



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: **5-30-2023**

PROPOSED **RG ESTATES PHASE III**, PRECINCT No. **4**.

ENGINEER: **QUINTANILLA HEADLEY & ASSOCIATES** DEVELOPER: **RG ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY**

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: **49**  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

NUMBER OF STREETLIGHTS: **6**

FILLING STATIONS: **3**

LOCATION DESCRIPTION: **SOUTH OF INGLE ROAD APPROXIMATELY 1/2 OF MILE EAST OF KENYON ROAD.**

SUBDIVISION LIES WITHIN THE:  ETJ OF **EDINBURG**

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON **1-30-2023** 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: **10.0 FEET ONTO INGLE ROAD.**

H.C.R.O.W. FINAL APPROVAL DATE: **5-02-2023** BY, **PRECINCT 4** R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: **N/A** BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  SANITARY SEWER **CITY OF EDINBURG**. LINE SIZE: **12"** LOCATION: **INGLE ROAD.**

WATER SERVICE PROVIDER: **N.A.W.S.C.** LINE SIZE: **8"** LOCATION: **INGLE ROAD.**

H.C.E.O.C. FINAL APPROVAL DATE: **5-01-2023** : BY **MARTIN RAMIREZ** 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: **APRIL 4, 2023**

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

**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.**





# LOS CIELOS SUBDIVISION No. 2

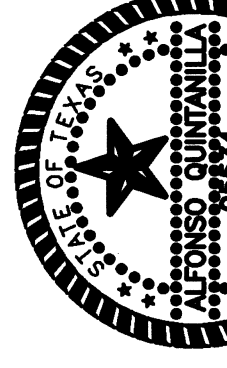
A 14.00 ACRE TRACT OF LAND BEING ALL OF LOT 8 AND THE NORTH 4.00 ACRES OF LOT 10, BLOCK 23, SANTA CRUZ GARDENS UNIT No. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2996633, AND SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3412626, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

Drainage Report for Los Cielos Subdivision No. 2  
 BY: ALFONSO QUINTANILLA, P.E.  
 The site has minimal runoff on a southerly direction. The existing runoff for the proposed subdivision is 0= 3.49 cubic feet per second based on a 10-year storm and currently outfalls into the existing Hidalgo County Drainage District No. 1 Drain Ditch. After development the runoff will be 0= 21.25 cubic feet per second for an increase of 0=17.79 cubic feet per second. Detention will be 79,876.85 cubic feet (1.83 acre feet) and will be accomplished by excavating the existing H.C.D.D. No. 1 Drain Ditch on the south side of the subdivision and building a regional detention facility located on Tract "A". The street runoff will be collected by a storm sewer system consisting of 18", 24", 30" and 36" pipes and "A" inlets that will discharge into the existing Hidalgo County Drainage District No. 1 Drain Ditch. The detention facility will be located on the south side of the property. An additional 150 feet right of way for the Detention Facility is located on the south side of the property. The Detention Facility will be located on the south side of the property. The Detention Facility will be located on the south side of the property. The Detention Facility will be located on the south side of the property.

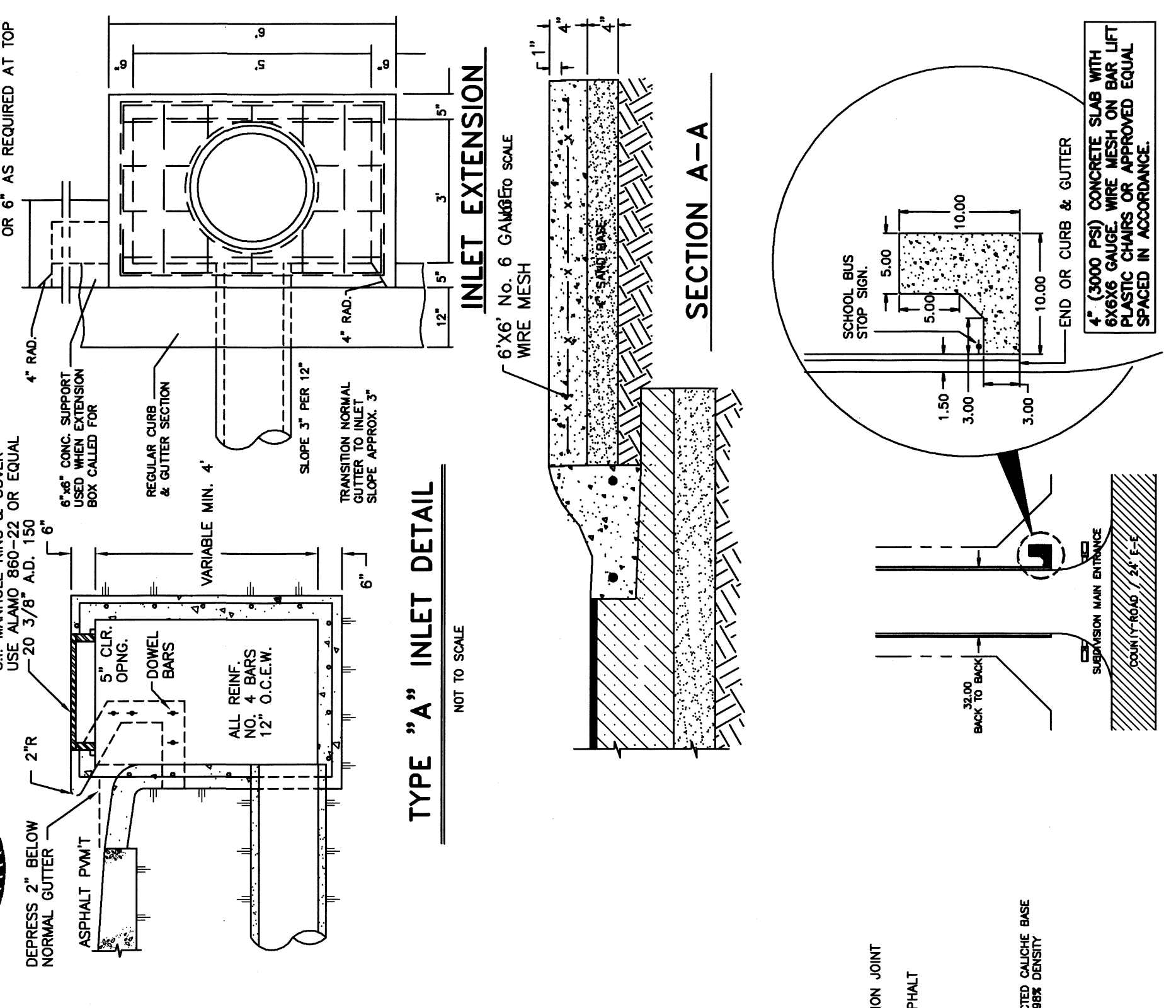
The soils are Horgill (16) and Wilcox (70) and in soil group B. It is fine sandy loam (SM-SC) and sandy clay loam (SC). This soil is well drained. Permeability is moderate. Plasticity index has a range of NP-20. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has minimal runoff on a southerly direction. The existing runoff for the proposed subdivision is 0= 3.49 cubic feet per second based on a 10-year storm and currently outfalls into the existing Hidalgo County Drainage District No. 1 Drain Ditch. After development the runoff will be 0= 21.25 cubic feet per second for an increase of 0=17.79 cubic feet per second. Detention will be 79,876.85 cubic feet (1.83 acre feet) and will be accomplished by excavating the existing H.C.D.D. No. 1 Drain Ditch on the south side of the subdivision and building a regional detention facility located on Tract "A". The street runoff will be collected by a storm sewer system consisting of 18", 24", 30" and 36" pipes and "A" inlets that will discharge into the existing Hidalgo County Drainage District No. 1 Drain Ditch. The detention facility will be located on the south side of the property. An additional 150 feet right of way for the Detention Facility is located on the south side of the property. The Detention Facility will be located on the south side of the property. The Detention Facility will be located on the south side of the property.

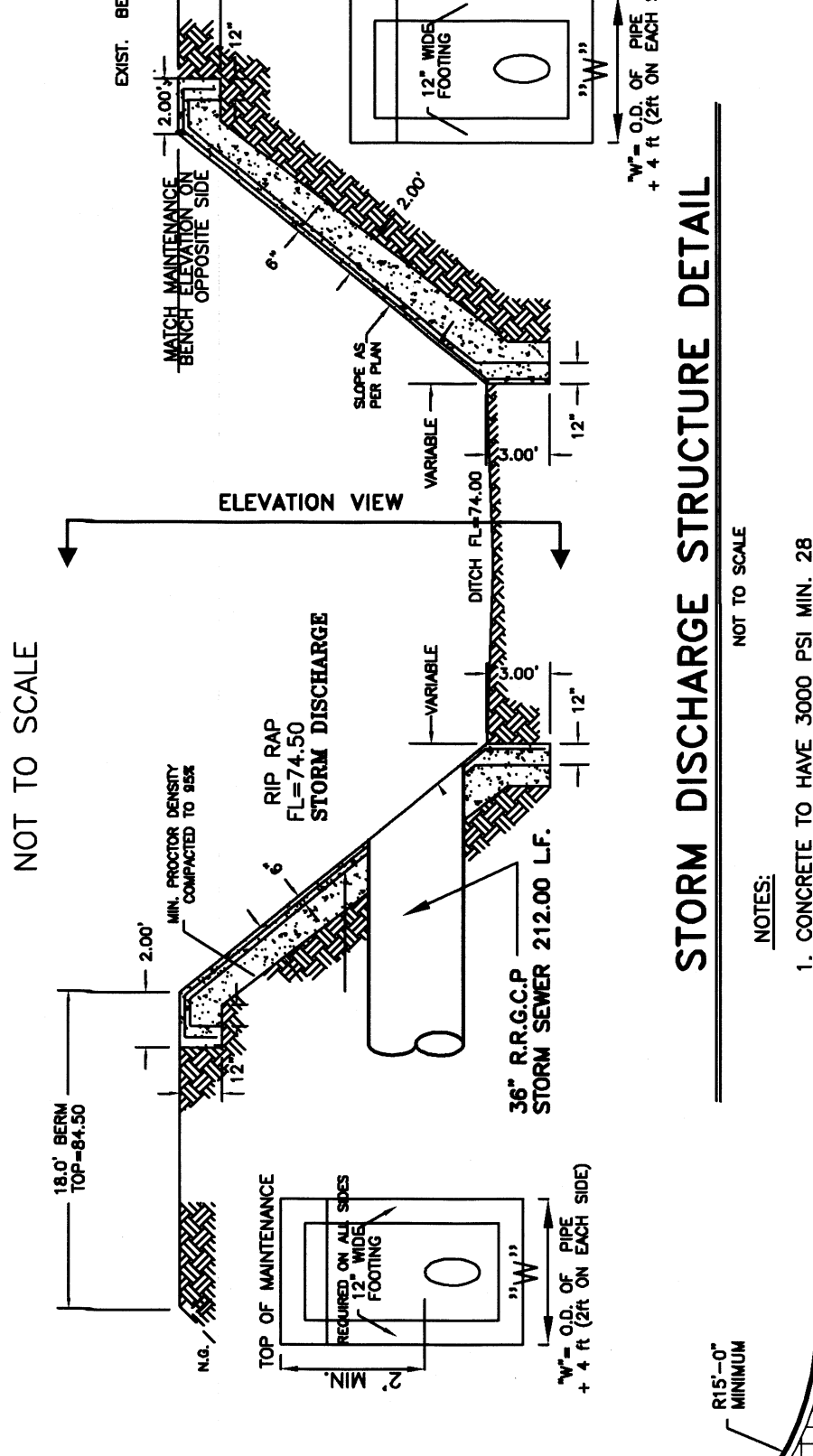
CEMENTATION:  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOORPLAN FOR ZONE "X" (UNSHADDED) AREAS DETERMINED AND DATED JUNE 6, 2000 WITH LOMR DATED MAY 17, 2001 IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



ALFONSO QUINTANILLA  
 P.E. No. 98534  
 DATE 5-1-23

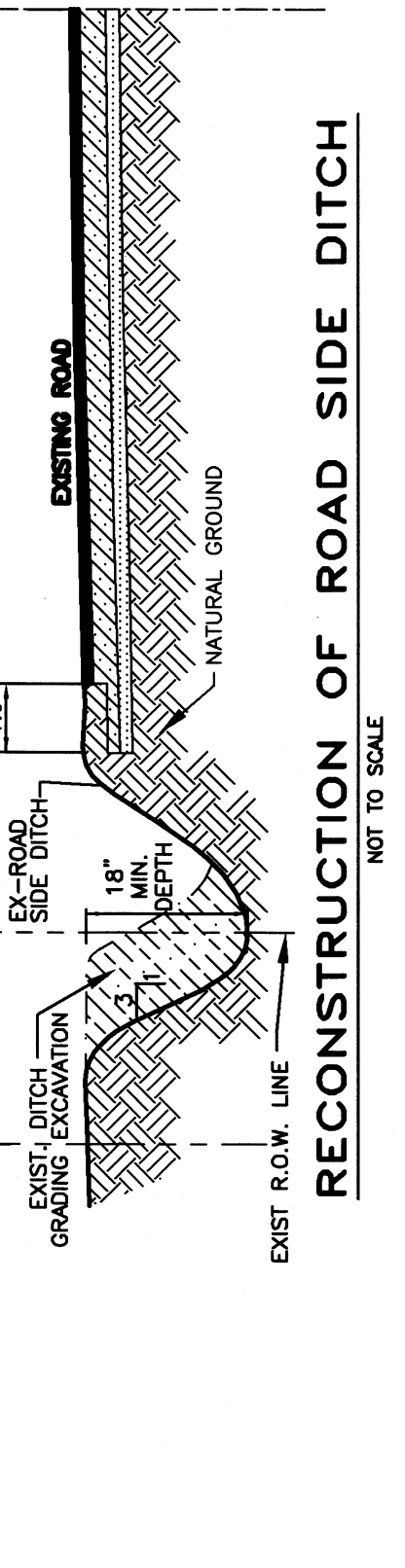


## CONCRETE SCHOOL BUS STOP PICKUP AREA

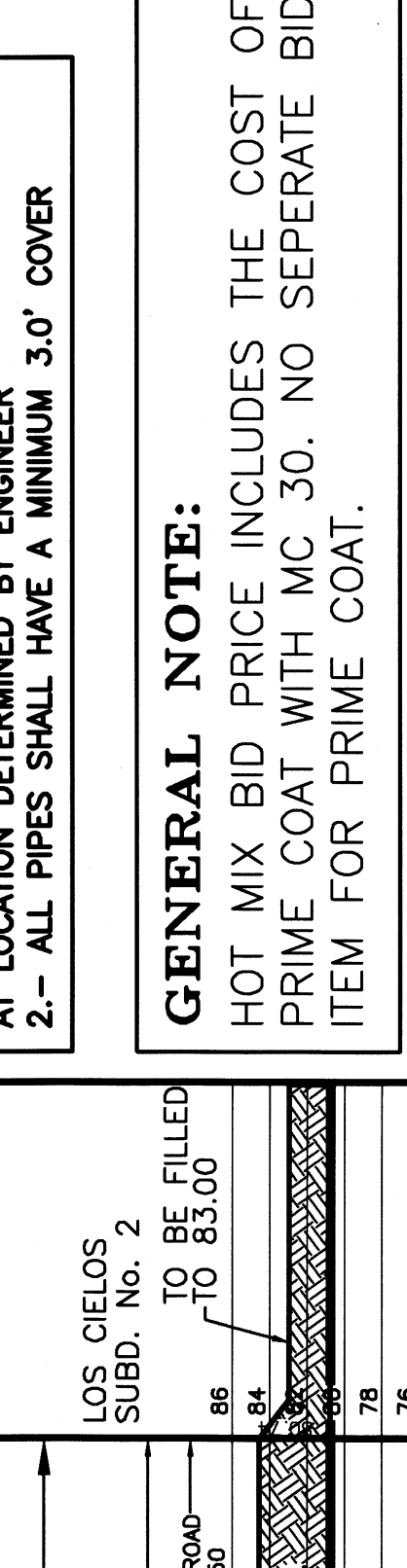


NOTES:  
 1. CONCRETE TO HAVE 3000 PSI MIN. 28 DAYS COMPRESSION STRENGTH.  
 2. ALL REINFORCED STEEL SHALL BE GRADE 60.

## STORM DISCHARGE STRUCTURE DETAIL



## RECONSTRUCTION OF ROAD SIDE DITCH



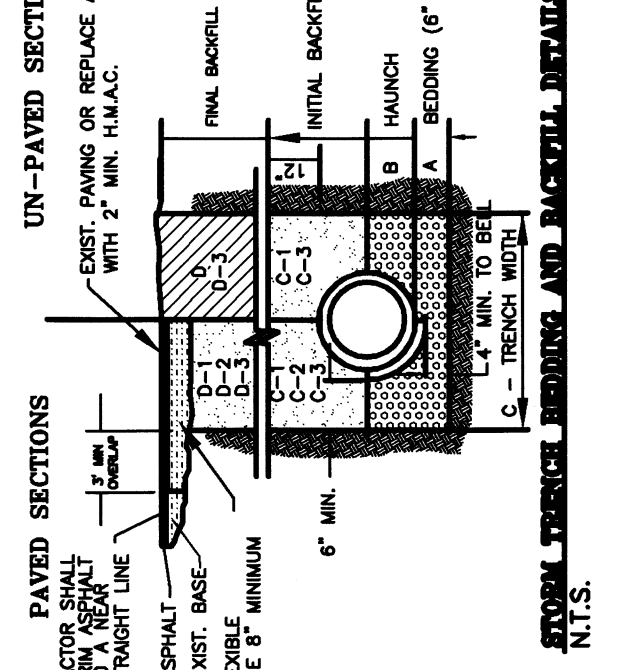
GENERAL NOTE:  
 1.-DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD AT LOCATION DETERMINED BY ENGINEER  
 2.- ALL PIPES SHALL HAVE A MINIMUM 3.0' COVER

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  
 SHEET NO. 3 OF 4 SHEETS  
 DATE PREPARED \_\_\_\_\_ BY \_\_\_\_\_  
 DATE REVISION \_\_\_\_\_ BY \_\_\_\_\_  
 DATE REVISION \_\_\_\_\_ BY \_\_\_\_\_

**LEGEND**

- = MANHOLE
- = CLEANOUT
- ⊕ = FIRE HYDRANT
- ⊖ = GUY WIRE
- ⊙ = POWER POLE
- ⊞ = MAILBOX
- ⊚ = WATER METER
- ⊛ = WATER VALVE
- ⊜ = SIGN
- ⊝ = SERVICE POLE
- ⊞ = TEL BOX
- ⊚ = ELECT BOX
- ⊛ = GAS METER
- ⊜ = GAS MARKER
- ⊝ = GAS VALVE
- ⊞ = TRANSMISSION POLE
- ⊚ = TRAFFIC CONTROL BOX
- ⊛ = GAS SERVICE



EXTERNAL TRENCH BRIDGING AND BACKFILL DETAILS  
 N.T.S.

1. EXIST. ASPHALT SHALL BE REPAIRED OR REPLACED WITH 2" MIN. H.M.A.C.  
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 9. EXIST. ASPHALT SHALL BE REPAIRED OR REPLACED WITH 2" MIN. H.M.A.C.  
 10. EXIST. ASPHALT SHALL BE REPAIRED OR REPLACED WITH 2" MIN. H.M.A.C.

CONCRETE CURB & GUTTER SHALL BE CLASS "A" CURED CONCRETE AT MIN. 28 DAYS COMPRESSION STRENGTH.

EXPANSION JOINTS SHALL BE 18" MIN. W/ 1" MIN. ASPHALT.

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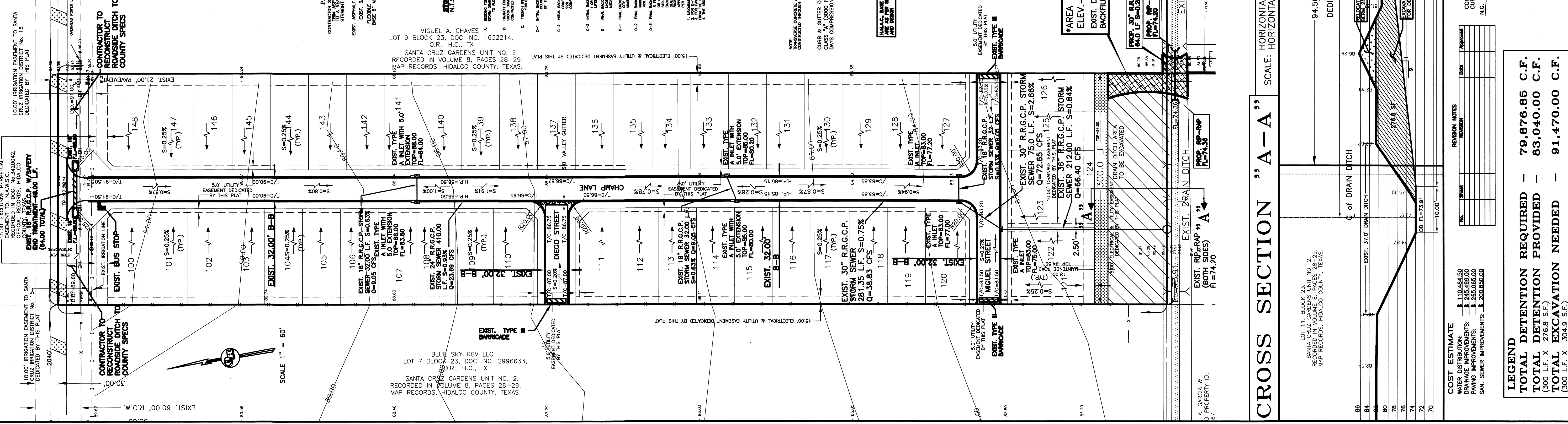
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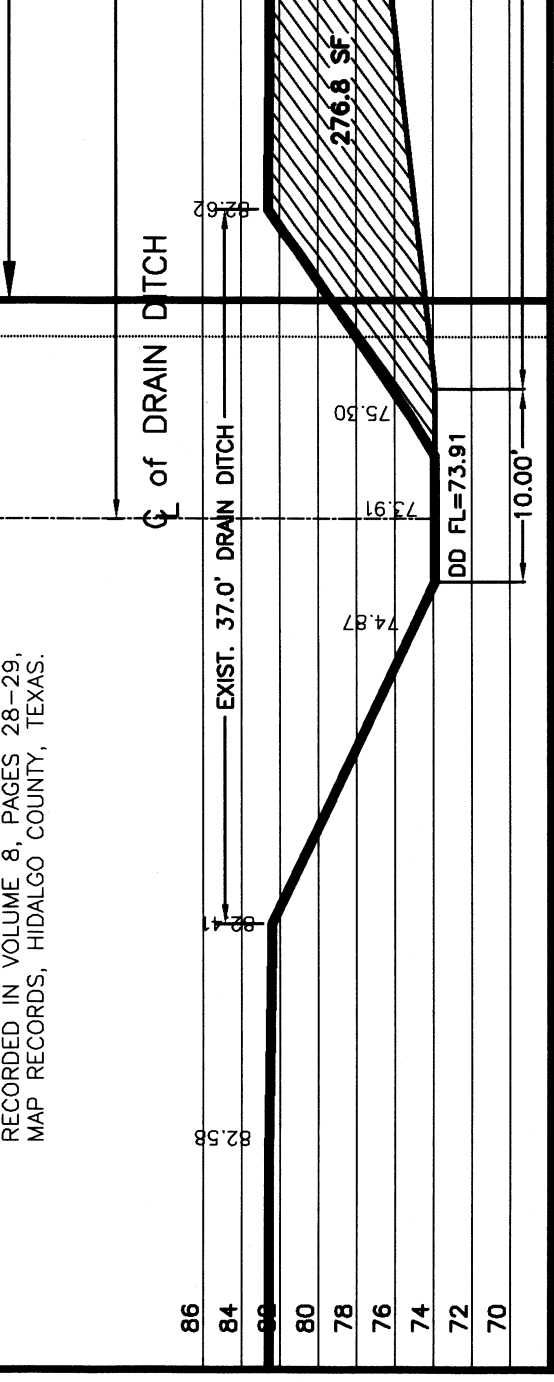
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## CROSS SECTION "A-A"

SCALE: HORIZONTAL 1" = 10', VERTICAL 1" = 1'



**COST ESTIMATE**

WATER DISTRIBUTION	\$ 110,484.50
DRAINAGE IMPROVEMENTS	\$ 245,689.00
PAVING IMPROVEMENTS	\$ 285,085.00
SAN. SEWER IMPROVEMENTS	\$ 1,200,850.00

**LEGEND**

TOTAL DETENTION REQUIRED	- 79,876.85 C.F.
TOTAL DETENTION PROVIDED	- 83,040.00 C.F.
TOTAL EXCAVATION NEEDED	- 91,470.00 C.F.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
 CONSULTING ENGINEERS · LAND SURVEYORS  
 78539  
 EDINBURG, TEXAS 78541  
 ALFONSO@QHA-ENG.COM  
 SURVEYING REGISTRATION NUMBER 100411-00

# LOS CIELOS SUBDIVISION No. 2

A 14.00 ACRE TRACT OF LAND BEING ALL OF LOT 8 AND THE NORTH 4.00 ACRES OF LOT 10, BLOCK 23, SANTA CRUZ GARDENS UNIT No.2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO VOLUME 8, PAGES 28 AND 29, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO DOCUMENT NUMBER 29986633, AND SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3412626, AND SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DRAINAGE REPORT FOR: LOS CIELOS SUBDIVISION No. 2 TRACT "A", HIDALGO COUNTY, TEXAS.

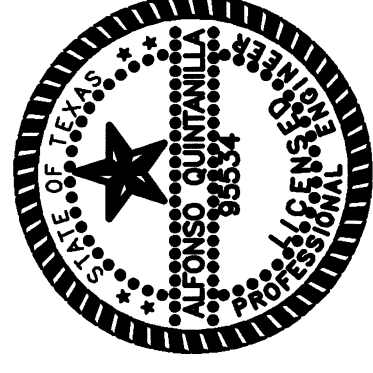
## TRACT "A"

A 4.00 ACRE TRACT OF LAND OUT OF LOT 10, BLOCK 23, SANTA CRUZ GARDENS UNIT No. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO DOCUMENT NUMBER 3412626, AND SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3412626, AND SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DRAINAGE REPORT FOR: LOS CIELOS SUBDIVISION No. 2 TRACT "A", HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LEGEND	
●	MANHOLE
○	CLEANOUT
⊕	FIRE HYDRANT
⊖	GUY WIRE
⊕	POWER POLE
⊖	MALIBOX
⊕	WATER METER
⊖	WATER VALVE
⊕	SIGN
⊖	SERVICE POLE
⊕	TEL BOX
⊖	ELECT BOX
⊕	GAS METER
⊖	GAS MARKER
⊕	GAS VALVE
⊖	TRANSMISSION POLE
⊕	TRAFFIC CONTROL BOX
⊖	GAS SERVICE

## CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOORPLAN FOR ZONE "A" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS PER FEMA FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NO. 480334 0325 D, AND DATED JUNE 6, 2000 WITH LOMR DATED MAY 17, 2001 IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 85534  
DATE 5-1-23

MIGUEL A. CHAVES  
LOT 9 BLOCK 23, DOC. NO. 1632214,  
SANTA CRUZ GARDENS UNIT No. 2,  
RECORDED IN VOLUME 8, PAGES 28-29,  
MAP RECORDS, HIDALGO COUNTY, TEXAS.

\*AREA TO BE FILLED  
ELEV.-79.00  
EXIST. DRAIN DITCH TO BE CLEARED,  
BACKFILLED & COMPACTED TO 95% DENSITY

PROP. 30" R.R.G.C.P.  
64.0 LF S=0.25%

PROP. 30" R.R.G.C.P.  
84'37" E 300.00'

EXIST. DRAIN DITCH  
FL=73.04

DETENTION POND  
FL=75.20

OWNER: RG ESTATES, LLC  
PROPERTY ID: 278164  
LOT 10, BLOCK 23, SANTA CRUZ  
GARDENS UNIT No. 2, RECORDED UNDER  
COUNTY CLERK DOCUMENT NUMBER  
3412626, O.R., H.C., TX.

UN-PAVED SECTIONS  
EXIST. PAVING OR REPLACE ASPHALT  
WITH 2" MIN. H.A.C.

FINAL MANHOLE  
INITIAL BACKFILL  
A BEDDING (6" MIN.)  
C- BEDDING (6" MIN.)  
L- TRENCH WALL

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

REGIONAL DETENTION POND DETAIL  
SCALE 1" = 40'

DETENTION POND STORAGE=505,040.00 C.F.  
(236.0 LF x 4' DEPTH x 535.0 LF)

DETECTION CALCULATIONS

CROSS SECTION "A-A"  
SCALE: HORIZONTAL 1" = 10'

LOS CIELOS SUBD. No. 2  
TO BE FILLED  
TO 83.00

94-50' DRAIN DITCH R.O.W.  
TO H.C.D.D. No. 2  
DEDICATED BY THIS PLAT

EXCAVATED DRAIN DITCH AREA  
OR DETENTION REQUIREMENTS

TOTAL EXCAVATION= 304.9 S.F.

COST ESTIMATE

WATER DISTRIBUTION: \$ 110,684.50

PAVING IMPROVEMENTS: \$ 265,855.00

SAN. SEWER IMPROVEMENTS: \$ 200,850.00

LEGEND

TOTAL DETENTION REQUIRED - 79,876.85 C.F.

TOTAL DETENTION PROVIDED - 608,421.00 C.F.

(DRAIN DITCH WIDENING + DETENTION POND)

REVISION NOTES

NO. REVISION DATE APPROVED

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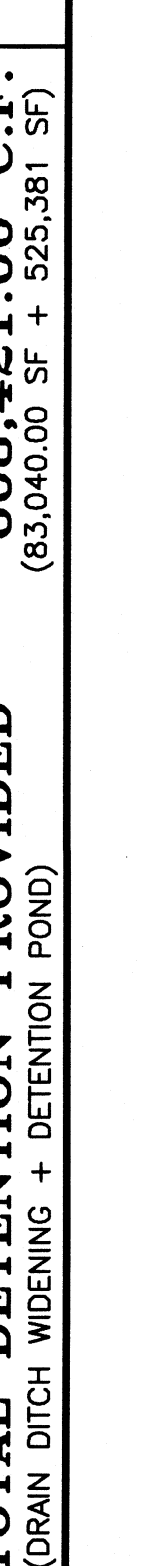
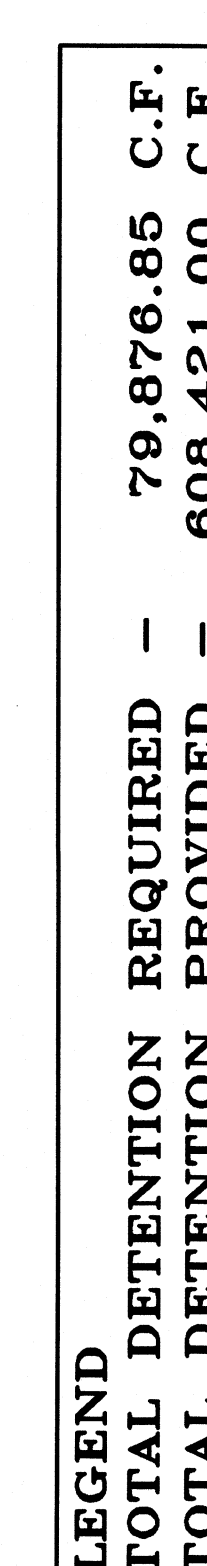
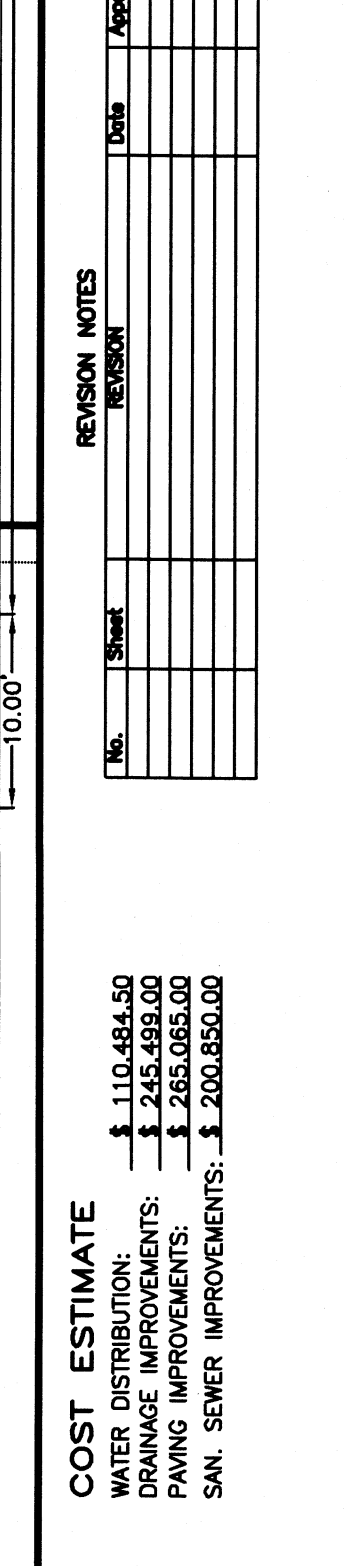
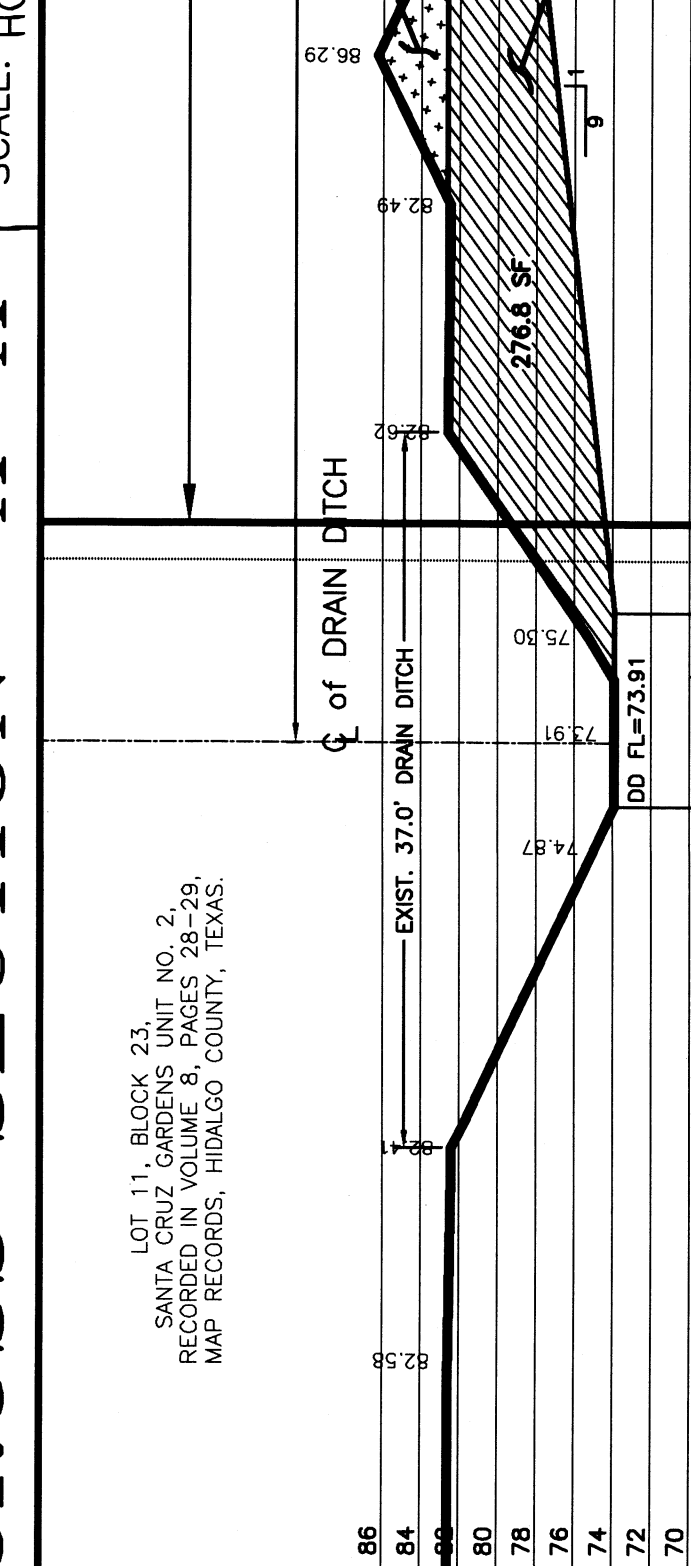
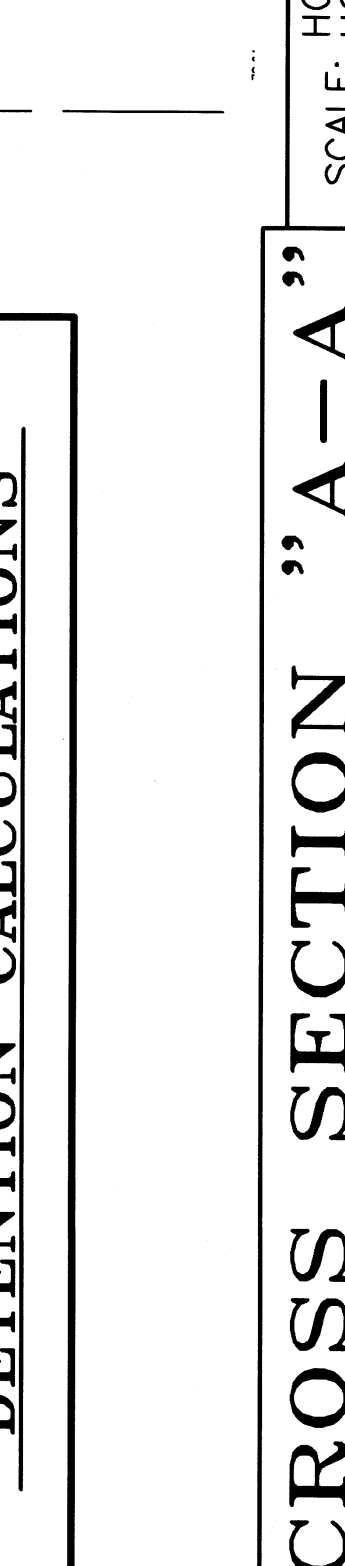
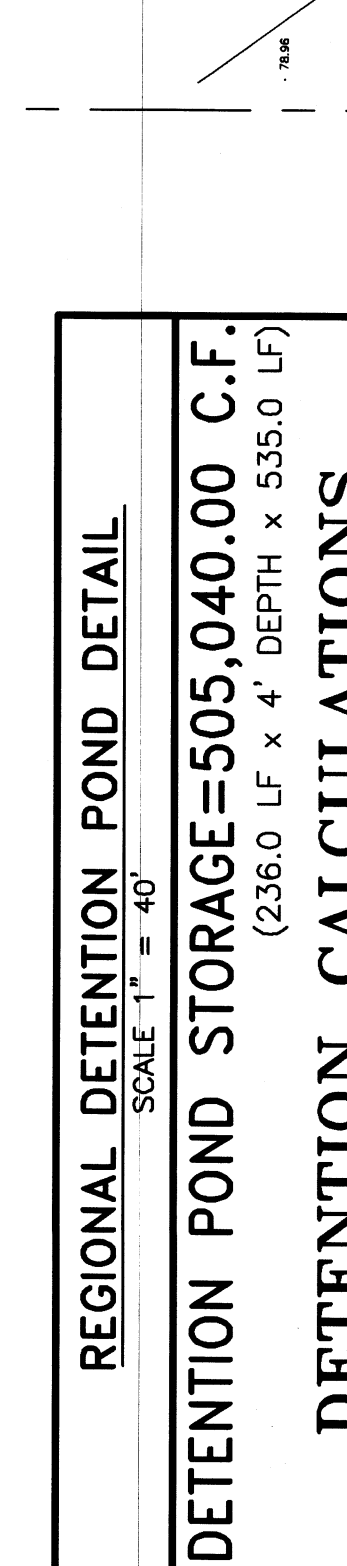
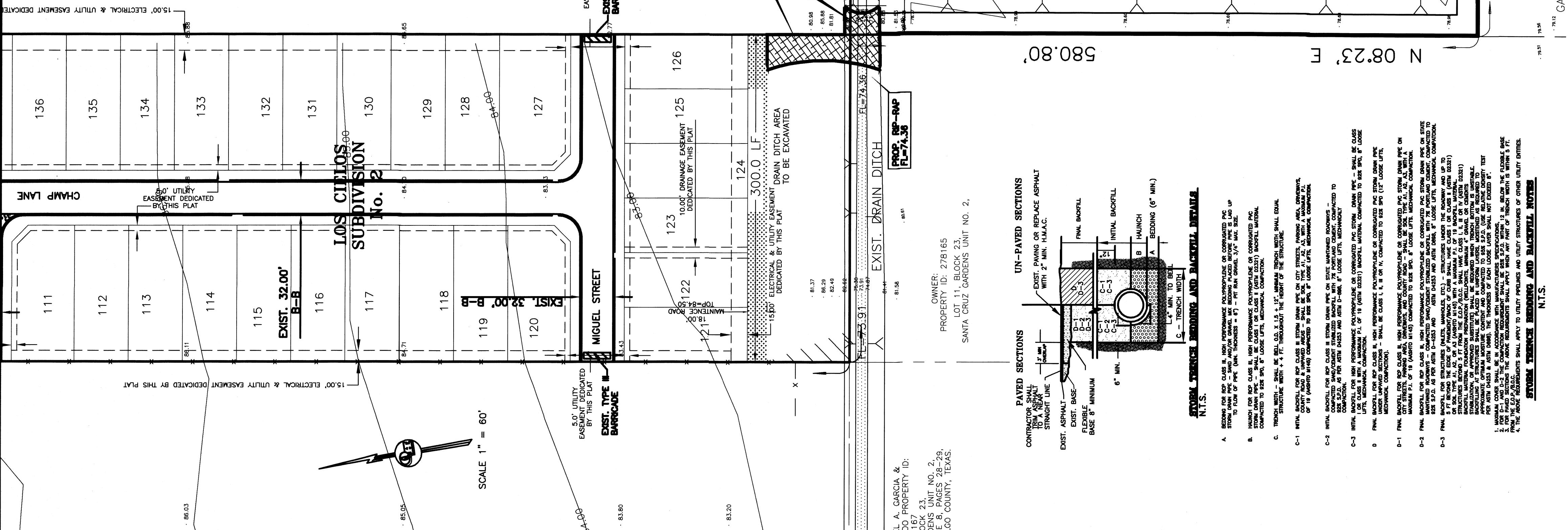
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REVISION NOTES



NOTES:  
1. CONCRETE TO HAVE 3000 PSI MIN. 28 DAYS COMPRESSION STRENGTH.  
2. ALL REINFORCED STEEL SHALL BE GRADE 60.

NOT TO SCALE  
DETENTION AREA CROSS SECTION "B-B"  
DETENTION POND STORAGE=505,040.00 C.F.  
(236.0 LF x 4' DEPTH x 535.0 LF)

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