



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-28-2025

PROPOSED LAVENIA CROSSING SUBDIVISION, PRECINCT No. 4.

ENGINEER SDI ENGINEERING, LLC DEVELOPER: CASCABEL ESTATES, INC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 35 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 9

FILLING STATIONS: 4

LOCATION DESCRIPTION: SOUTH OF CURVE ROAD, APPROXIMATELY 450 FEET WEST OF DILLON ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-5-24 PROPERTY LIES WITHIN FLOOD ZONE: "C" 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 ADDITIONAL R.O.W. ONTO CURVE ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-21-24 BY, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 6-6-24 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 5-28-24: 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 DONNA.

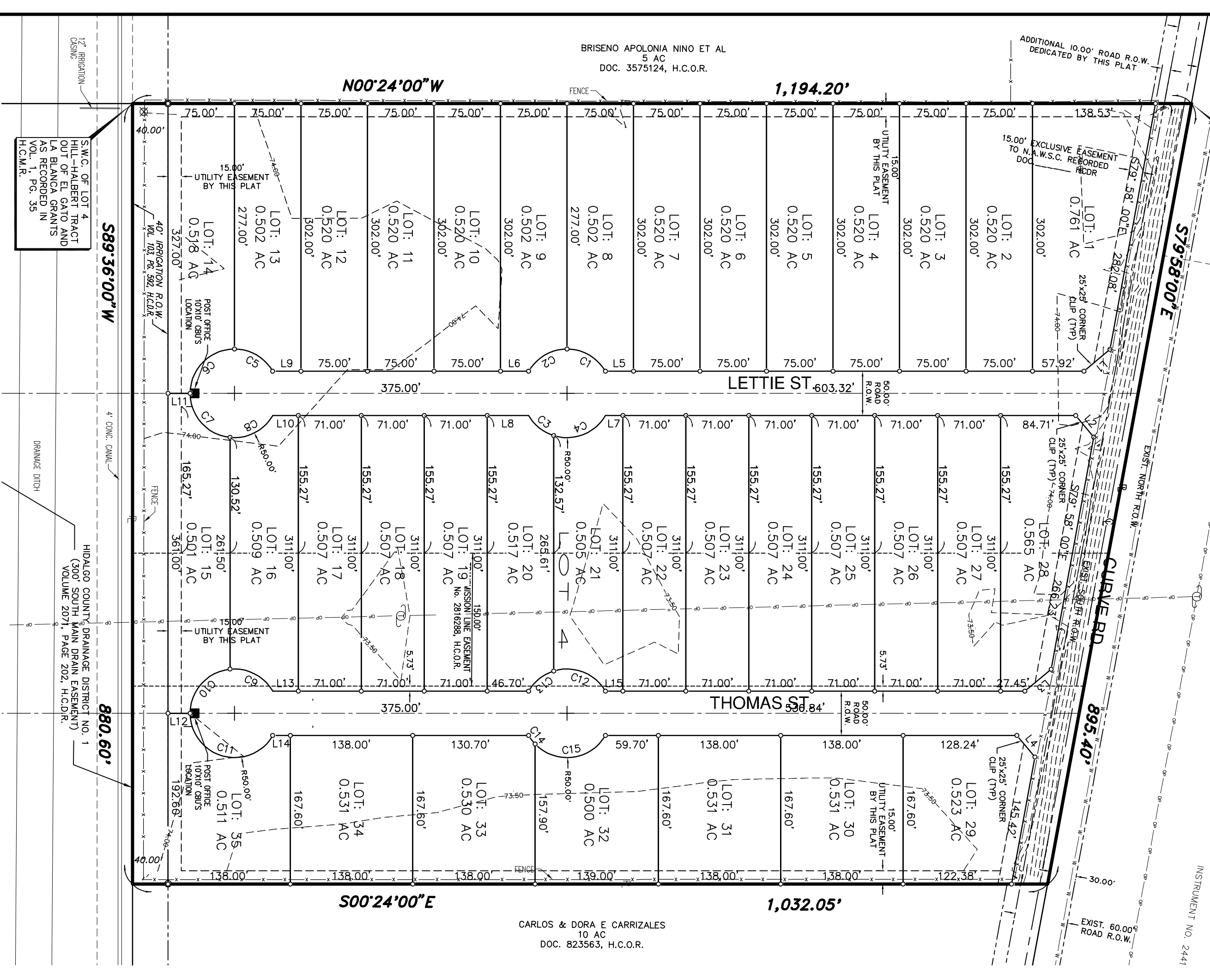
Final Approval subject to recommendations other departments

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.

*

0 100
Scale 1" = 100'

LEGEND:
 * 1/2" - FOUND COTTON PICKER SPINDLE
 * 1/2" - SET 1/2" IRON ROD WITH
 * CAP LABELED "PLS 4204"



LAVENIA CROSSING SUBDIVISION

BEING A 22.50 ACRE TRACT OF LAND
OUT OF LOT 4, HILL-HALBERT TRACT
OUT OF THE EL GATO AND LA BLANCA
GRANTS, AS PER MAP RECORDED IN
VOLUME 1, PAGE 35, MAP RECORDS,
HIDALGO COUNTY, TEXAS.

NAME: MARK J. FRER, PRESIDENT, CASABEL ESTATES INC.
 ADDRESS: 2320 ANAOLU CDR, EDINBURG, TEXAS 78539
 PHONE NUMBER: (936) 807-0882
 FAX NUMBER: N/A

STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNERS' DECLARATION, CERTIFICATION, AND ATTESTATION:
 I, MARK J. FRER, PRESIDENT, CASABEL ESTATES INC., AS OWNER OF THE 22.50 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE SUBDIVISION PLAT DESCRIBED TO BE PUBLIC USE OF THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

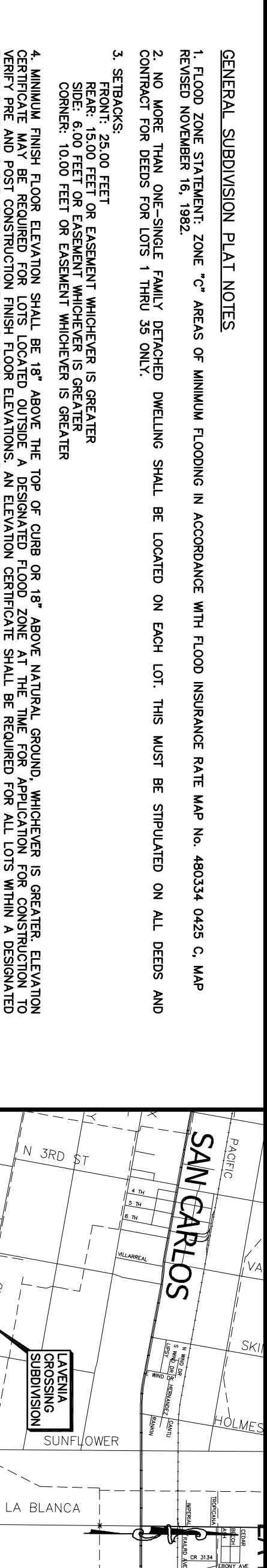
STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, AUTHORITY, ON THIS DAY, PERSONALLY APPEARED BEFORE ME, THE NOTARY PUBLIC, AND I HAVE SUBSCRIBED AND CONSIDERED THEMEN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

HIDALGO COUNTY CLERK _____ DATE _____
 NOTARY PUBLIC _____ DATE _____
 I, THE UNDERSIGNED, MARK OF THE CITY OF DONNA, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPIES TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED ON THE DAY OF _____, 2024.

CHAMBERLAIN, PLANNING & ZONING COMMISSION
 APPROVED BY DRAINAGE DISTRICT NO. 1
 I, ISRAEL POSADAS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THESE ENGINEERING CONSIDERATIONS HAS BEEN GIVEN TO THIS PLAT.

STATE OF TEXAS
 COUNTY OF HIDALGO
 REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS
 I STATE THAT THE ABOVE SUBDIVISION PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON _____ AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION
 CERTIFICATE OF PLAT APPROVAL
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAVENIA CROSSING SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____



GENERAL SUBDIVISION PLAT NOTES
 1. FLOOD ZONE STATEMENT: ZONE 'C' AREAS OF MINIMUM FLOODING IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP NO. 480334 0425 C, MAP REVISION NOVEMBER 16, 1982.
 2. NO WORK SHALL BE DONE FOR LOTS 1 THRU 35 ONLY.
 3. SEPARATE 25.00 FEET REAR 15.00 FEET OF EASEMENT WHICHEVER IS GREATER.
 4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 1' ABOVE THE TOP OF CURB OR 18\"/>

RIGHT OF WAY EASEMENT:
 KNOW ALL MEN BY THESE PRESENTS, THAT the undersigned owners of the property, shown on this plat, their successors, assigns, and trustees (hereinafter called "Grantor") of certain one or more parcels of land, more particularly described in the plat hereto attached, do hereby grant, sell, convey, and certify, to the undersigned (hereinafter called "Grantee"), the right and sufficiency of which is hereby acknowledged, does hereby grant, sell, convey, and certify, to the undersigned, the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over the Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is located on a public road and the city, county or state hereafter widens or relocates the public road, the easement hereby granted shall be deemed to be a part of the public road and shall be subject to the provisions of the public road laws of this state. The easement hereby granted shall be deemed to be a part of the public road and shall be subject to the provisions of the public road laws of this state. The easement hereby granted shall be deemed to be a part of the public road and shall be subject to the provisions of the public road laws of this state.

APPROVED BY DONNA IRRIGATION DISTRICT
 THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____, 2024.
 I, _____, SECRETARY

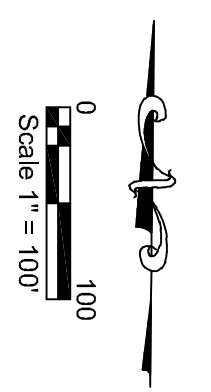
WATER DISTRIBUTION AND SANITARY SERVICE (WSS) MAP, ENGINEERING REPORT (ENR) AND GRASSY (GRS) VERSION, INCLUDING DESCRIPTION OF WATER AND WASTE WATER (WWS) AND ENGINEERS CERTIFICATION (ENR) AND GRASSY (GRS) VERSION), SAMPLE OF LOG BORE FOR OSS SYSTEM TYPICAL WATER SERVICE CONNECTION, SIBDIVOR CERTIFICATE AND STATEMENT.

SHEET 3:

CURVE DATA		CURVE DATA		CURVE DATA	
LINE BEARING	DISTANCE	LINE BEARING	DISTANCE	CURVE RADIUS	ARC LENGTH
L1	S40°11'00"E	L10	N0°24'00"W	C1	50.00
L2	N49°49'00"E	L11	S0°24'00"E	C2	50.00
L3	S40°11'00"E	L12	N0°24'00"W	C3	50.00
L4	N49°49'00"E	L13	S0°24'00"E	C4	50.00
L5	S0°24'00"E	L14	N0°24'00"W	C5	50.00
L6	S0°24'00"E	L15	S0°24'00"E	C6	50.00
L7	N0°24'00"W	L16	N0°24'00"W	C7	50.00
L8	N0°24'00"W	L17	S0°24'00"E	C8	50.00

SD ENGINEERING, LLC
 CIVIL • TRANSPORTATION • PLANNING • STORMWATER
 2105 S JACKSON RD., EDINBURG, TEXAS 78539
 (936) 287-8818 PH. (936) 287-8697 FAX
 1816 N. 12TH AVE., EDINBURG, TEXAS 78941



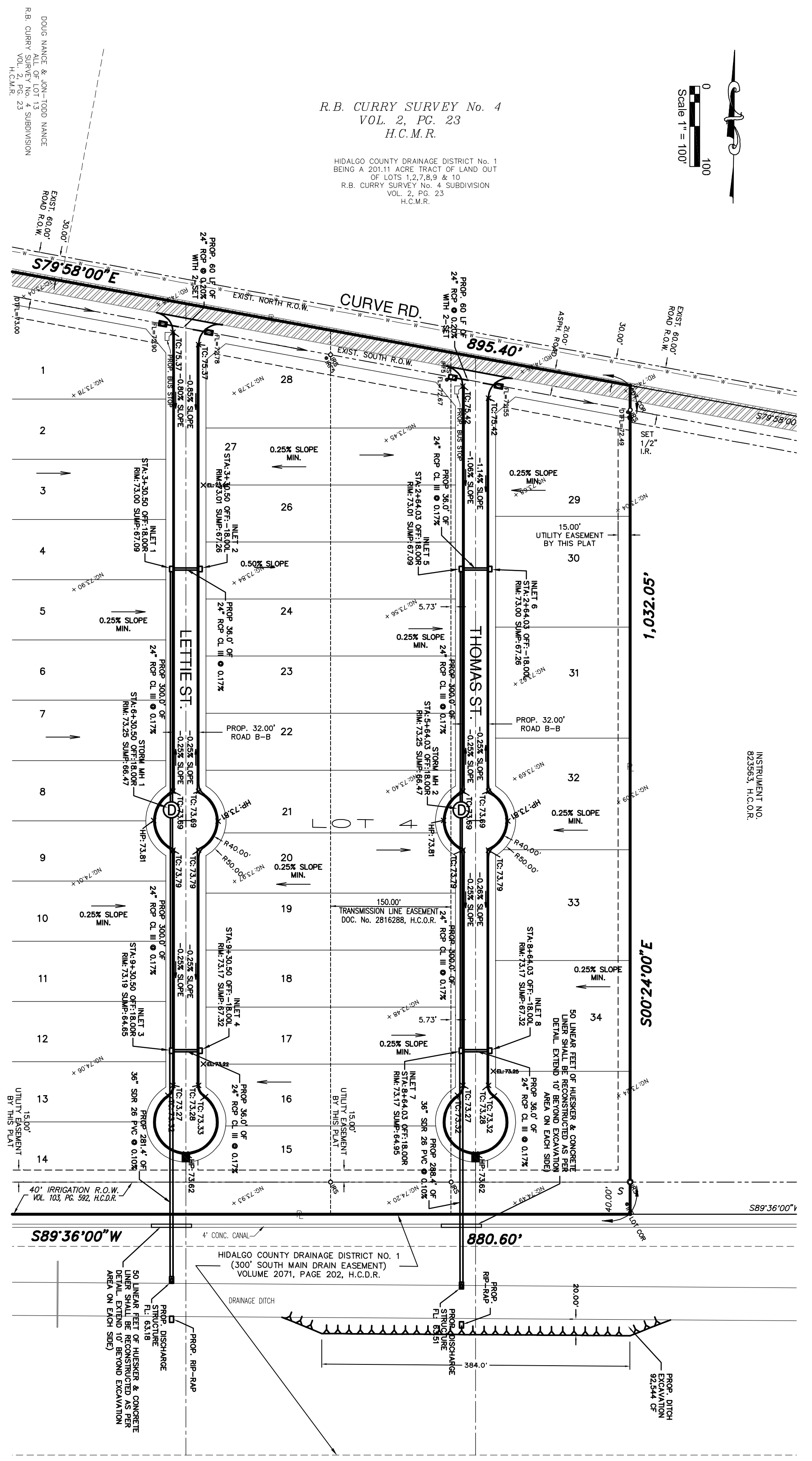


R.B. CURRY SURVEY No. 4
VOL. 2, PG. 23
H.C.M.R.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BEING A 201.11 ACRE TRACT OF LAND OUT
OF LOTS 1, 2, 7, 8, 9 & 10
R.B. CURRY SURVEY No. 4 SUBDIVISION
VOL. 2, PG. 23
H.C.M.R.

LAVENIA CROSSING SUBDIVISION

BEING A 22.50 ACRE TRACT OF LAND
OUT OF LOT 4, HILL-HALBERT TRACT
OUT OF THE EL GATO AND LA BLANCA
GRANTS, AS PER MAP RECORDED IN
VOLUME 1, PAGE 35, MAP RECORDS,
HIDALGO COUNTY, TEXAS.



DRAINAGE STATEMENT FOR LAVENIA CROSSING SUBDIVISION

I. PROJECT LOCATION
LAVENIA CROSSING SUBDIVISION IS A 22.50-ACRE TRACT OF LAND BEING OUT OF LOT 4, HILL-HALBERT TRACT SUBDIVISION, OUT OF EL GATO AND LA BLANCA GRANTS AS RECORDED IN VOLUME 1, PAGE 35, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS. PROPOSED DEVELOPMENT WILL CONSIST OF A 35-LOT RESIDENTIAL SUBDIVISION. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF CURVE ROAD (APPROXIMATELY 440.00 FEET WEST FROM THE INTERSECTION OF DILLON ROAD AND IS WITHIN CITY OF DONNA ETU (EXTRA TERRITORIAL JURISDICTION).

II. FLOOD PLAIN
THE SUBJECT TRACT LIES IN ZONE C, AREAS OF MINIMUM FLOODING. FLOOD INSURANCE RATE MAP NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982.

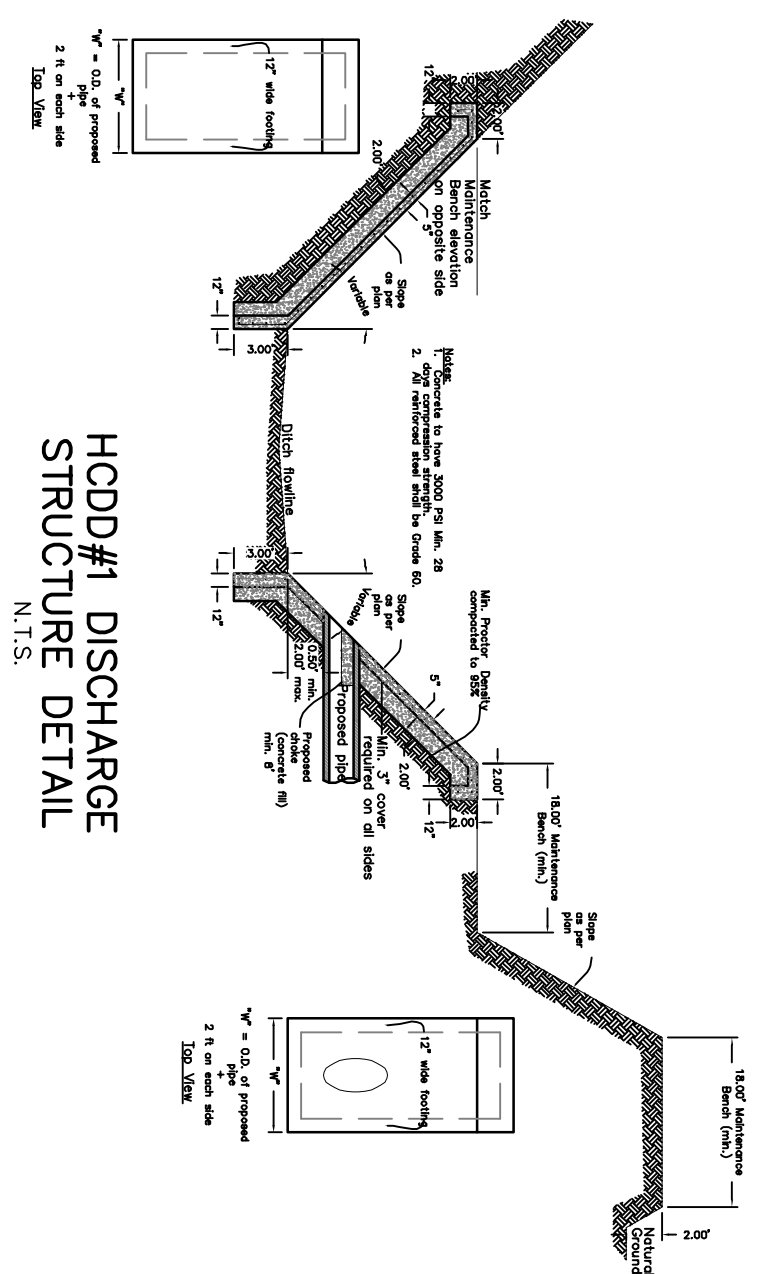
III. SOIL CONDITIONS
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY (REFER TO EXHIBIT C) INDICATES THE SUBJECT TRACT LIES IN AN AREA OF MEDIOGALTIC SANDY CLAY LOAM (HIDALGO 29) SOILS THAT IS WELL DRAINED, WITH SURFACE RUNOFF BEING SLOW AND PERMEABILITY IS MODERATE. THIS SOIL HAS A MODERATE SHRINK-SWELL POTENTIAL.

IV. EXISTING CONDITIONS
CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY 0.10 TO 0.15% EXISTING RUNOFF IS CONTRIBUTING TO YEAR EXISTING STORM WATER RUNOFF IS 14.36 CFS, AND ANNUALLY DRAINS ONTO SURROUNDING LANDS. THE 10% RAINFALL PROBABILITY DRAINAGE DISTRICT NO. 1 - SOUTH MAIN DRAIN EASEMENT WILL BE INCREASED TO 39.60 CFS.

V. PROPOSED CONDITIONS
FOR THIS SUBJECT TRACT WILL CONSIST OF A 35-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE DRAINAGE DETENTION OF THIS SUBDIVISION WILL BE 82.314, 777 CUBIC FEET (2119 AC-FT) OF STORM WATER STORAGE FOR A 50-YEAR DESIGN FREQUENCY IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS. THE PROPOSED DETENTION OF THIS SUBDIVISION WILL BE PROVIDED BY EXCAVATING THE REQUIRED STORAGE OUT THE EXISTING DRAIN DITCH LOCATED IN THE 300.0' EASEMENT (HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 - SOUTH MAIN DRAIN EASEMENT) LOCATED ON SOUTH SIDE OF PROPOSED DEVELOPMENT. STREET RUNOFF WILL BE RELEASED VIA TWO PROPOSED 36" STORM SEWER LINES THAT WILL BE LOCATED ALONG THE WEST RIGHT-OF-WAY LINE OF PROPOSED LETTIE ST. AT PROPOSED LOT 1 (INTERNAL, SOUTH SIDE) AND 38" STORM SEWER LINE THAT WILL EXTEND TO THE END OF THE 300.0' EASEMENT AND TO SAID EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 - SOUTH MAIN DRAIN EASEMENT. THE STORM RUNOFF AFTER DEVELOPMENT WILL BE INCREASED TO 39.60 CFS.

ISRAEL POSADAS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 89435

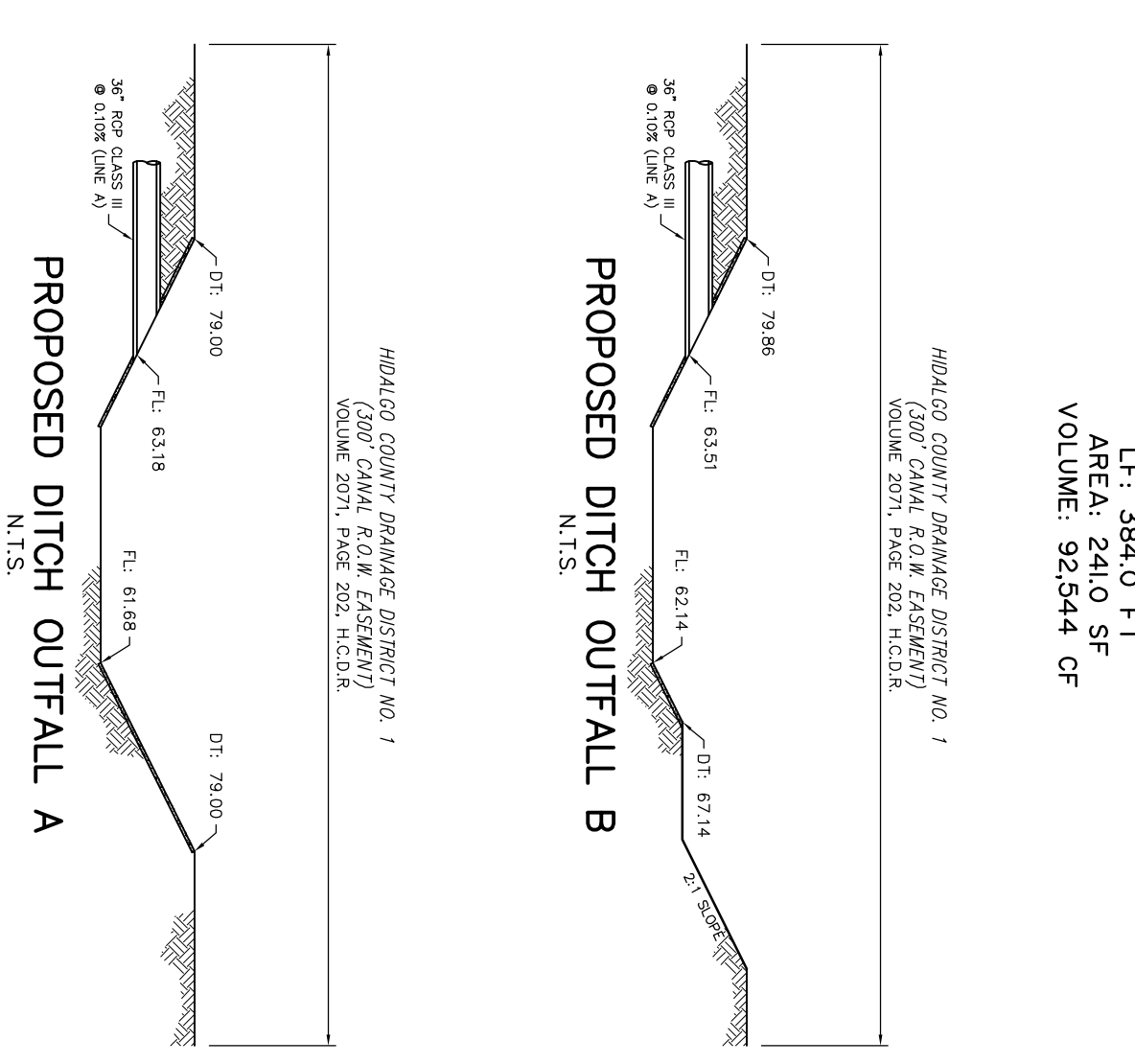
DATE



PROPOSED DITCH IMPROVEMENTS

N.T.S.

AREA: 394.0 SF
VOLUME: 92,544 CF



- NOTES:
- LOCATIONS AND GRADES OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES WHETHER PUBLIC OR PRIVATE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS TO DAMAGED LINES AT NO ADDITIONAL COST TO THE OWNER.
 - TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AS PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION AND THE COUNTY OF HIDALGO REQUIREMENTS. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR APPROVAL BY THE ENGINEER AND THE COUNTY. SEALED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER IN TEXAS. COST SHALL BE SUBSIDIARY TO OTHER BID ITEMS.
 - CAUTION: GAS, FIBER OPTIC, TELEPHONE, ELECTRIC, WATER, AND N.A.W.S.C. UTILITIES EXIST WITHIN THE LIMITS OF CONSTRUCTION OF THIS PROJECT. NOTIFY RESPECTIVE UTILITY COMPANIES.
 - REPAIRS PUBLIC OR PRIVATE UTILITY LINES DUE TO THE CONTRACTOR'S OPERATION ARE TO BE REPAIRED IN ACCORDANCE WITH THE FLEXIBLE BASE AND TREATED SUBGRADE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION OPERATIONS WITHOUT DAMAGE TO THESE STRUCTURES.
 - THE CONTRACTOR'S ATTENTION IS CALLED TO THE FACT THAT CERTAIN EXISTING AND/OR PROPOSED STRUCTURES MAY BE WITHIN THE LIMITS OF THE FLEXIBLE BASE AND TREATED SUBGRADE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION OPERATIONS WITHOUT DAMAGE TO THESE STRUCTURES.
 - THERE SHALL BE MINIMUM INTERRUPTION OF TRAFFIC AND ACCESS TO ADJACENT RESIDENTS ALONG THE PROJECT SITE. IF ROADS ARE TO BE CLOSED, THE COUNTY FIRE AND POLICE DEPARTMENTS SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE SUCH CLOSING.
 - VERTICAL CONTROL HAS BEEN PROVIDED TO THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO DO ALL HIS CONSTRUCTION AND LAYOUT FIELD STAKING AND SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS.
 - UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER, ALL OBSTRUCTIONS, OBJECTABLE MATERIAL, AND CONCRETE SHALL BE PROPERLY DISPOSED OF TO SITES ARRANGED FOR BY THE CONTRACTOR AND APPROVED BY THE COUNTY OF HIDALGO PLANNING DEPARTMENT AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR SHALL EXERCISE DILIGENCE IN THE APPLICATION OF ASPHALT BY THE USE OF FLAGGING AND ROLLING PROCEDURES TO KEEP FROM SPRAYING OR SPLATTERING THE TRAVELING PUBLIC WITH ASPHALT MATERIAL. CONTRACTOR SHALL ALSO EXERCISE DILIGENCE IN THE APPLICATION OF LIME TREATMENT TO PROTECT THE PUBLIC ADJACENT SUBDIVISION, AND PARKED VEHICLES.
 - CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF AND FOLLOWING ALL N.A.W.S.C., CITY OF DONNA, A COUNTY OF HIDALGO STANDARDS SPECIFICATIONS FOR THESE ITEMS NOT SPECIFICALLY SHOWN ON THE PROJECT PLANS, OR PROJECT SPECIFICATIONS, AND PERFORMING THE WORK IN SUCH A MANNER.
 - SEE PAVING & DRAINAGE DETAILS.

FILE NAME:	12/02/24
DATE:	IP/JAG
SURVEYED BY:	IP/JAG
DESIGNED BY:	IP/JAG
DRAWN BY:	IP/JAG
REVIEWED BY:	IP/JAG
CHECKED BY:	IP

SDI ENGINEERING, LLC
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INFO@SDI-ENGINEERING.COM
TBPE REG. NO. F-13016

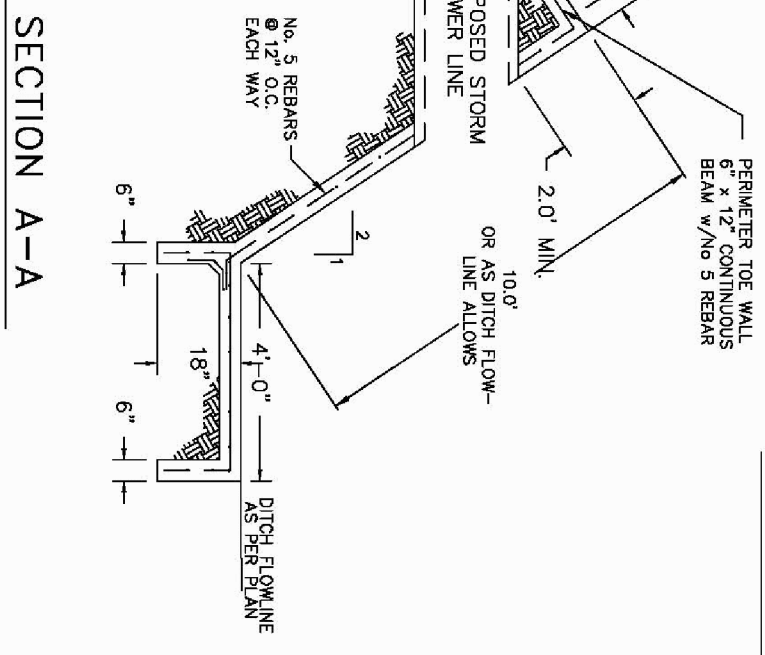
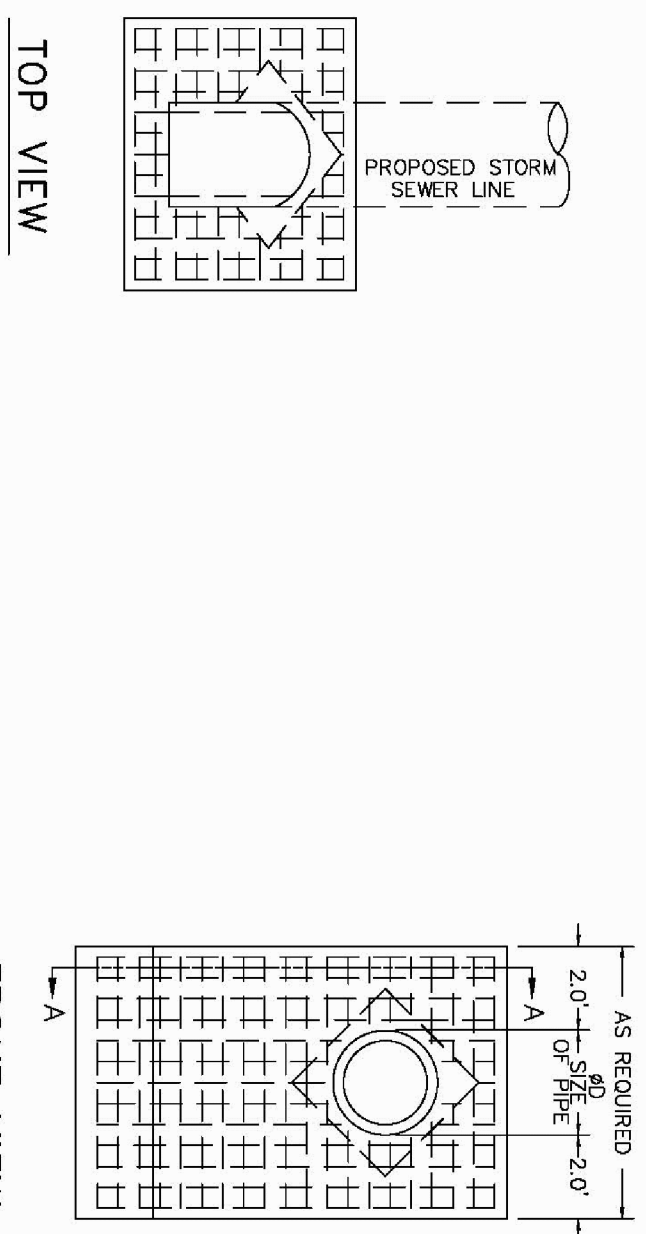
SCALE: FULL: 1"=100'
SCALE: HALF: 1"=200'
TBPE REG. NO. F-13016

ISRAEL POSADAS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 89435

DATE: 12-2-24

SHEET NO.: 3 OF 5

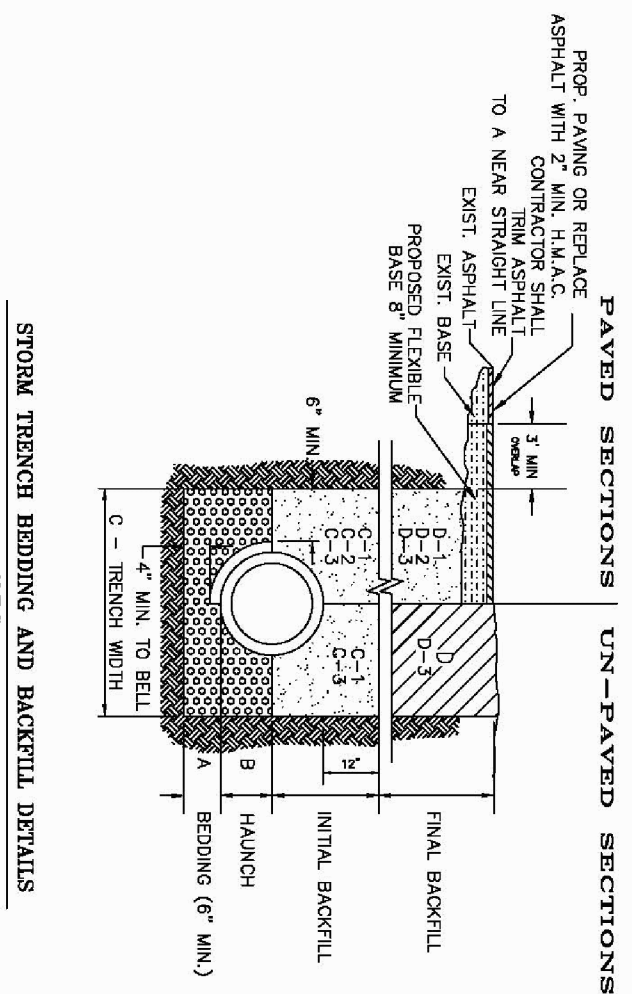
TYPICAL HEADWALL/CONCRETE APRON DETAIL



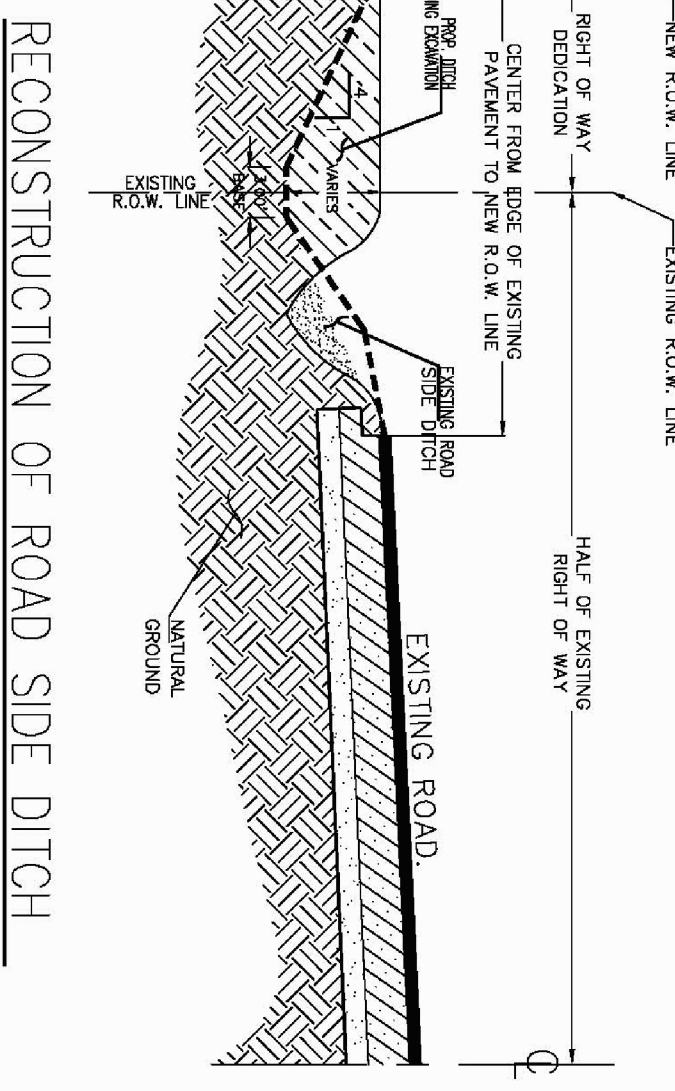
HIDALGO COUNTY
PLANNING DEPARTMENT
1304 S. 25 TH STREET
EDINBURG, TX 78539
TEL: (956) 318-2840 FAX: (956) 318-2844
DRAWN BY: J. TOVAR PLATE NO.: 9.30

HIDALGO COUNTY
PLANNING DEPARTMENT
1304 S. 25 TH STREET
EDINBURG, TX 78539
TEL: (956) 318-2840 FAX: (956) 318-2844
DRAWN BY: J. TOVAR PLATE NO.: 9.38

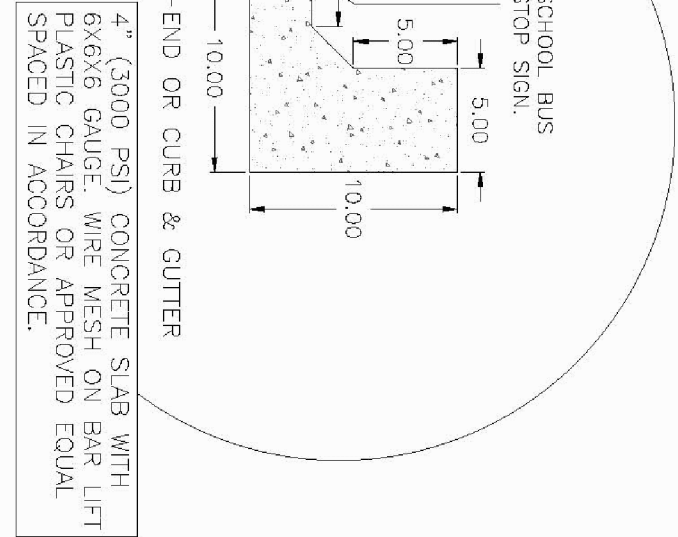
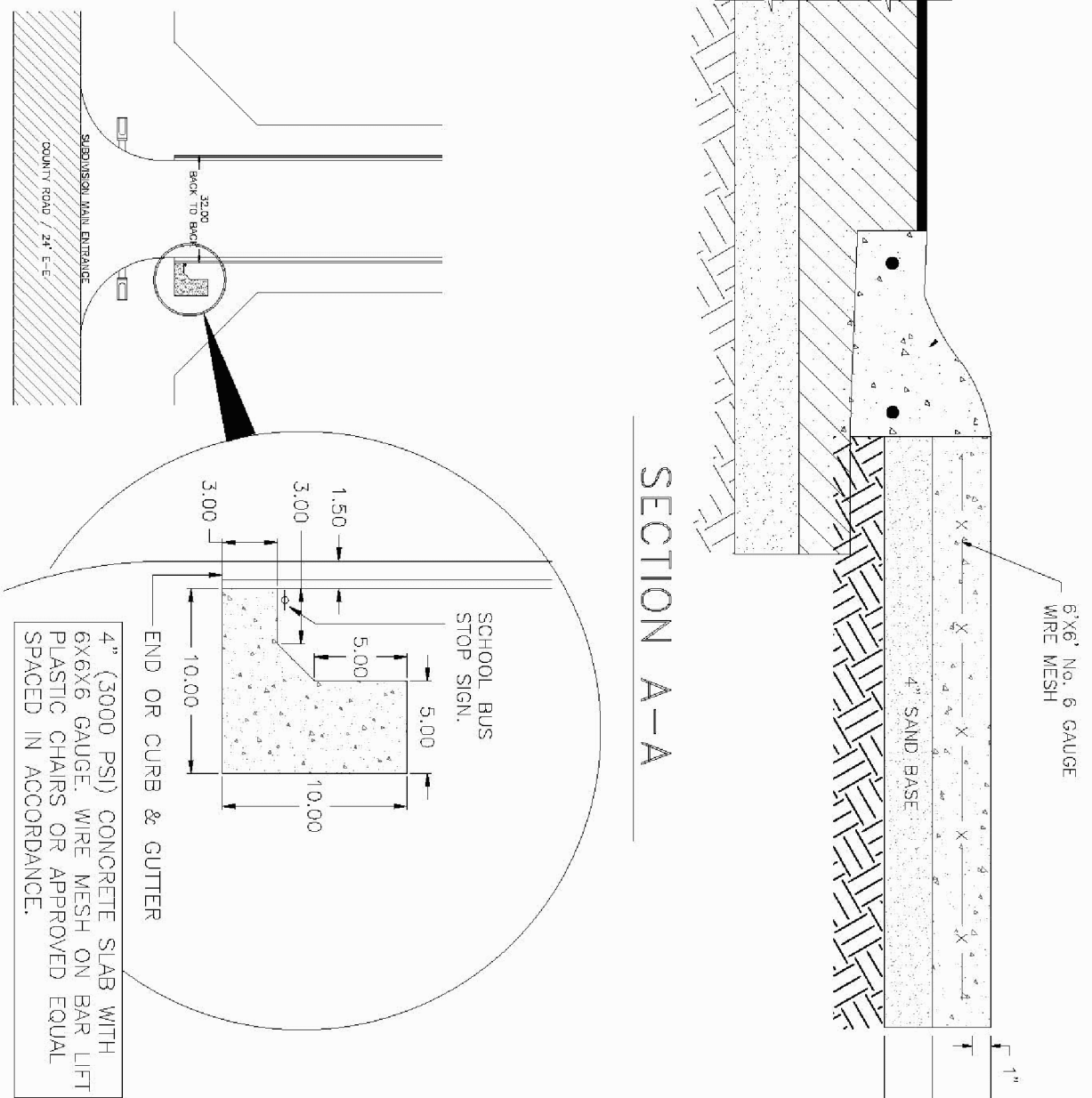
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EDINBURG, TX 78539
TEL: (956) 318-2840 FAX: (956) 318-2844
DRAWN BY: J. TOVAR PLATE NO.: 9.37



- NOTES:
1. MATERIALS SHALL BE IN ACCORDANCE WITH AASHTO SPECIFICATIONS.
 2. THE TRENCH SHALL BE CONSTRUCTED TO A MINIMUM OF 12 IN. BELOW THE FINISHED GRADE OF THE ADJACENT DRIVEWAY OR SIDEWALK.
 3. THE TRENCH SHALL BE CONSTRUCTED TO A MINIMUM OF 12 IN. FROM THE EDGE OF THE DRIVEWAY OR SIDEWALK.
 4. THE TRENCH SHALL BE CONSTRUCTED TO A MINIMUM OF 12 IN. FROM THE OTHER UTILITY LINES.
 5. THE TRENCH SHALL BE CONSTRUCTED TO A MINIMUM OF 12 IN. FROM THE OTHER UTILITY LINES.
 6. THE TRENCH SHALL BE CONSTRUCTED TO A MINIMUM OF 12 IN. FROM THE OTHER UTILITY LINES.
 7. THE TRENCH SHALL BE CONSTRUCTED TO A MINIMUM OF 12 IN. FROM THE OTHER UTILITY LINES.
 8. THE TRENCH SHALL BE CONSTRUCTED TO A MINIMUM OF 12 IN. FROM THE OTHER UTILITY LINES.
 9. THE TRENCH SHALL BE CONSTRUCTED TO A MINIMUM OF 12 IN. FROM THE OTHER UTILITY LINES.
 10. THE TRENCH SHALL BE CONSTRUCTED TO A MINIMUM OF 12 IN. FROM THE OTHER UTILITY LINES.



CONCRETE SCHOOL BUS STOP PICKUP AREA



HIDALGO COUNTY
PLANNING DEPARTMENT
1304 S. 25 TH STREET
EDINBURG, TX 78539
TEL: (956) 318-2840 FAX: (956) 318-2844
DRAWN BY: J. TOVAR PLATE NO.: 9.18

HIDALGO COUNTY
PLANNING DEPARTMENT
1304 S. 25 TH STREET
EDINBURG, TX 78539
TEL: (956) 318-2840 FAX: (956) 318-2844
DRAWN BY: J. TOVAR PLATE NO.: 9.18

HIDALGO COUNTY
PLANNING DEPARTMENT
1304 S. 25 TH STREET
EDINBURG, TX 78539
TEL: (956) 318-2840 FAX: (956) 318-2844
DRAWN BY: J. TOVAR PLATE NO.: 9.18

FILE NAME:

DATE: 12/02/24

SURVEYED BY:

DESIGNED BY: JF/JAG

DRAWN BY: JF/JAG

REVISD BY: JF/JAG

CHECKED BY: JF

TITLE:
LAVENIA CROSSING
SUBDIVISION
PAVING & DRAINAGE IMPROVEMENTS

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DATE: 12-2-24

SHEET NO.: 5 OF 5