



Anthony Uresti  
Assistant Director

# 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: **10-31-2023**

PROPOSED **MOONLIGHT GLOW SUBDIVISION** PRECINCT No. **1**.

ENGINEER: **SALINAS ENGINEERING & ASSOCIATES**, DEVELOPER: **SANTOS VILLANUEVA, LLC**.

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: **WEST OF MILE 5 WEST ROAD (F.M. 88) APPROXIMATELY 400 FEET NORTH OF MILE 10 NORTH ROAD.**

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON **5-4-2022** PROPERTY LIES WITHIN FLOOD ZONE: **"X"** AS PER FEMA.

DRAINAGE DESIGN: **DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND BY ONSITE DETENTION AREAS.**

ROAD R.O.W. DEDICATION: **10.0 FEET ONTO MILE 5 WEST ROAD (F.M. 88).**

H.C.R.O.W. FINAL APPROVAL DATE: **11-22-2022** BY, **PRECINCT 1** R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: **12-1-2022** BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSS'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: **CITY OF WESLACO** LINE SIZE: **4"** LOCATION: **MILE 5 WEST ROAD (F.M. 88).**

H.C.E.O.C. FINAL APPROVAL DATE: **11-18-2022** : BY **MARTIN RAMIREZ** 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.

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: **8-22-2023**

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

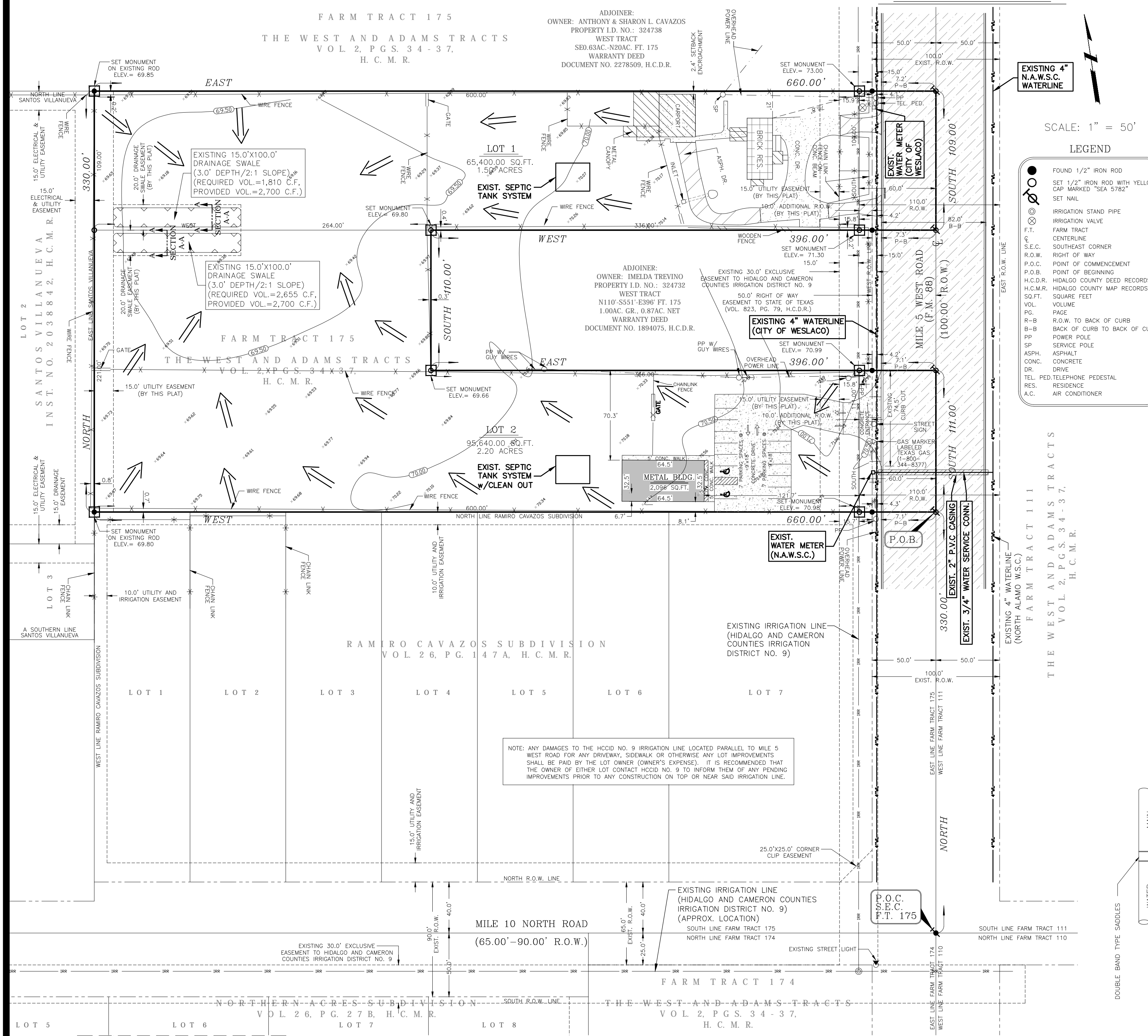
**Final Approval** subject to recommendations other departments

**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.**



**SHEET 2**



**FINAL ENGINEERING REPORT FOR MOONLIGHT GLOW SUBDIVISION:**

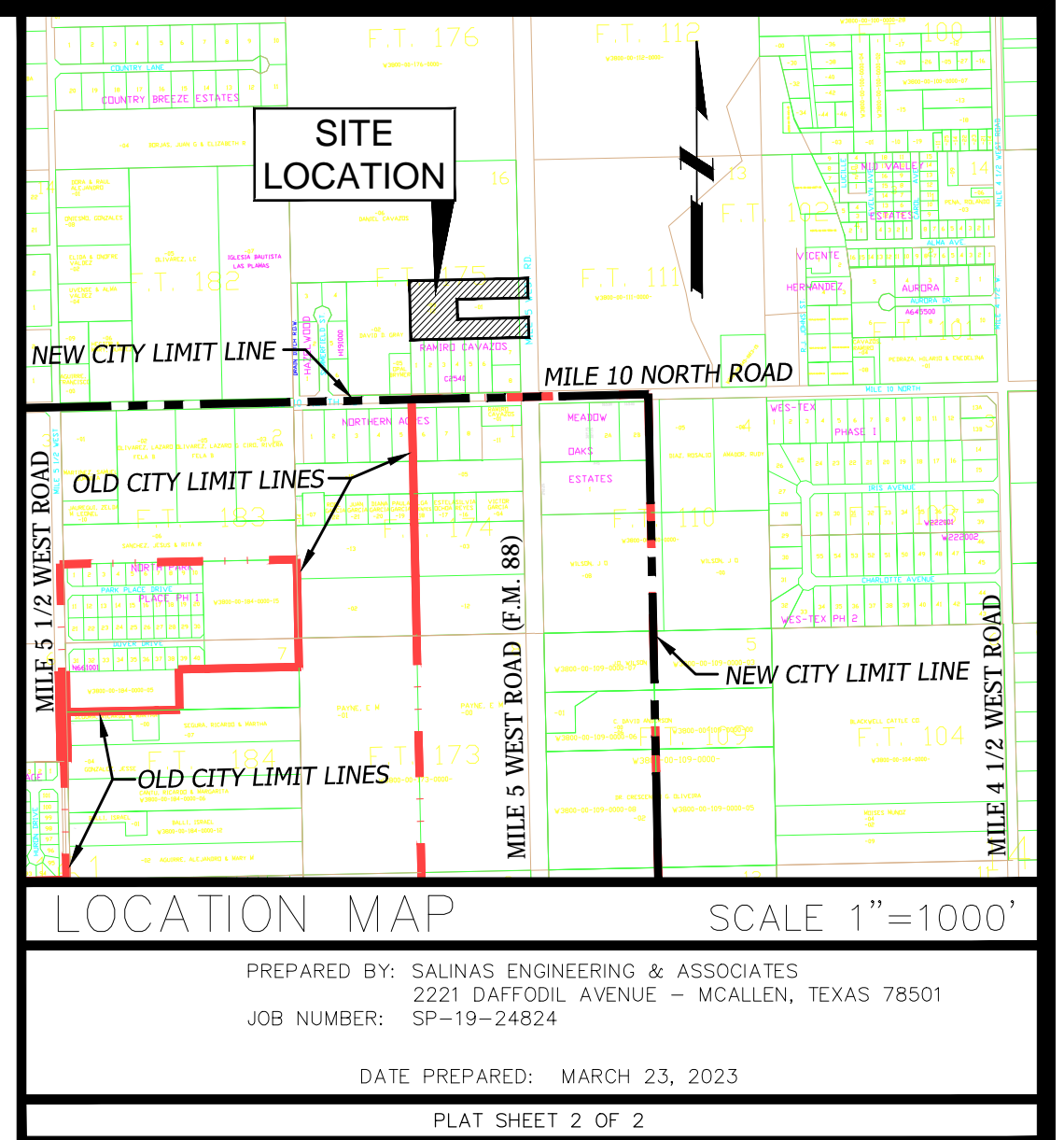
**WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:**  
 MOONLIGHT GLOW SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF WESLACO AND NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVISION AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO LOT 2 OF THIS SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUPPORTS ESTABLISHING THE LOW-TEN QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE LOT 2 OF THIS SUBDIVISION. LOT 1 OF THIS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF WESLACO.

**SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATE:**  
 SEWAGE FROM MOONLIGHT GLOW SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

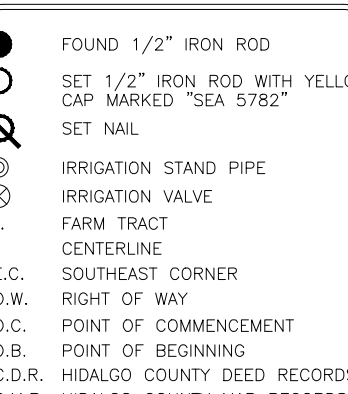
**REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION MOONLIGHT GLOW:**

**PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO:**  
 LA SUBDIVISION MOONLIGHT GLOW RECIBIRA SU PROVISION DE AGUA DE LA CIUDAD DE WESLACO Y DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL EL LOTE 2 DE LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR LA CAPACIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DEL LOTE 2 DE LA SUBDIVISION. EL LOTE 1 DE LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE LA CIUDAD DE WESLACO.

**DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION:**  
 SE INSTALARA UNA FOSA SEPTICA EN CADA SOLA. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOREVISOR ESTE DOCUMENTO HA EVALUADO LA AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) EL FEBRERO 08, 2021.



SCALE: 1" = 50'



**SOIL EVALUATION REPORT:**

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE (NRCS) SURVEY BOOK INDICATES THAT THE SOILS FOR THE AREA AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. ADDITIONAL BORINGS WERE EXCAVATED FOR THESE AREAS TO DETERMINE THE DEPTH OF THE SANDY LOAM SOILS. THE SANDY LOAM EXTENDING UP TO 30" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE ARE NO INDICATIONS OF GROUNDWATER OR RESTRICTIVE LAYER WITHIN 24" OF THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINAGE WILL BE INSTALLED AS FOLLOWS:

**GUSTAVO CHAPA (SITE EVALUATOR) # 66029756** HA EVALUADO UN TANQUE SEPTICO DE MODELO DUAL EXISTENTE EN EL PROYECTO LOTE 1 Y HA PREPARADO UN REPORTE DE FEBRERO 08, 2021 QUE CONCLUYE QUE EL TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) EL FEBRERO 08, 2021.

**ENGINEER CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SPECIFICATIONS UNDER SECTION 19.04 WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

**WATER FACILITIES:** THESE FACILITIES FULLY COMPLIANT WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$4,485.00 WHICH EQUALS TO \$2,242.50 PER LOT.

**SEWAGE FACILITIES:** SEPTIC SYSTEMS ESTIMATED TO COST \$1,500.00 PER LOT (INCLUSIVE), FOR A TOTAL OF \$1,500.00 FOR THE ENTIRE SUBDIVISION.

**SUBDIVIDER CERTIFICATION:**

1 - I, **SANTOS VILLANUEVA INVESTMENTS, L.L.C.**, SUBDIVIDER OF MOONLIGHT GLOW SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

**SANTOS VILLANUEVA INVESTMENTS, L.L.C.**  
 PAULA VILLANUEVA, PRESIDENT  
 414 W. MILE 10 NORTH ROAD  
 WESLACO, TEXAS 78599

**REPORTE DE EVALUACION DE LA TIERRA:**

CADA LOTE EN LA SUBDIVISION MEDIO MEDIO SEA HECHERON DOS EXCAVACIONES DE EVALUACION EN LAS ZONAS CRUCIALES DE LA SUBDIVISION (EXCAVACIONES INDICADAS EN EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME, TERRENO ARCILLOSO Y SELEO FRANCO Y SE ENCUENTRA A PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA A PULGADAS ABARRERA DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE EN:

**GUSTAVO CHAPA (SITE EVALUATOR) # 66029756** HA EVALUADO UN TANQUE SEPTICO DE MODELO DUAL EXISTENTE EN EL PROYECTO LOTE 1 Y HA PREPARADO UN REPORTE DE FEBRERO 08, 2021 QUE CONCLUYE QUE EL TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) EL FEBRERO 08, 2021.

**CERTIFICACION:**

CON MI FIRMA CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION HAY LAS REGLAS GOBERNADOR A LAS SUBDIVISIONES, ADOPTADAS EN LA SECCION 14.34 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS), CERTIFICADO QUE LOS GASTOS PARA INSTALAR EL AGUA Y DRENAJE SON:

**AGUA:** EL SISTEMA SERVIDO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUICION MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$4,485.00 O \$2,242.50 POR LOTE.

**DRENAJE:** SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00. AL CUMPLIR UN TOTAL DE \$1,500.00 PARA TODA LA SUBDIVISION.

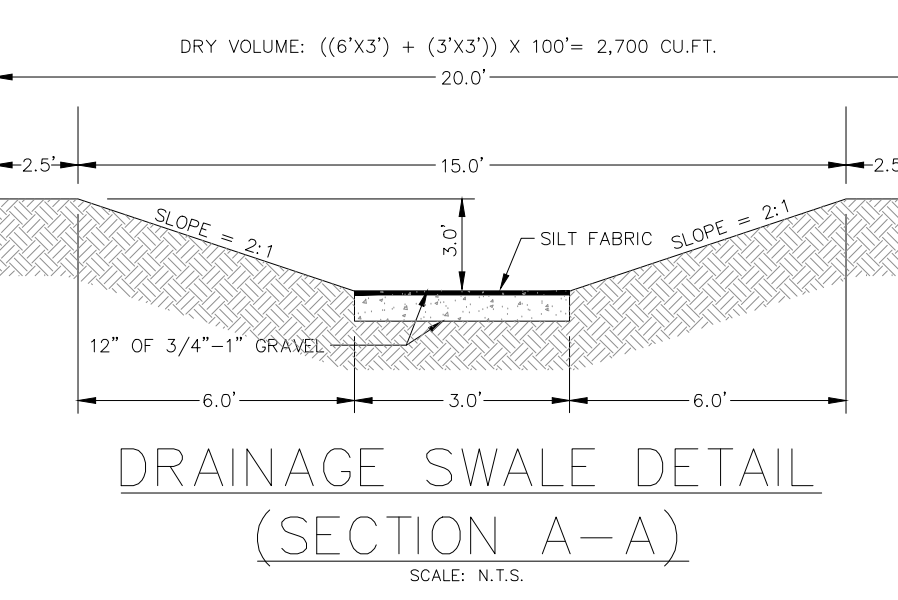
**NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS:**

DATE: \_\_\_\_\_  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAULA VILLANUEVA, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

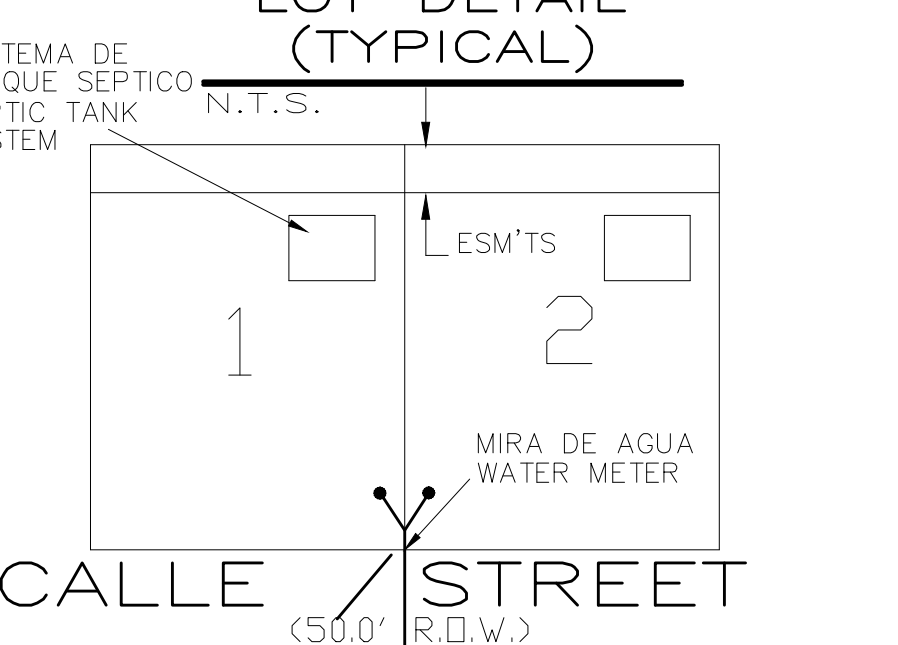
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**

**DRAINAGE SWALE DETAIL (SECTION A-A)**



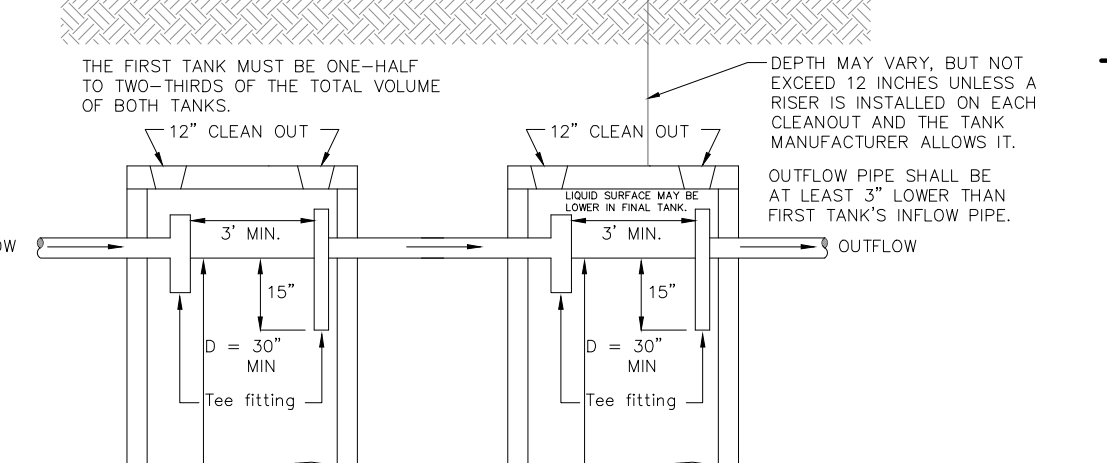
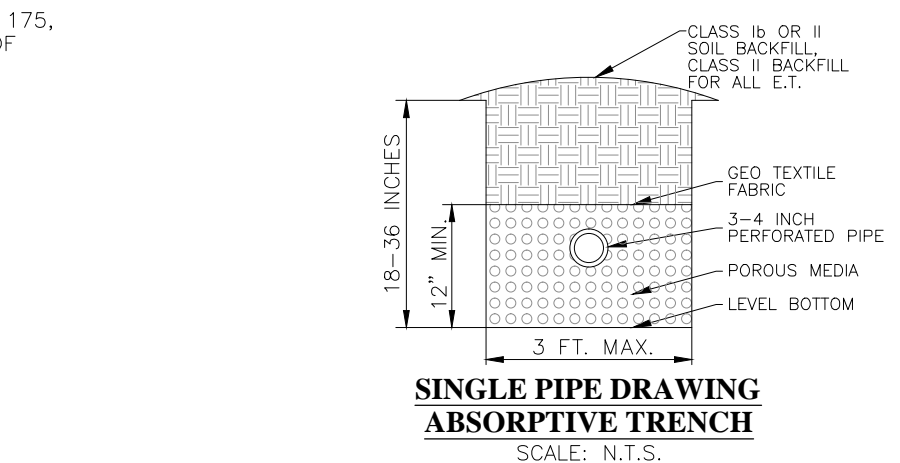
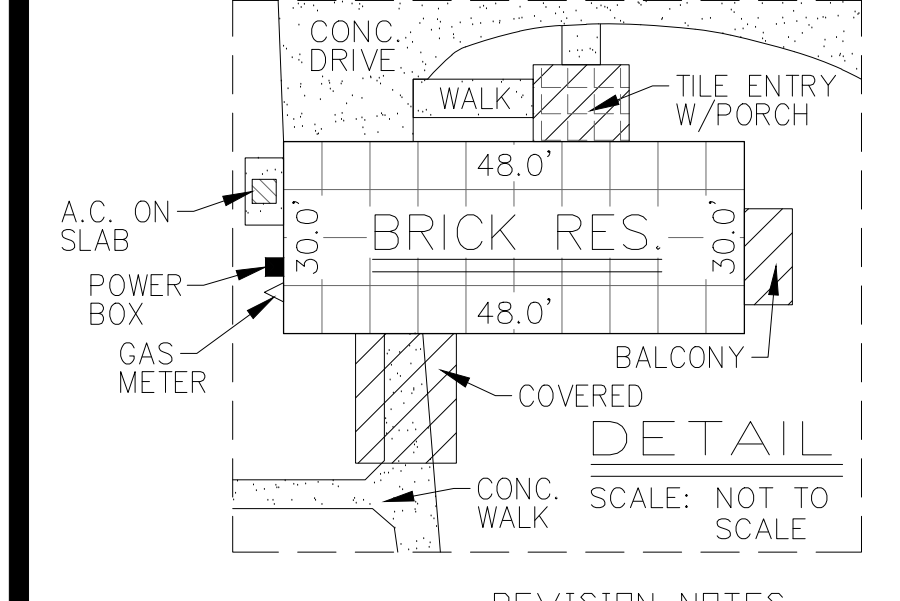
**LOT DETAIL (TYPICAL)**



**MAP OF WATER DISTRIBUTION, SANITARY SEWER COLLECTION, TOPOGRAPHY, PAVING AND DRAINAGE**

**MOONLIGHT GLOW SUBDIVISION**  
 HIDALGO COUNTY, TEXAS

BEING A 4.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 175, THE WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



**COST ESTIMATE CHART**

COST ESTIMATE	\$ NONE
PAVING IMPROVEMENTS:	\$ 3,000.00
DRAINAGE IMPROVEMENTS:	\$ 4,485.00
WATER DISTRIBUTION:	\$ 4,485.00
SANITARY SEWER IMPROVEMENTS/OSSF:	\$ 1,500.00
ESTIMACION DE COSTO	\$ NONE
PAYMENTACION DE CALLES:	\$ 3,000.00
DRENAJE PLUVIAL:	\$ 4,485.00
SERVICIO DE AGUA POTABLE:	\$ 4,485.00
SERVICIO DE DRENAJE SANITARIO:	\$ 1,500.00

**INDEX SHEET OF MOONLIGHT GLOW SUBDIVISION**

**SHEET 1**

HEADING, INDEX, LOCATION MAP PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES & BOUNDS), SURVEYORS AND ENGINEERS CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION, CITY APPROVAL, CERTIFICATE OF PLAT, COUNTY CLERK'S RECORDING CERTIFICATION, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.A. DISTRICT AND STATE, CITY AND COUNTY RECORDS, DEED RECORDS, DEED RECORDS, H.C.D.C. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, HIDALGO COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL, REVISION NOTES.

**SHEET 2**

**SEA**  
**SALINAS ENGINEERING & ASSOC.**  
 (P-6675) (TBPLS-10068700)  
 CONSULTING ENGINEERS & SURVEYORS  
 2221 DAFFODIL AVENUE, MCALLEN, TEXAS 78501  
 (956) 682-8081 (956) 688-1489 (FAX)  
 TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78733 (512) 239-5263