" = 100'



PROPOSED STREET LIGHT



PROPOSED STOP SIGN

STREET NAME PROPOSED STREET NAME SIGN

PROPOSED 24" STOP BAR



EXISTING STREET LIGHT

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Project: THE DISTRICT-NORTH WESLACO SUBDIVISION PHASE II

Sheet Title: STREET LIGHTING AND SIGN PLAN

SEA
SALINAS ENGINEERING & ASSOCIATES
(6875) ENGINEER (10065700) SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)

David Omar Salinas
Registered Professional
Engineer # 71973
Date: 08/20/22
Scale: 1"=100'
Designed By: D.O.S.
Drawn By: P.R.
Checked By: D.O.S.
Approved By: D.O.S.
Project No: SP-21-2510
Drawing No: SP-21-2510
Sheet 1 of 1