



Anthony Uresti,  
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: 4-02-2024

PROPOSED J.V. No 3 SUBDIVISION, PRECINCT No. 1.

ENGINEER: R. ROBLES ENGINEERING, LLC. DEVELOPER: JOSE VILLAREAL

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 1  \*SINGLE FAMILY     \*MULTI-FAMILY    2  COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: EAST OF FM 493 APPROXIMATELY ¼ OF A MILE NORTH OF MILE 15 NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-2-2024 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO FM 493 ROADSIDE DITCH.

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO FM 493.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 2-13-2024 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 2-09-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 12" LOCATION: FM 493

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 2-09-2024 : 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:

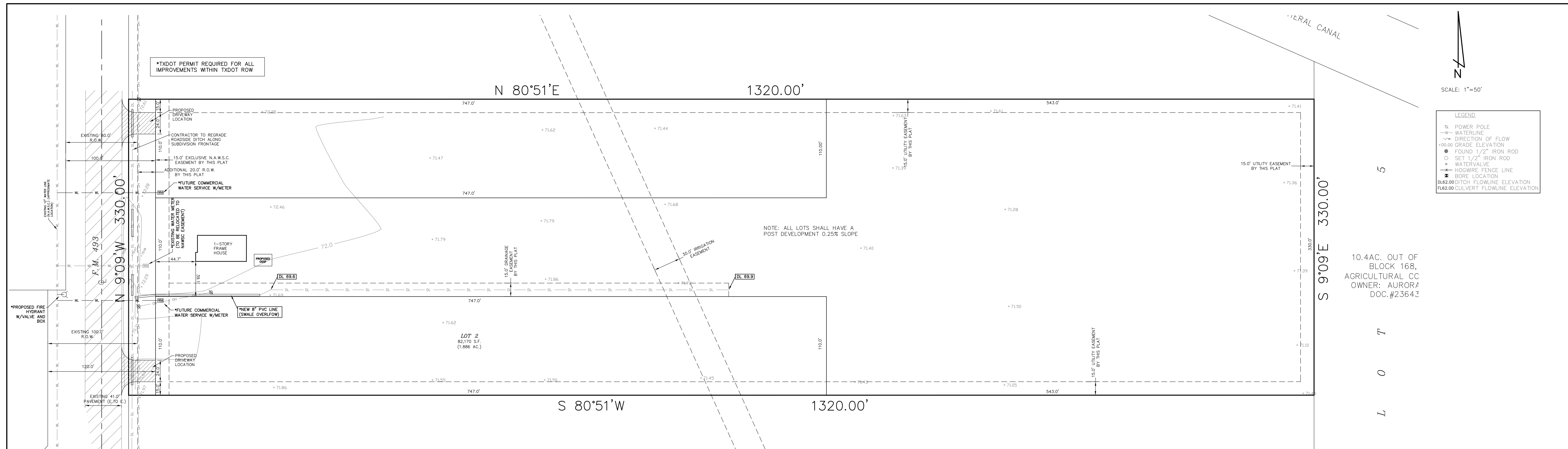
STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of DONNA.

**Final Approval** subject to recommendations other departments

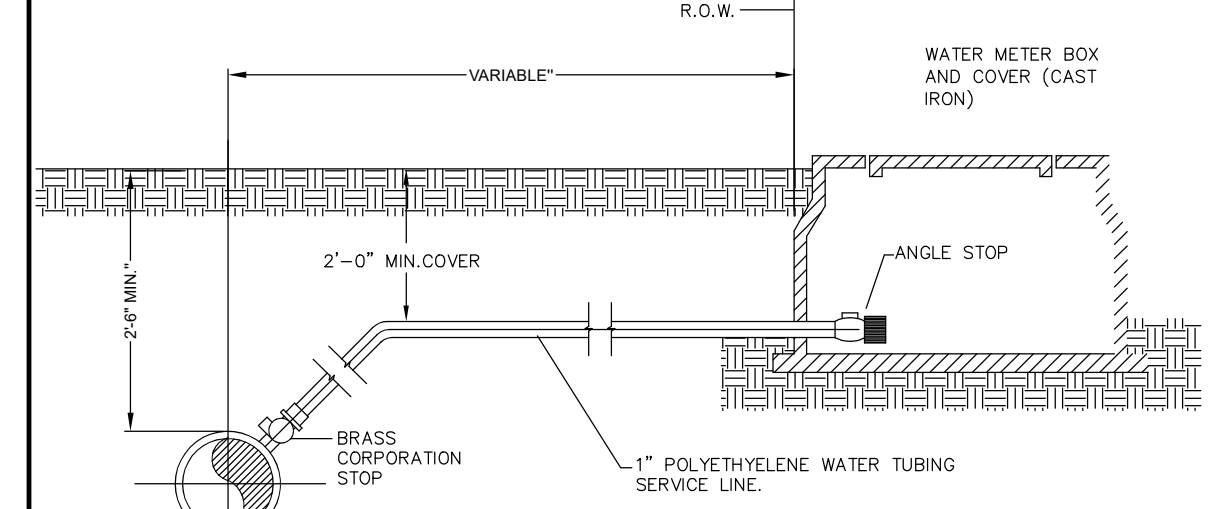
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

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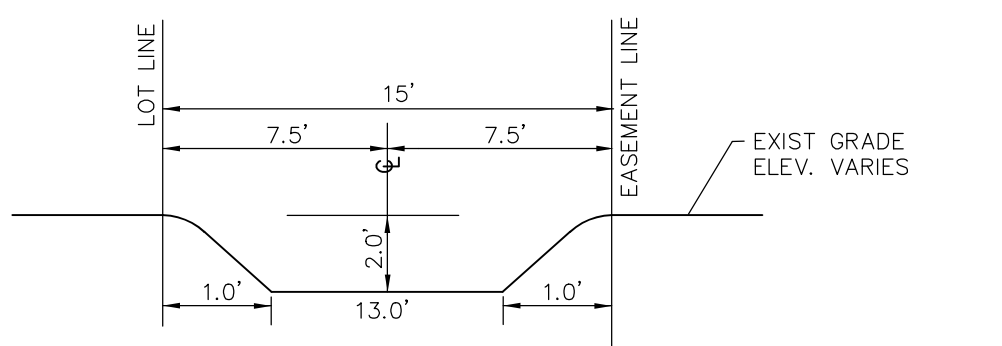


**EXISTING CONDITION, WATER AND SEWER SERVICE AND DRAINAGE SWALE**



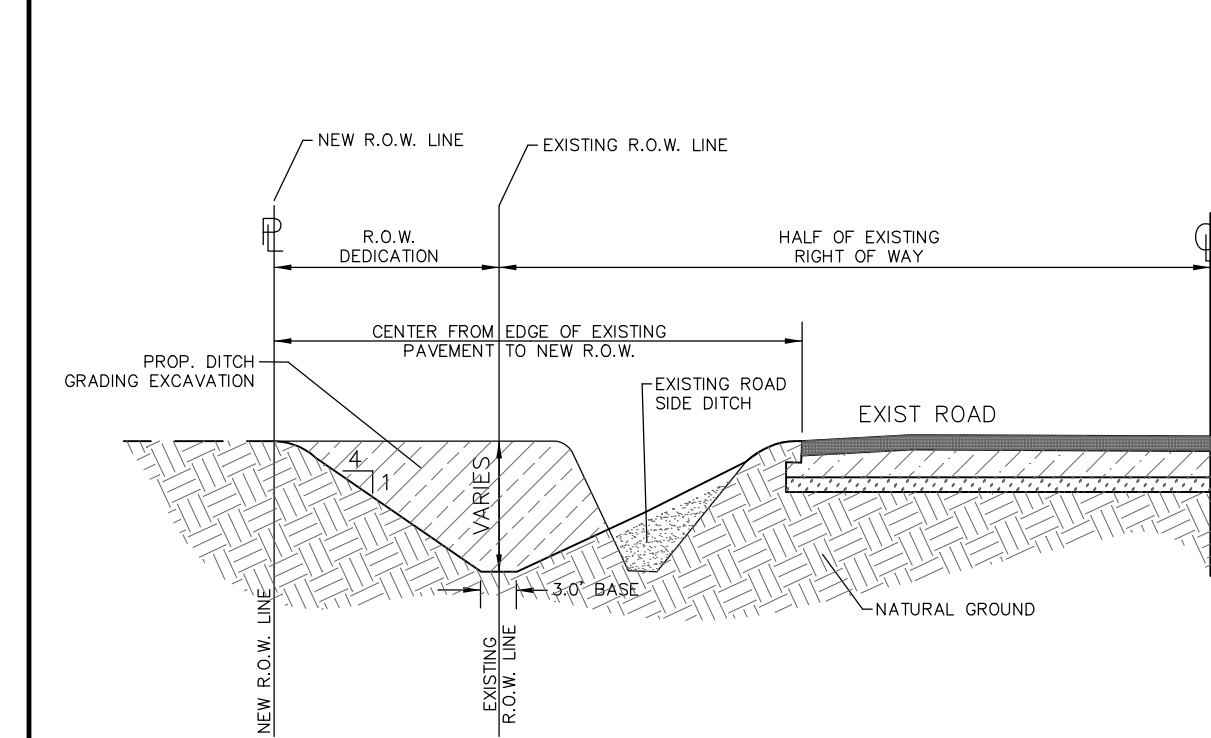
1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2"-0" COVER FROM FINISHED GRADE.
2. ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
3. METER BOX SHALL BE CAST IRON.
4. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH 3,000PSI.
5. 2" GATE VALVE ONLY REQUIRED FOR 2" SERVICE.
6. POLYETHYLENE TUBING ACCEPTABLE FOR LINE SIZES 1" OR LESS; SCHEDULE 40 PVC REQUIRED FOR LINE SERVICES GREATER THAN 1".

**STANDARD WATER SERVICE CONNECTION**  
N.T.S.



**TYPICAL SECTION DETENTION SWALE**  
N.T.S.

ESTIMATED VOLUME SECTION AREA: 1.3x2 + 2(0.5x1x2) = 28 SF  
V = 522LFx28 SF = 14616CF  
PROVIDED VOL = 14616CF  
REQ'D VOL / LOT 3 = 14685CF



**RECONSTRUCTION OF ROADSIDE DITCH**  
N.T.S.

**SUBDIVIDER CERTIFICATION:**  
BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH THE MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**  
I (WE), JOSE VILLARREAL, THE UNDERSIGNED, SUBDIVIDER(S) OF J.V. SUBDIVISION #3 HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT 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.

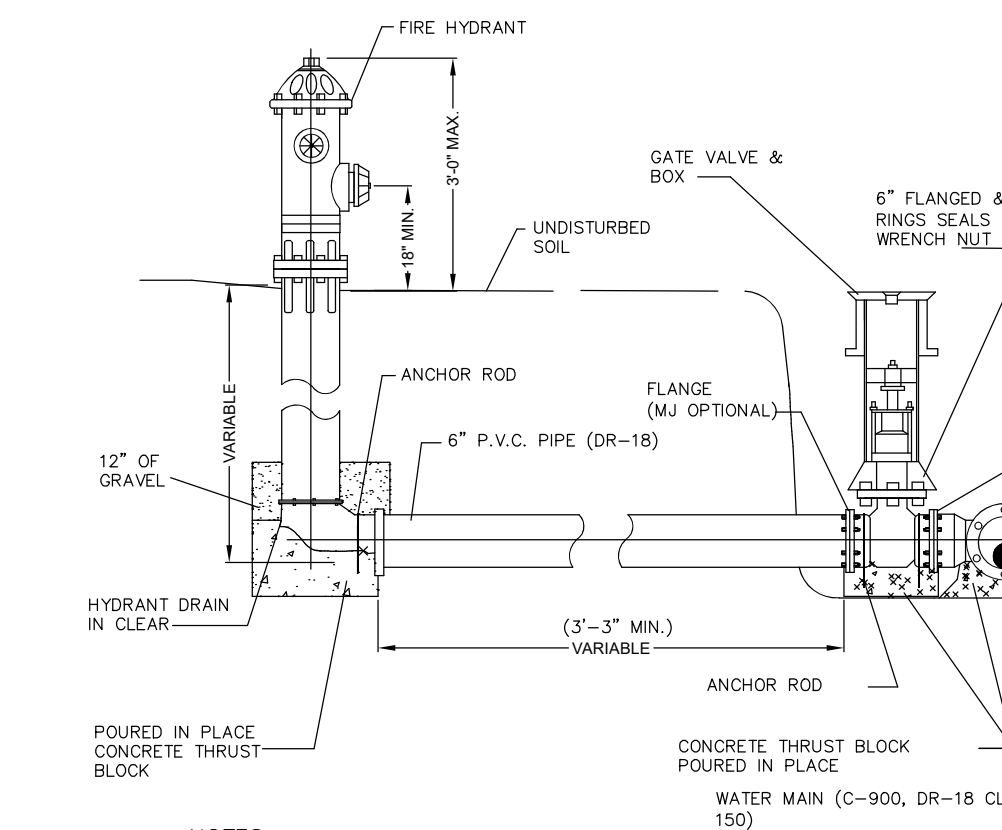
OWNER: JOSE VILLARREAL DATE  
ADDRESS: 3316 ROOSEVELT ROAD DONNA, TEXAS 78537

STATE OF TEXAS  
HIDALGO COUNTY

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC, FOR THE STATE OF TEXAS



**TYPICAL FIRE HYDRANT INSTALLATION**

NOTES:  
1. FIRE HYDRANT ELEVATIONS WILL BE SET BY THE ENGINEER.  
2. FLANGE MUST BE AT FINISHED GRADE OR 1" TO 6" ABOVE TOP OF CURB.  
3. EXACT LOCATION TO BE CONFIRMED WITH ENGINEER PRIOR TO CONSTRUCTION.

**FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH**  
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE LA CIUDAD DE NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC) EL DUEÑO DE LA SUBDIVISION Y NAWSC HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. NAWSC HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA DE 12 PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DE LA CARRETERA F.M. 493.

DEL CONDUCTO DE 12" EXISTE UNA CONEXION RESIDENCIAL DE 3/4" PARA EL LOTE 3 CON MEDIDOR MECANICO DE AGUA. SERVICIO DE AGUA PARA LOTE 1 Y 2 (COMMERCIAL) SERAN INSTALADOS EN EL TIEMPO DE PERMISO PARA CONSTRUIR. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A NAWSC \$100, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DEL LOTE (RESIDENCIAL) SOLICITE UN MEDIDOR DE AGUA, NAWSC LO INSTALARA SIN ALGON GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. JOSE ANGEL GONZALEZ, LICENCIA NO. 0512258, HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSP). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE EL MINIMO DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES.

PROPIETAS: NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS O MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPIETAS. EL AGUA EN ESTA AREA FLUYE BEN.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON 30,000 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS, LOTE 3 TIENE UNA FOSA SEPTICA Y NINGUNA OTRA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL. LAS FOSAS SEPTICAS PARA LOTES 1 Y 2 (COMMERCIAL) SERAN DISENADAS, Y INSTALADAS EN EL TIEMPO DE PERMISO PARA CONSTRUIR.

**CERTIFICACION:**  
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON: AGUA: EL SISTEMA/SERVICIO DE AGUA YA EXISTENTE Y COMPLETAMENTE CONSTRUIDO CON EL MEDIDOR MECANICO DE AGUA A UN COSTO ESTIMADO DE \$1,600.00 POR LOTE 3. DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTO \$3,000.00 POR LOTE 3.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**FINAL WATER AND SEWER ENGINEERING REPORT**

**WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATES:**  
THIS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC). THE SUBDIVIDER AND NAWSC HAVE ENTERED INTO A CONTRACT IN WHICH NAWSC HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND WESLACO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

NAWSC HAS AN EXISTING 12" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF F.M. 493.

WATER DISTRIBUTION FOR THIS SUBDIVISION CONSISTS OF AN EXISTING 3/4" SERVICE CONNECTION TO THE EXISTING 12" WATERLINE TO SERVICE LOT 3 (RESIDENTIAL). SERVICES FOR LOTS 1 AND 2 (COMMERCIAL) SHALL BE INSTALLED AT THE TIME OF BUILDING PERMIT. IN ADDITION, THE SUBDIVIDER HAS PAID NAWSC THE SUM OF \$ \_\_\_\_\_, WHICH COVERS THE COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL RESIDENTIAL LOT IN THE SUBDIVISION. UPON REQUEST BY THE LOT OWNER, NAWSC WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NAWSC AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES:**  
SEWAGE FROM THIS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSP") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE SITE EVALUATOR JOSE ANGEL GONZALEZ, LICENSE NO.0512258, HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSP AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSP. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

**SOIL EVALUATION REPORT:**  
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$3,000.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. LOT 3 HAS AN EXISTING SEPTIC TANK SYSTEM AND NO OTHER OSSPS HAVE BEEN INSTALLED AS OF THE TIME OF BUILDING PERMIT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF EACH RESIDENTIAL LOT.

**ENGINEER CERTIFICATION:**  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:  
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, COST AN ESTIMATED \$1,600.00 WHICH EQUALS TO \$1,600.00 PER LOT.  
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$3,000.00 PER LOT (ALL INCLUSIVE).

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**DRAINAGE STATEMENT**

**LOCATION:**  
J.V. Subdivision #3 is located on the east side of F.M. 493 approximately 1/4 of a mile north of Mile 15 North Road within the City of Donna, TX, in Hidalgo County, Texas. The property is described as Lot 2, Block 167, Engelman Re-subdivision of Blocks 167-168-169 & 170 La Blanca Agricultural Subdivision, Hidalgo County, Texas as per map recorded in Volume 2 Page 54, Hidalgo County Map Records.

**FLOOD ZONE DESIGNATION:**  
By graphical plotting this property falls in Flood Zone "X" (shaded), which is described as areas of 500-year flood; areas of 100-year flood with an average depths of less than one foot or with drainage areas of less than one square mile; and areas protected by levees from 100-year flood, as per F.E.M.A. flood insurance rate map with community panel No. 480334 0450 C, revised to reflect LOMR dated May 30, 2002.

**EXISTING SOILS:**  
Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hidalgo fine sandy loam (25), and Hidalgo sandy clay loam (28). Hidalgo fine sandy loam and Hidalgo sandy clay loam are both listed in hydrologic soil group B, which consists of well drained soils with a moderate infiltration rate.

**PRE-DEVELOPMENT CONDITIONS:**  
The land comprising this subdivision consists of an existing single family residential home and open land. Review of the topographic information of the site reveals the site is fairly level with a slight slope towards the south-southeast. Pre-development calculations for a 10-year frequency storm reveal an estimated pre-development runoff of 5.85 CFS.

**FUTURE CONDITIONS:**  
The development will consist of 3 lots. Expected future use for Lots 1 and 2 will be for commercial use. Lot 3 shall be for single family residential use. Drainage calculations for the maximum additional runoff using a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal an increase Q of 29.49 CFS, a total maximum volume of additional run-off of 63,778 cubic feet (1.464 acre-ft), and a future peak Q of 35.34 CFS. Lots 1 and 2 shall detain 23,422 cubic feet (0.538 acre-ft) and Lot 3 shall detain 14,605 cubic feet (0.335 acre-feet). A drainage/detention plan for Lots 1 and 2 (commercial use) shall be submitted to and approved by Hidalgo County at the building permit stage. Additional runoff for Lot 3 (residential use) shall be detained within the detention easement located adjacent to the south lot line of said lot and drain into an existing drain ditch along FM 493 (owned by the Donna Irrigation District #1).

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

JOB NO. 164-22  
DATE: 12-14-23  
DRAWN BY: JR

**ROBLES ENGINEERING, LLC**  
FIRM NO. F-17391  
PO BOX 476  
107 W. MIDCOTE ST.  
WESLACO, TEXAS 78586  
PHONE (956) 968-2422  
FAX (956) 969-2011

INDEX TO SHEETS OF J.V. SUBDIVISION #3	
SHEET 1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY 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. CERTIFICATE OF APPROVAL; H.C.H.D. CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSP) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION); INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSP) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS

PRELIMINARY-FOR REVIEW ONLY