



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: 9-01-2026

PROPOSED ARTSOB No. 2 SUBDIVISION, PRECINCT No. 1.

ENGINEER ROBLES ENGINEERING, LLC. DEVELOPER: JUAN RENE PEÑA

☐ PRELIMINARY APPROVAL ☒ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☐ WITH VARIANCE

NUMBER OF LOTS: 7 ☒ SINGLE FAMILY ☐ *MULTI-FAMILY ☐ COMMERCIAL ☐ INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: NORTHEAST CORNER OF DILLON ROAD AND WISCONSIN ROAD.

SUBDIVISION LIES WITHIN THE: ☒ ETJ OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-6-2024 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCOLATION AND SURFACE RUNOFF WILL DRAIN INTO DILLON AND WISCONSIN ROAD SIDE DITCH.

SEWER SYSTEM: ☒: OSSF'S HAVE BEEN INSTALLED.

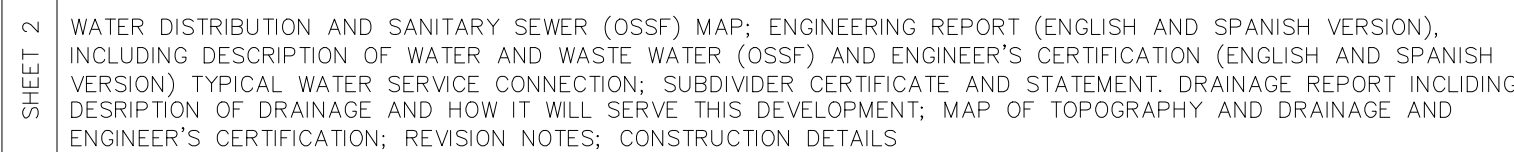
WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: DILLON AND WISCONSIN ROAD.

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

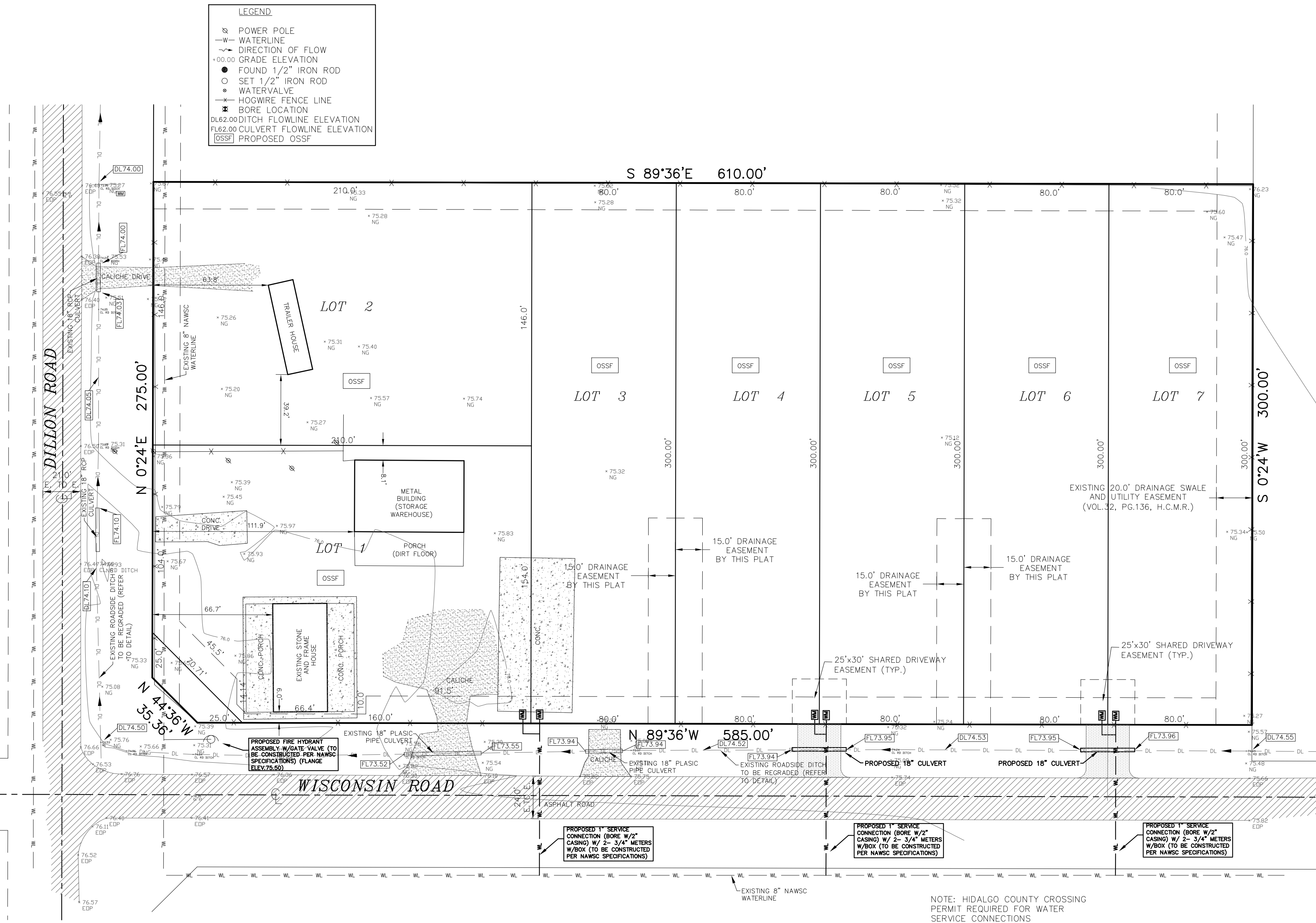
☒ **Final Approval** subject to recommendations other departments

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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SCALE: 1"=40'



EXISTING CONDITION, WATER AND SEWER SERVICE

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
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 NAWSC 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 8" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF WISCONSIN ROAD AND A 2 1/2" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF DILLON ROAD.

WATER DISTRIBUTION FOR THIS SUBDIVISION CONSISTS OF ONE NEW FIRE HYDRANT, AN EXISTING 3/4" SERVICE CONNECTION TO THE EXISTING 2 1/2" WATERLINE SERVING LOT 2 AND THREE DUAL SERVICE CONNECTIONS WITH 3/4" METERS TO THE EXISTING 8" WATERLINE ALONG DILLON TO SERVE LOTS 1, 3, 4, 5, 6 AND 7. IN ADDITION, THE SUBDIVIDER HAS PAID NAWSC THE SUM OF \$14,540.00, 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 ("OSSF") 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 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.

SOL 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 \$3,600.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. LOTS 1 AND 2 HAS AN EXISTING SEPTIC TANK SYSTEM AND THE OTHER OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. 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 SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS: WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, COST AN ESTIMATED \$32,640 WHICH EQUALS TO \$4,606.66 PER LOT. SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$3,600.00 PER LOT (ALL INCLUSIVE) FOR A TOTAL COST OF \$18,000.

ENGINEER'S SIGNATURE _____ DATE _____

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO
LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA DE LA CIUDAD DE NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC). EL DUEÑO DE LA SUBDIVISIÓN Y NAWSC HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. NAWSC HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISIÓN CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO ESTE DE LA CARRETERA DILLON Y UN CONDUCTO DE AGUA DE 8 PULGADAS QUE PASA POR EL LADO SUR DE LA CARRETERA WISCONSIN.

DEL CONDUCTO DE 8" EXISTE UNA CONEXIÓN RESIDENCIAL DE 3/4", PARA LOTES 1,3,4,5,6 Y 7 SE CONECTARÁN SERVICIOS DE 3/4" CON MEDIDOR MECÁNICO DE AGUA POR MEDIO DE BORE EN LA LINEA DE 8". EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A NAWSC \$14,540.00 QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DEL LOTE (RESIDENCIAL) SOLICITE UN MEDIDOR DE AGUA, NAWSC LO INSTALARÁ SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISIÓN.

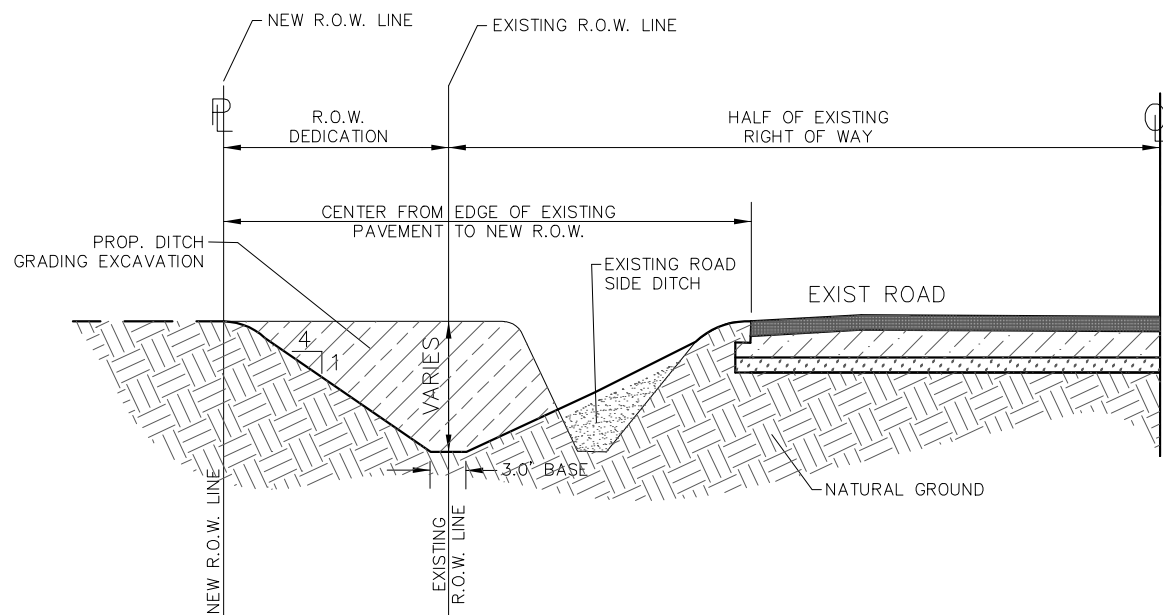
DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN SE INSTALARÁ UNA FOSA SÉPTICA EN CADA SOLAR. ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. JOSE ANGEL GONZALEZ, LICENCIA NO. 0512258, HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISIÓN Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (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 SUBDIVISIÓN MIDE EL MÍNIMO DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACIÓN EN LUGARES OPUESTOS EN LA SUBDIVISIÓN (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA 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 MÁS ARRIBA DE LO MÁS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA ÁREA FLUYE BIEN.

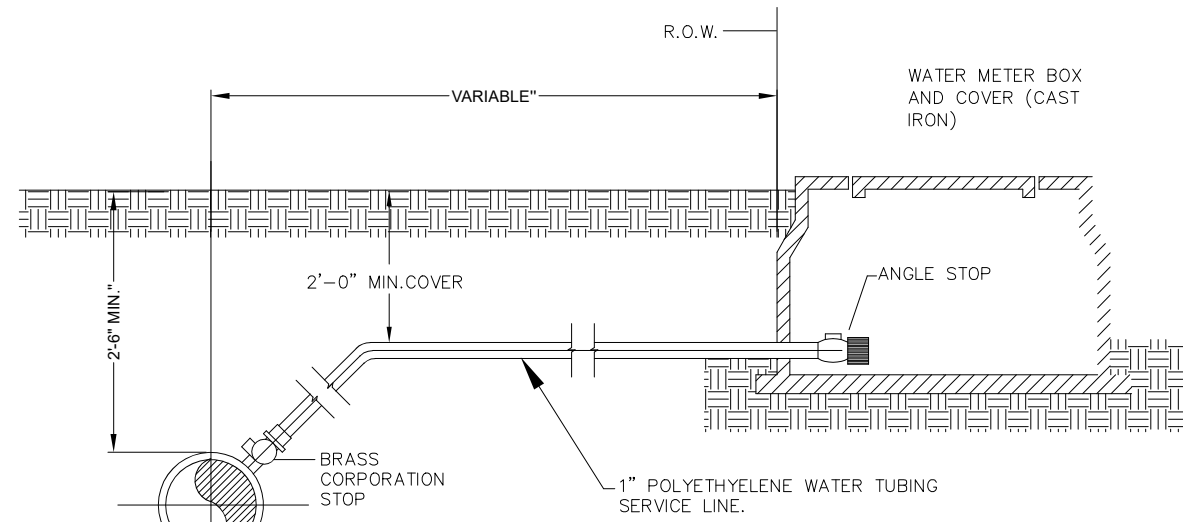
EL COSTO ESTIMADO PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON \$3,600.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS, LOTE 1 Y 2 TIENE UNA FOSA SÉPTICA Y LAS OTRAS FOSAS SÉPTICAS HAN SIDO INSTALADA EN EL PROCESO DE LA APROBACIÓN FINAL.

CERTIFICACIÓN:
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 SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO 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 CONSTRUÍDO CON EL MEDIDOR MECÁNICO DE AGUA A UN COSTO ESTIMADO DE \$32,640 O \$4,662.66 POR LOTE.
DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTO \$3,600.00 POR LOTE O \$18,000 EN TOTAL.

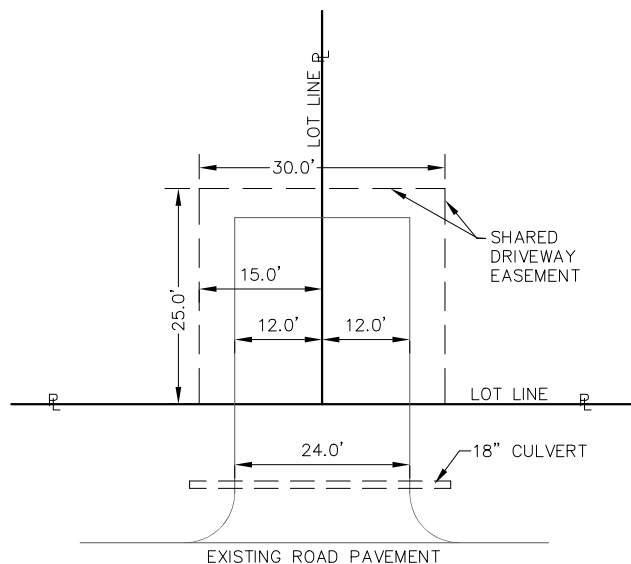
ENGINEER'S SIGNATURE _____ DATE _____



RECONSTRUCTION OF ROADSIDE DITCH
N.T.S.



STANDARD WATER SERVICE CONNECTION
N.T.S.



TYPICAL SHARED DRIVEWAY
N.T.S.

ARTSOB SUBDIVISION #2

BEING A RESUBDIVISION OF LOT 2, ARTSOB SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 32, PAGE 136 OF THE HIDALGO COUNTY MAP RECORDS

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), JUAN RENE PENA AND ANITA PENA, THE UNDERSIGNED, SUBDIVIDER(S) OF ARTSOB SUBDIVISION #2 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: JUAN RENE PENA DATE
ADDRESS: 10526 N DILLON ROAD
DONNA, TEXAS 78537

OWNER: ANITA PENA DATE
ADDRESS: 10526 N DILLON ROAD
DONNA, TEXAS 78537

STATE OF TEXAS
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JUAN RENE PENA 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

STATE OF TEXAS
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ANITA PENA 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

DRAINAGE STATEMENT

LOCATION

Artsob Subdivision #2 is located on the northeast corner of the intersection of Dillon Road and Wisconsin Road within the City of Donna ETJ of Hidalgo County, Texas and is described as follows: all of Lot 2, Artsob Subdivision, according to the map or plat thereof recorded in Volume 32, Page 136 of the Hidalgo County Map Records.

FLOOD ZONE DESIGNATION:

By graphical plotting this property falls in flood zone "C", described as areas of minimal flooding, as per F.E.M.A. Flood Insurance Rate Map with Community Panel No. 480334 0425 C, dated November 16, 1982.

EXISTING SOILS:

Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Raymondville clay loam(52). Raymondville clay loam, is listed in hydrologic soil group C, which consist of soils with a slow infiltration rate when thoroughly wet.

PRE-DEVELOPMENT CONDITIONS:

The land comprising this subdivision is currently in residential and agricultural use. Review of the topographic information of the site reveals the site is level with a slight slope towards the southwest. Pre-development calculations for a 10-year frequency storm reveal an estimated pre-development runoff of 3.96 CFS.

FUTURE CONDITIONS:

The development of this site will consist of 7 single family residential lots. Drainage calculations for 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 10.79 CFS, with a total maximum volume of additional run-off of 13,164 cubic feet (0.300 acre-ft), and a future peak Q of 14.75 CFS. The additional runoff will be detained within the proposed drainage easements and overflow into the roadside ditch along Wisconsin Road and Dillon Road and make its way into an existing drain ditch north of this site owned by the Donna Irrigation District.

ENGINEERS' SIGNATURE _____ DATE _____

SUBDIVISION CONSTRUCTION COST:
WATER SERVICE IMPROVEMENTS - \$18,100.00
SANITARY SEWER IMPROVEMENTS - \$18,000.00
DRAINAGE IMPROVEMENTS - \$4,600.00
PAVING IMPROVEMENTS - \$4,800.00
TOTAL COSTS: \$45,500.00

JOB No. 180-24
DATE: 1-30-24
DRAWN BY: JR

ROBLES
ENGINEERING, LLC
FIRM NO.F-17391
PO BOX 476
107 W. WILSHIRE ST.
WESLACO, TEXAS 78596
PHONE (956) 968-2422
FAX (956) 969-2011

INDEX TO SHEETS OF ARTSOB SUBDIVISION #2

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.O. 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