



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: 12-16-2025

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

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: RURAL AREA

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.

SEWER SYSTEM: OSSF HAS BEEN ESCROWED.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: FM 493

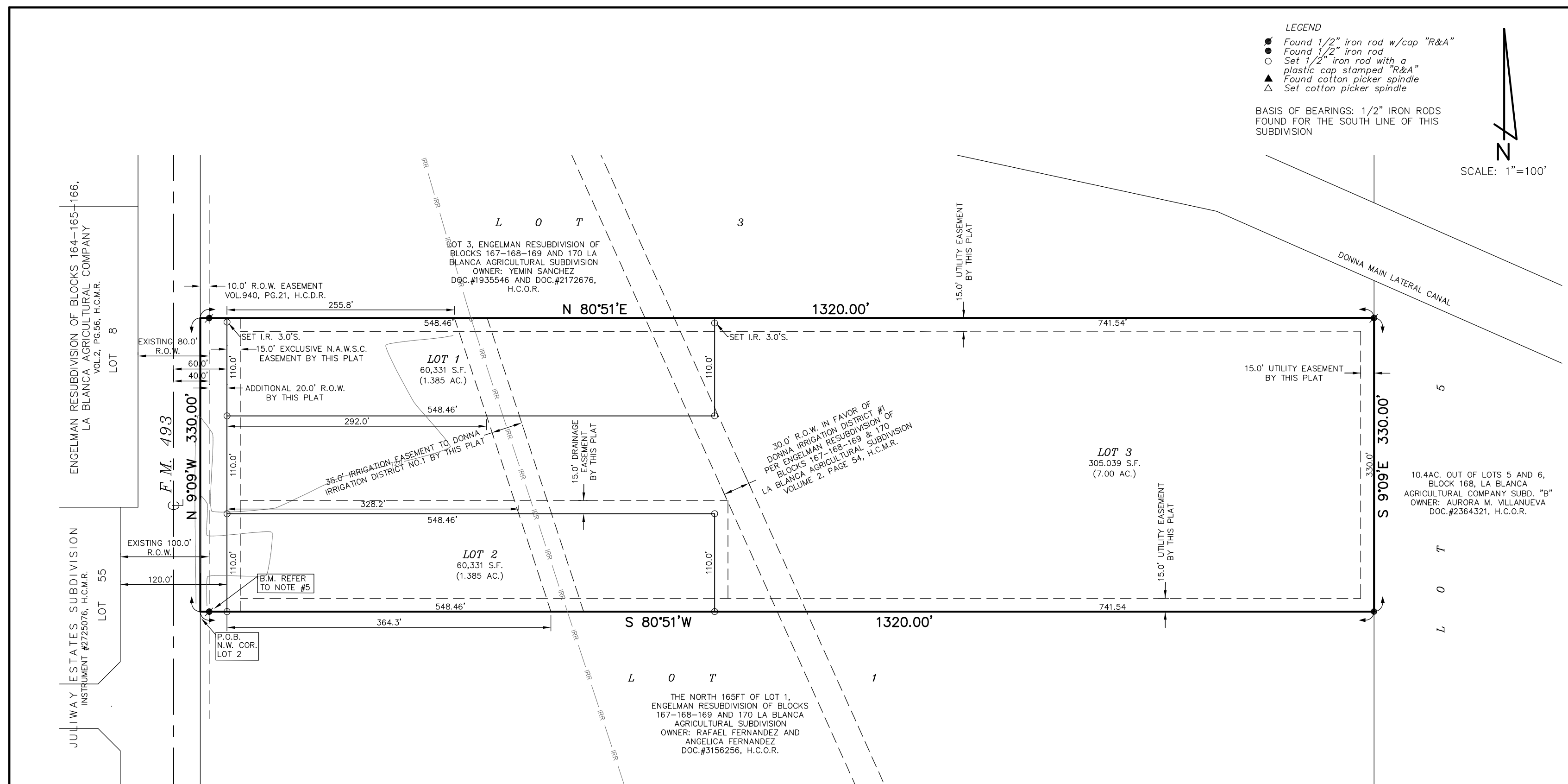
REQUEST FOR FINAL APPROVAL WITH: CASH DEPOSIT: Amount: \$3,500.00 For: (1 OSSF)

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

Final Approval with financial guarantee.

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.



GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (SHADED), (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
- COMMUNITY-PANEL NO. 480334 450 C; MAP REVISED TO REFLECT LOMR DATED MAY 30, 2002. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY PANEL NO.480334 0450 C, REVISED MAY 30, 2002. OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
- SETBACKS:
FRONT: 50.00 FEET;
REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND (MIN. 65.5), WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. BENCHMARK 1: ELEV. 71.58 (NAVD 1988); 1/2-INCH IRON ROD WITH PLASTIC CAP FOUND ON THE EAST RIGHT-OF-WAY OF F.M. 493 AND THE SOUTH LINE OF THIS SUBDIVISION.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 54,024 CUBIC-FEET (1,240 ACRES-FEET), (LOTS 1 AND 2 -16,559 CUBIC- FEET (0.380 ACRES-FEET EACH AND LOT 3 17,039 CUBIC FEET (0.391 ACRES-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DRAINAGE FOR THIS DEVELOPMENT WILL BE DETAINED WITHIN DETENTION AREAS THEN OVERFLOW IN TO THE ROADSIDE DITCH.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE FOR INSTALLING DRIVEWAY CULVERT OF REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- 1/2" X 4" DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT(S) 1 THROUGH 3 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 493. 1/2" X 4" ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5; COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL REINFORCED CONCRETE PIPE DRIVEWAY CULVERT OF NO LESS THAN 15 INCHES IN DIAMETER.
- DETENTION SWALES SHALL BE MAINTAINED BY THE OWNER OF THE LOT ON WHICH THEY ARE LOCATED.
- NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUES AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.
- GENERAL NOTE FOR COMMERCIAL LOTS:
LOTS 1 THROUGH 2 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1 THROUGH 2 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM DONNA IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL BY THE IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

REVISION NOTES:

NO.	SHEET	REVISION	DATE	APPROVED

NAME	ADDRESS	PHONE
OWNER: JOSE VILLARREAL	3316 ROOSEVELT RD, DONNA, TX	(956) 475-5212
SURVEYOR: REYNALDO ROBLES	PO BOX 476, WESLACO, TX 78599	(956) 968-2422
ENGINEER: REYNALDO ROBLES, JR.	PO BOX 476, WESLACO, TX 78599	(956) 968-2422

J.V. SUBDIVISION #3

BEING A SUBDIVISION OF 10.00 ACRES OF LAND AND BEING ALL OF LOT 2, BLOCK 167, ENGELMAN RESUBDIVISION OF BLOCKS 167-168-169 AND 170, LA BLANCA AGRICULTURAL SUBDIVISION, AN ADDITION TO THE CITY OF DONNA, AS PER MAP RECORDED IN VOLUME 2, PAGE 54 OF THE HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION

Being 10.00 acres of land situated in Hidalgo County, Texas and being all of Lot 2, Block 167, Engelman Resubdivision of Blocks 167-168-169 and 170, La Blanca Agricultural Subdivision as per map recorded in Volume 2, Page 54 of the Hidalgo County Map Records and said 10.00 acre tract being more particularly described by metes and bounds as follows:

COMMENCING for reference at a point for the southwest corner of said Lot 2, Block 167 for the southwest corner of said tract herein described and the POINT OF BEGINNING;

THENCE, NORTH 09°09' WEST, 330.00 feet with the west line of said Lot 2 and within the F.M. 493 right-of-way line to a point for the northwest corner of said Lot 2 and northwest corner of said tract herein described;

THENCE, NORTH 80°51' EAST, with the north line of said Lot 2 and the south line of Lot 3, passing at a distance of 10.00 feet a 1/2-inch iron rod with a plastic cap stamped "R&A" set for reference on the east right-of-way line of said F.M. 493, and continuing for a total distance of 1320.00 feet to a 1/2-inch iron rod with a plastic cap stamped "R&A" set for the southeast corner of said Lot 3, the northeast corner of said Lot 2 and the northeast corner of said tract herein described;

THENCE, SOUTH 09°09' EAST, 330.00 feet with the west line of Lot 5 and the east line of said Lot 2 to a point for the southwest corner of said Lot 2 and the southeast corner of said tract herein described;

THENCE, SOUTH 80°51' WEST, with the south line of said Lot 2, and the north line of Lot 1, passing at a distance of 0.4 feet a 1/2-inch iron rod found on line for reference, passing at a distance of 1310.00 feet a 1/2-inch iron rod with a plastic cap stamped "R&A" set for reference on the east right-of-way line of said F.M. 493, and continuing for a total distance of 1320.00 feet to the POINT OF BEGINNING and containing 10.00 acres of land more or less.

STATE OF TEXAS
HIDALGO COUNTY

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I (WE), JOSE VILLARREAL, THE UNDERSIGNED, OWNER(S) OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "J.V. SUBDIVISION #3," HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE THE PUBLIC USE THE STREETS, PARKS AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEETS OR WILL MEET THE MINIMUM STATE STANDARDS;

(B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET MINIMUM STATE STANDARDS; AND

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I (WE) ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

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 PROVED 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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF J.V. SUBDIVISION #3, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §232.028(A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF J.V. SUBDIVISION #3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20____.

HIDALGO COUNTY JUDGE DATE

ATTEST: _____ DATE
HIDALGO COUNTY CLERK

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS THE ____ DAY OF _____, 20____.

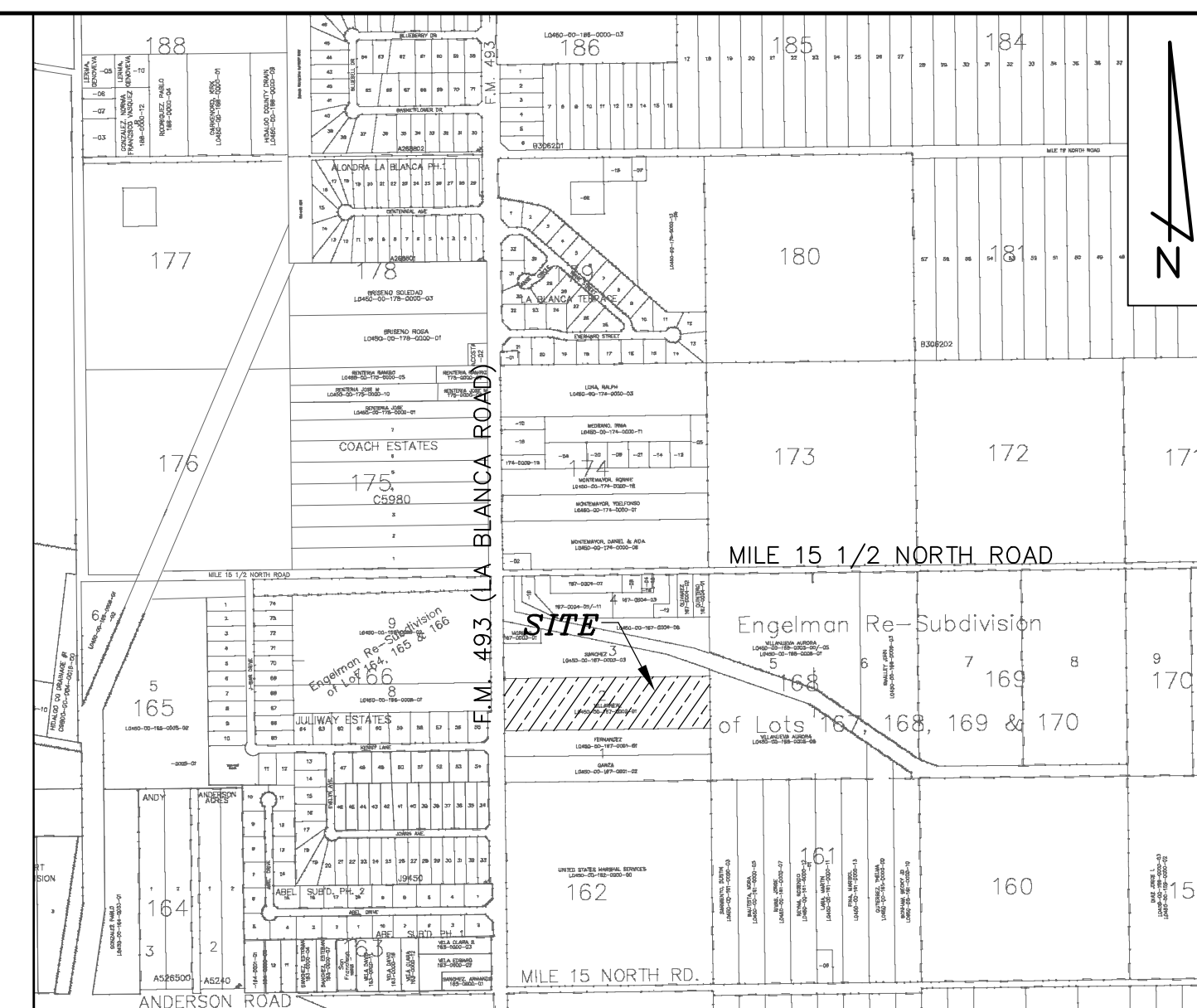
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON DONNA IRRIGATION DISTRICT RIGHT-OF-WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT ATTEST: _____ SECRETARY

JOB NO. 100-23
DATE: 12-14-23
DRAWN BY: JR

ROBLES ENGINEERING, LLC
FIRM NO. 17391
P.O. BOX 476
WESLACO, TEXAS 78596
PHONE (956) 968-2422
FAX (956) 969-2011

ROBLES & ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS
P.O. BOX 476
107 W. HURSCHE ST.
WESLACO, TEXAS 78596
PHONE (956) 968-2422
FAX (956) 969-2011
FIRM NO. 10066700



J.V. SUBDIVISION #3

LOCATION MAP
(SCALE: 1" = 1,000')

SUBDIVISION LOCATION DESCRIPTION

J.V. SUBDIVISION #3 IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 ON THE EAST SIDE OF F.M. 493 APPROXIMATELY 1/4 OF A MILE NORTH OF MILE 15 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA (POPULATION 16,797 2020 CENSUS). THIS SUBDIVISION LIES APPROXIMATELY 1/4 OF A MILE NORTH OF THE CITY LIMITS OF DONNA AND LIES WITHIN THE CITY'S 1 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021. THIS SUBDIVISION HAS BEEN RELEASED BY THE CITY OF DONNA BY ORDINANCE NO. 2025-29.

APPROVED BY THE DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODES §49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

STATE OF TEXAS
HIDALGO COUNTY

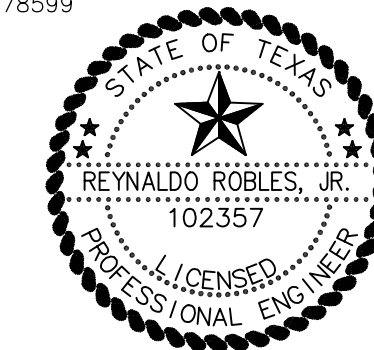
I THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES DATE
R.P.L.S.#4032
PO BOX 476
WESLACO, TX, 78599

STATE OF TEXAS
HIDALGO COUNTY

I THE UNDERSIGNED, REYNALDO ROBLES, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REYNALDO ROBLES, JR. DATE
LICENSED PROFESSIONAL ENGINEER #102357
PO BOX 476
WESLACO, TX, 78599



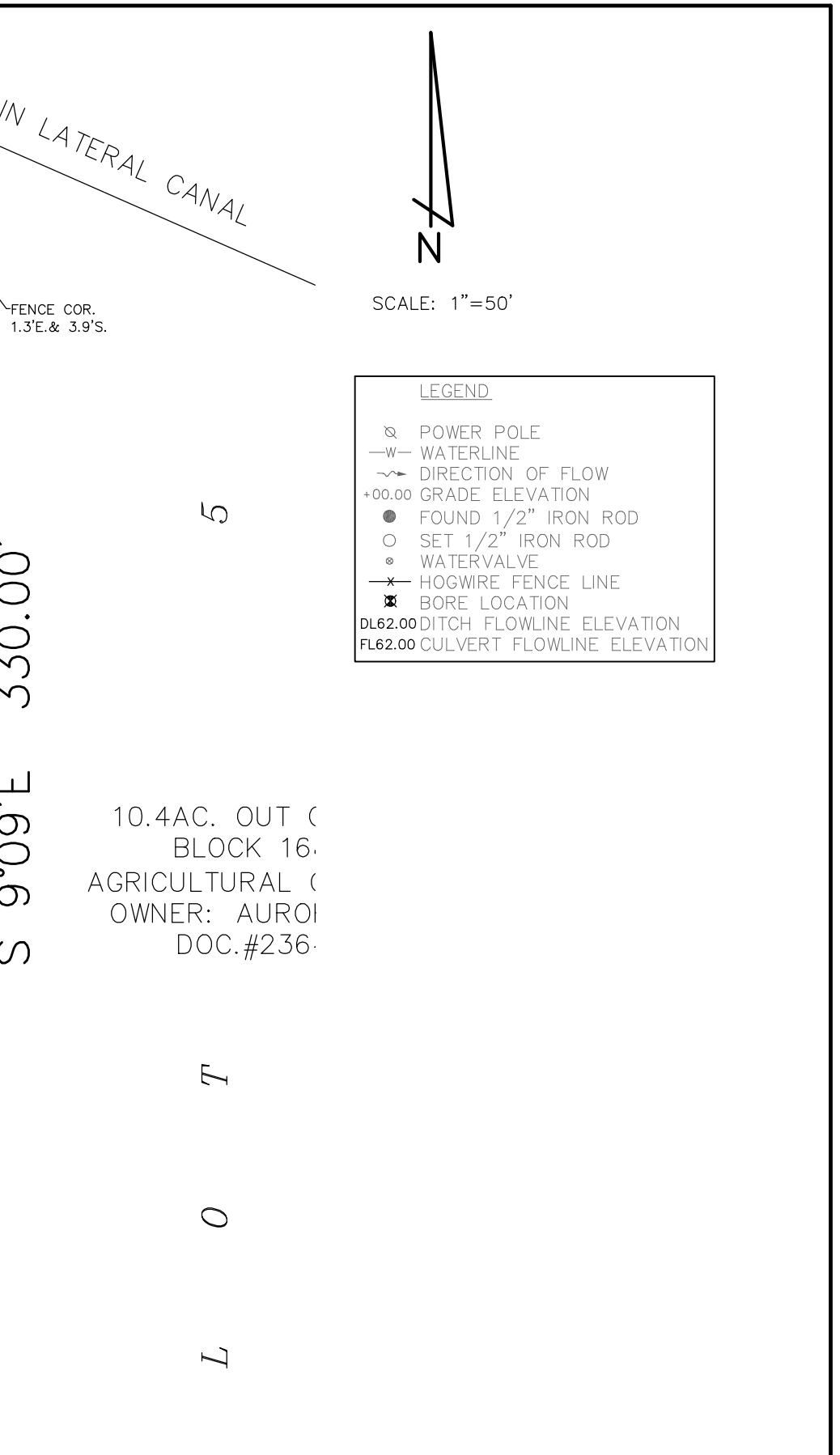
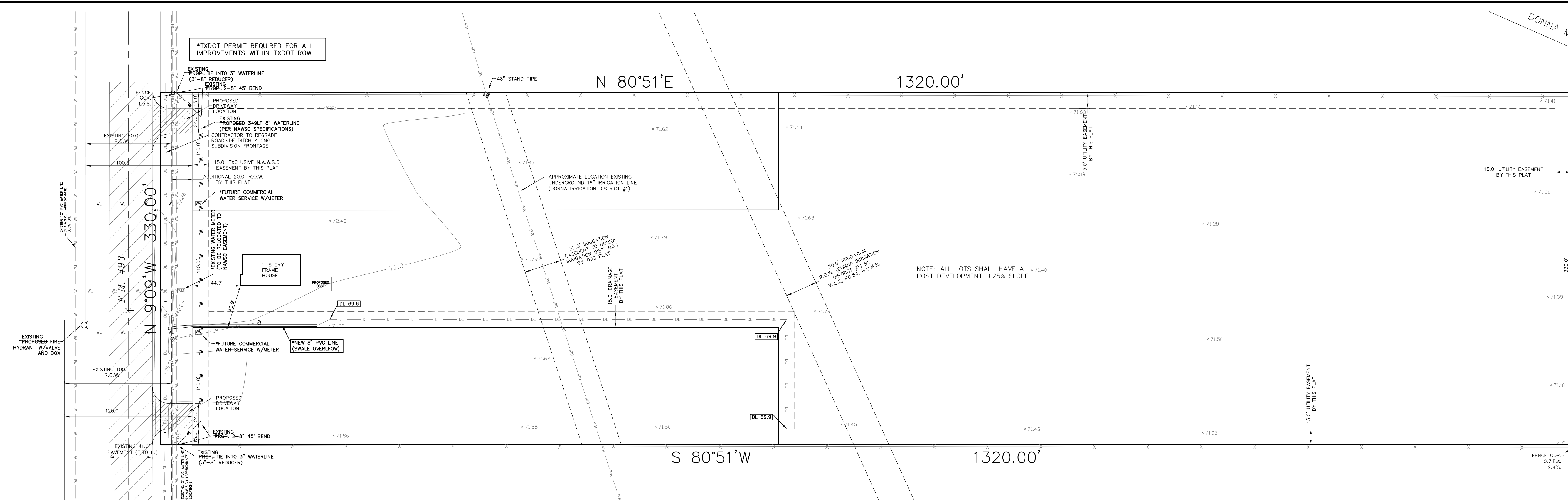
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

INDEX TO SHEETS OF J.V. SUBDIVISION #3

SHEET #	DESCRIPTION
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.O.D. CERTIFICATE OF APPROVAL; H.C.H.D. CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSS) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSS) 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



EXISTING CONDITION, WATER AND SEWER SERVICE AND DRAINAGE SWALE

SUBDIVIDER CERTIFICATION:
 BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH THE MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTION 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
ADDRESS: 3316 ROOSEVELT ROAD DONNA, TEXAS 78537
DATE: _____

STATE OF TEXAS
HIDALGO COUNTY
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOSE VILLARREAL AND PROVED 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

SUBDIVISION CONSTRUCTION COSTS:

WATER SERVICE IMPROVEMENTS	\$4,650.00
3" WATERLINE RELOCATION	\$8,500.00
SANITARY IMPROVEMENTS (OSSF)	\$3,500.00
DRAINAGE IMPROVEMENTS	\$4,985.00
TOTAL COSTS:	\$21,640.00

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 (COMERCIAL) SERAN INSTALADOS EN EL TIEMPO DE PERMISO PARA CONSTRUIR. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A NAWSC \$2,050.00 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 ALGUN 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. 0312258, 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 (OSSF). 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 PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS O MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON 3,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y USUARIA. EN ESTOS MOMENTOS NINGUNA OTRA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL. LAS FOSAS SEPTICAS PARA LOTES 1 Y 2 (COMERCIAL) SERAN DISEÑADAS Y INSTALADAS EN EL TIEMPO DE PERMISO PARA CONSTRUIR. NINGUNA OTRA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL. CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISION PROPONERÁ UNA GARANTIA FINANCIERA ASOCIADA CON DESEMPEÑO EN FORMA DE UN CHEQUE PERSONAL REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE \$1,500.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDE APROBAR LA AUTORIZACION DE LA FOSA SEPTICA.

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 \$4,650.00 POR LOTE 3.
 DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTO \$3,500.00 POR LOTE 3.

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 ETJ, 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.

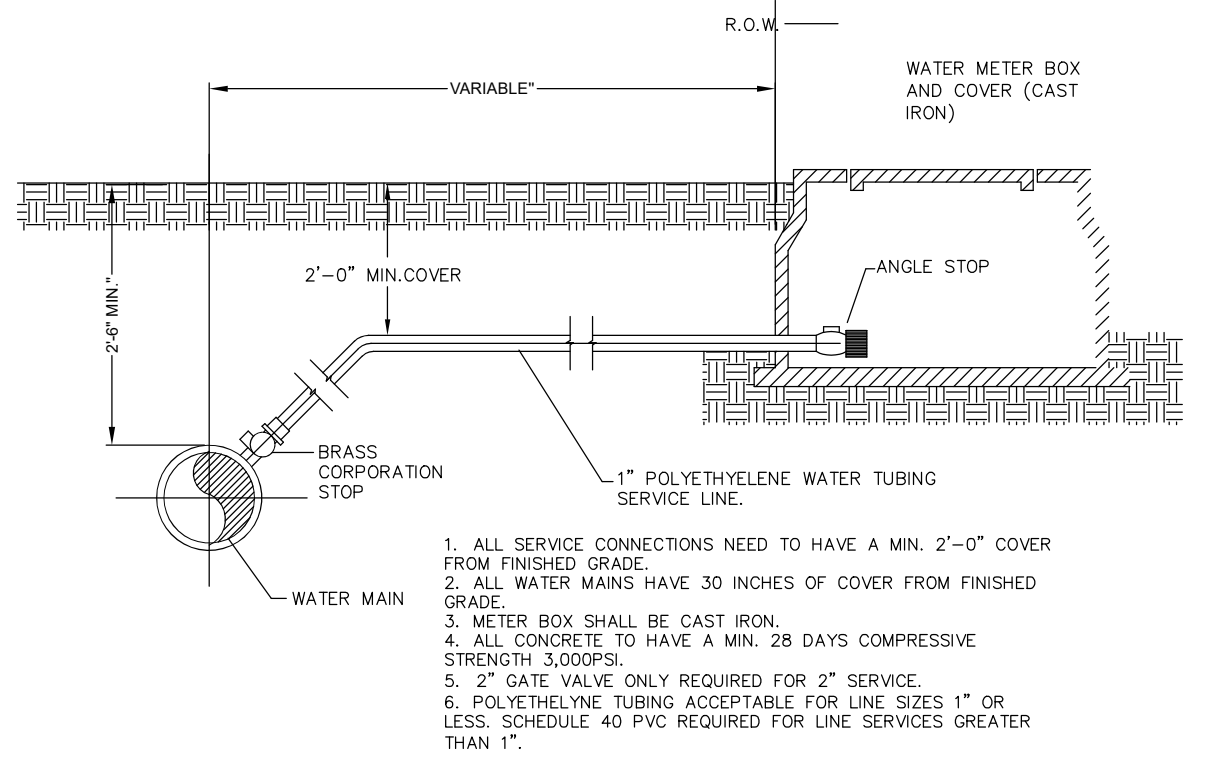
FLOOD ZONE DESIGNATION
 By graphical plotting this property falls in Flood Zone "X" (shaded), which is described as areas of 500-year flood; areas of 100-year flood with a average depths of less than one foot or with drainage areas of less than one square mile; and areas protected by levees from 100-year 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.

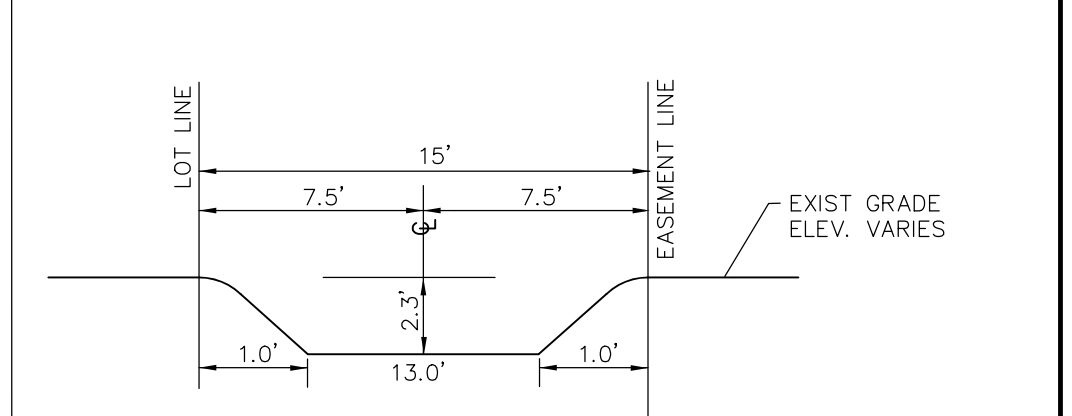
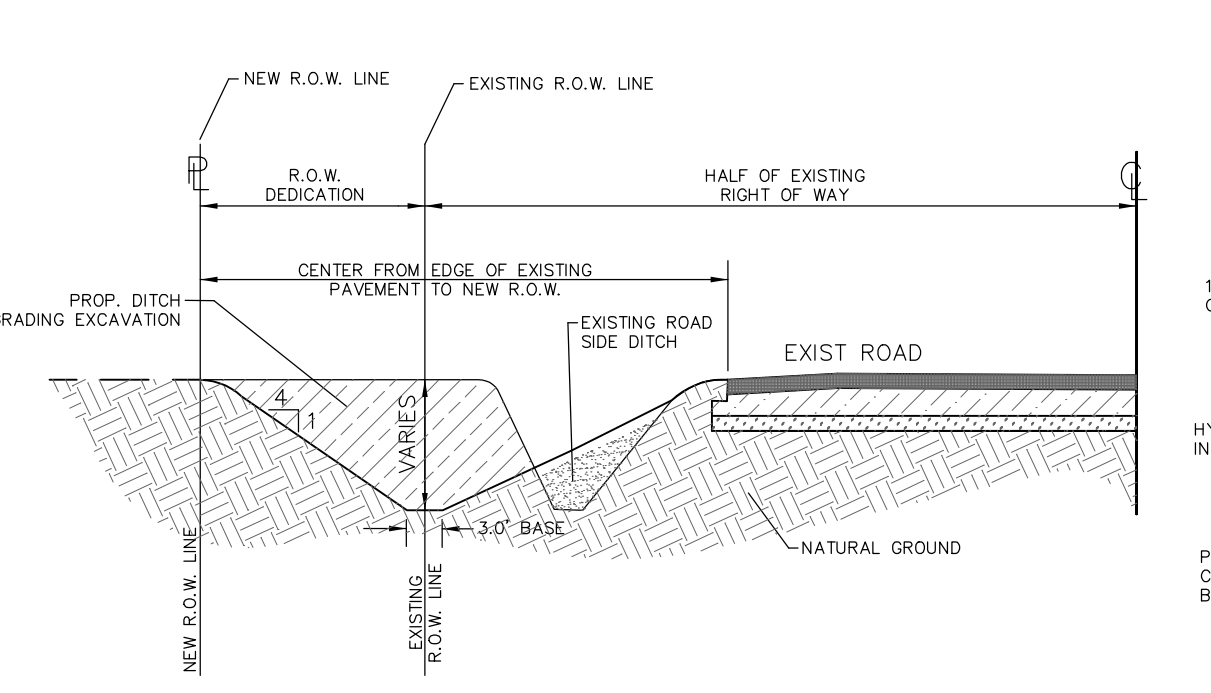
PRE-DEVELOPMENT CONDITIONS:
 The land comprising this subdivision consists of an existing single family residential home and open land. Review of the topographic information of the site reveals the site is fairly level with a slight slope towards the south-southwest. Pre-development calculations for 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 54,024 cubic feet (1,240 acre-ft) and a future peak Q of 31.44 CFS. Lots 1 and 2 shall detain 16,559 cubic feet (0.380 acre-ft) and Lot 3 shall detain 17,039 cubic feet (0.391 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 the roadside ditch along FM 493 where it will make its way south and outfall into an existing drain ditch along FM 493 (owned by the Donna Irrigation District #1).

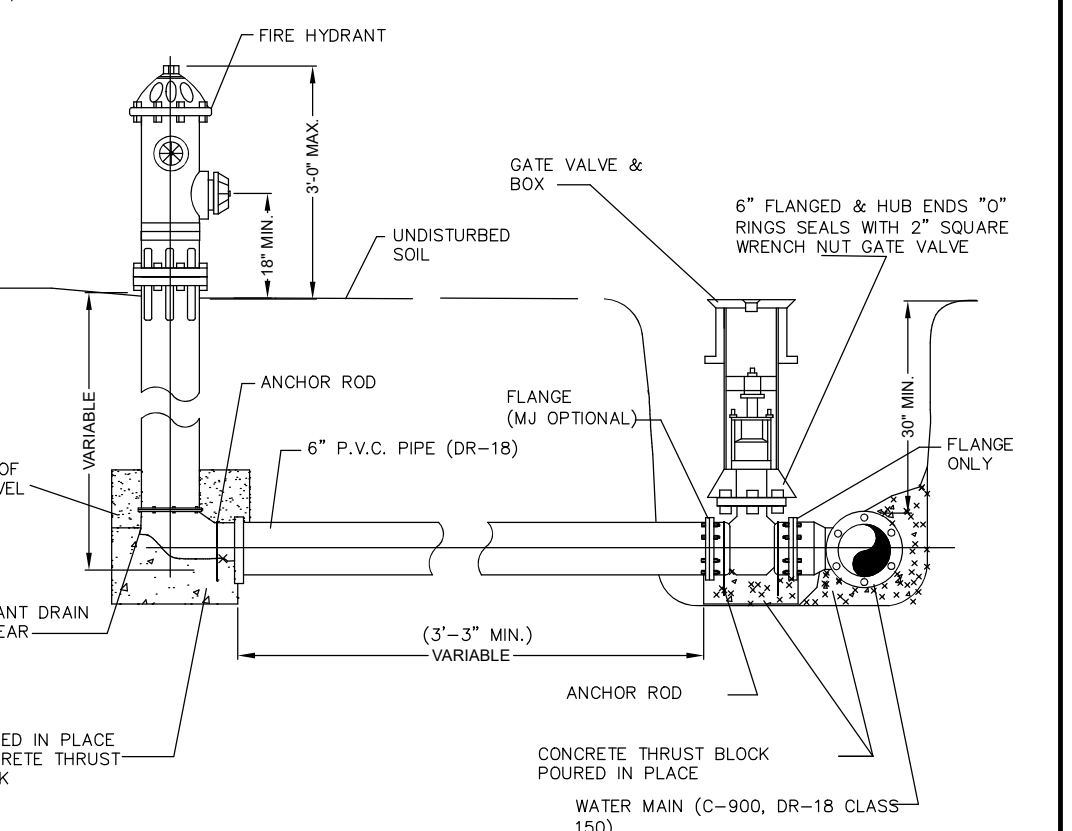
ENGINEERS' SIGNATURE _____ DATE _____



STANDARD WATER SERVICE CONNECTION



TYPICAL SECTION DETENTION SWALE
 N.T.S.
 ESTIMATED VOLUME: SECTION AREA: 19.2-3.0(20.5)+2.3(-32.25F) = 535.5F+32.2 SF = 17,227.0F
 PROVIDED VOL = 17,227.0F
 REQ'D VOL/LOT = 3+12.2266F



NOTES:
 1. FIRE HYDRANT ELEVATIONS WILL BE SET BY THE ENGINEER
 2. FLANGE MUST BE AT FINISHED GRADE OR 2" TO 8" ABOVE TOP OF CURB.
 3. EXACT LOCATION TO BE CONFIRMED WITH ENGINEER PRIOR TO CONSTRUCTION.

TYPICAL FIRE HYDRANT INSTALLATION

RECONSTRUCTION OF ROADSIDE DITCH
 N.T.S.

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

ROBLES ENGINEERING, LLC
 FIRM NO. F17391
 PO BOX 476
 107 W. WILSON ST.
 WESLACO, TEXAS 78596
 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.C. CERTIFICATE OF APPROVAL; H.C.H.D. CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) 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

ENGINEER'S SIGNATURE _____ DATE _____

REYNALDO ROBLES, JR.
 102357
 LICENSED PROFESSIONAL ENGINEER

ENGINEER'S SIGNATURE _____ DATE _____

REYNALDO ROBLES, JR.
 102357
 LICENSED PROFESSIONAL ENGINEER

ENGINEER'S SIGNATURE _____ DATE _____

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