



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-29-2026

PROPOSED TRENTON TOWER ESTATES PHASE 2 SUBDIVISION, PRECINCT No. 4

ENGINEER MELDEN & HUNT INC. DEVELOPER: KVL REAL ESTATE HOLDINGS, LLC

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

NUMBER OF LOTS: 63 ☒ *SINGLE FAMILY ☐ *MULTI-FAMILY ☐ COMMERCIAL ☐ INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 9

FILLING STATIONS: 3

LOCATION DESCRIPTION: NORTH OF TRENTON ROAD APPROXIMATELY 1/2 OF MILE EAST OF TOWER ROAD.

SUBDIVISION LIES WITHIN THE: ☒ RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-15-2026 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY NEW PROPOSED DITCH.

SEWER SYSTEM: ☒ SANITARY SEWER N.A.W.S.C. LOCATION: TRENTON

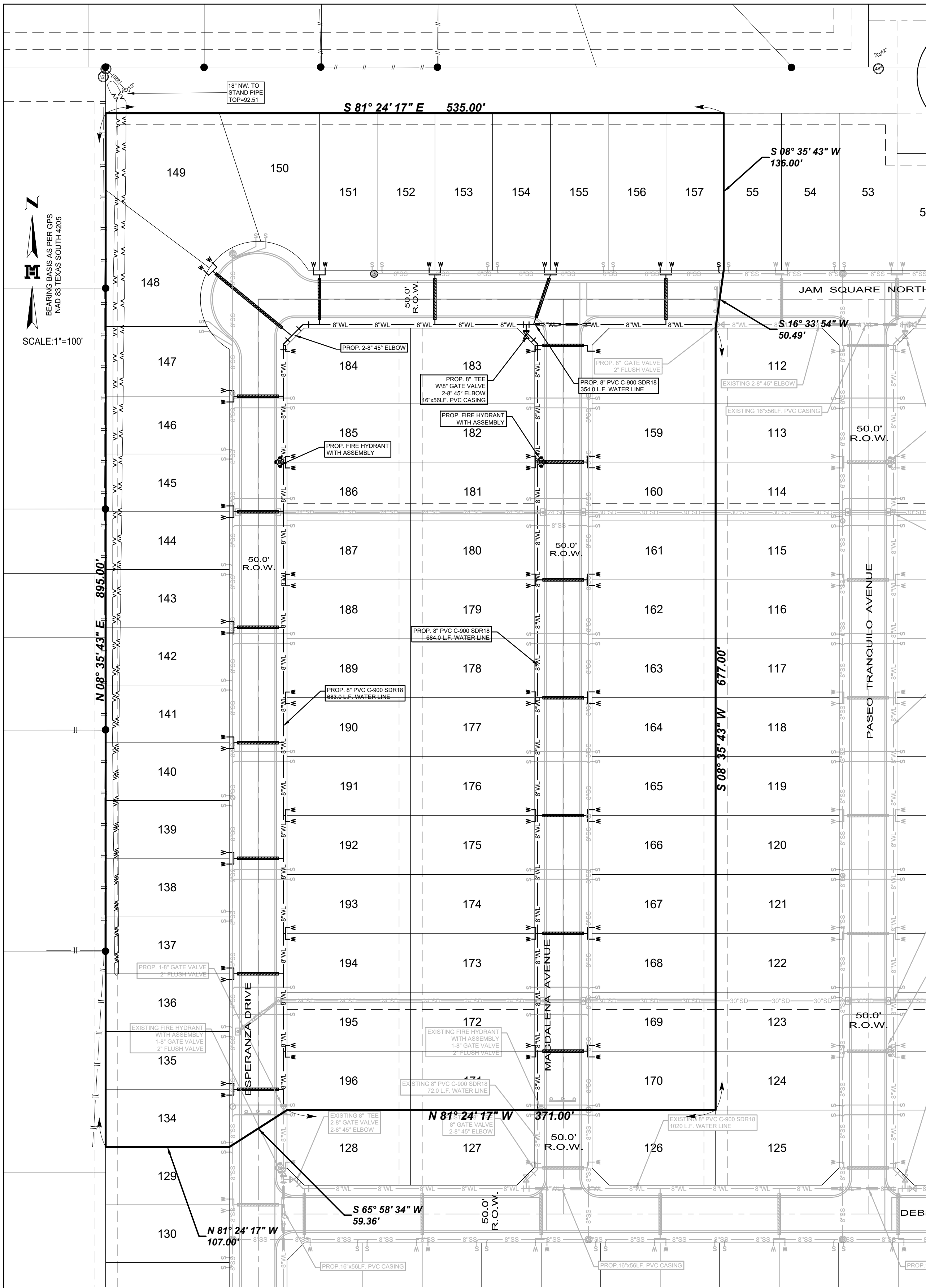
WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: TRENTON

VARIANCE REQUEST TITLE B. CHAPTER 3. SECTION 3.5 ITEM E13 SETBACKS
TITLE B. CHAPTER 2. SECTION 2.7 ITEM EASEMENTS

STAFF RECOMMENDS: ☒ **Preliminary Approval** subject to comments and future recommendations by planning, other departments.

☐ **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.



- LEGEND:
- SET REBAR
 - ▲ FOUND COTTON PICKER SPINDLE
 - FOUND PIPE
 - FOUND REBAR
 - W PROPOSED DUAL WATER SERVICE
 - W PROPOSED SINGLE WATER SERVICE
 - W PROPOSED SEPTIC TANK
 - W TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX

- LEYENDA
- VARILLA ASENTADA
 - ▲ EJE ENCONTRADA
 - TUBO DE VARILLA ENCONTRADO
 - VARILLA ENCONTRADO
 - W SERVIDIO DOBLE DE AGUA PROPUSTO
 - W SERVIDIO INDIVIDUAL DE AGUA PROPUSTO
 - W TANQUE SEPTICO
 - W DETALLE TIPICO DE LINEAS DE SERVIDIO Y MEDIDORES DE AGUA

MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA

SUBDIVISION MAP OF
TRENTON TOWER ESTATES SUBDIVISION
PHASE 2
BEING 10.583 ACRES
LOT 14, BLOCK 57 OUT OF
ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION
VOLUME 1, PAGE 24 H.C.M.R.
HIDALGO COUNTY, TEXAS

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

TRENTON TOWER ESTATES SUBDIVISION PHASE 2 WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER 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 THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. 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.

N.A.W.S.C. HAS AN EXISTING 8" WATER LINE ALONG THE EAST RIGHT-OF-WAY ESPERANZA DRIVE AT THE SOUTHWEST CORNER OF LOT 196 AND AT THE WEST RIGHT-OF-WAY OF MAGDALENA AVENUE AT THE NORTHEAST CORNER OF LOT 112. THE WATER SYSTEM FOR TRENTON TOWER ESTATES SUBDIVISION PHASE 2 CONSISTS OF 8" WATER LINE THAT CONNECTS TO THE EXISTING 8" WATER LINE AT 3 LOCATIONS. AN 8" WATER LINE CONNECT TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 128 THEN RUNS NORTH ALONG THE EAST SIDE OF ESPERANZA DRIVE THEN RUNS EAST ALONG THE SOUTH R.O.W. OF JAM SQUARE NORTH CONNECTING TO THE PREVIOUSLY MENTIONED EXISTING 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 12. AN OTHER 8" WATER LINE CONNECT TO THE PREVIOUSLY MANSION 8" WATER LINE AT THE NORTHEAST CORNER OF LOT 171 THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF MAGDALENA AVENUE CONNECTING TO THE 8" WATER LINE AT THE NORTHEAST CORNER OF LOT 183 TO SERVICE THIS SUBDIVISION.

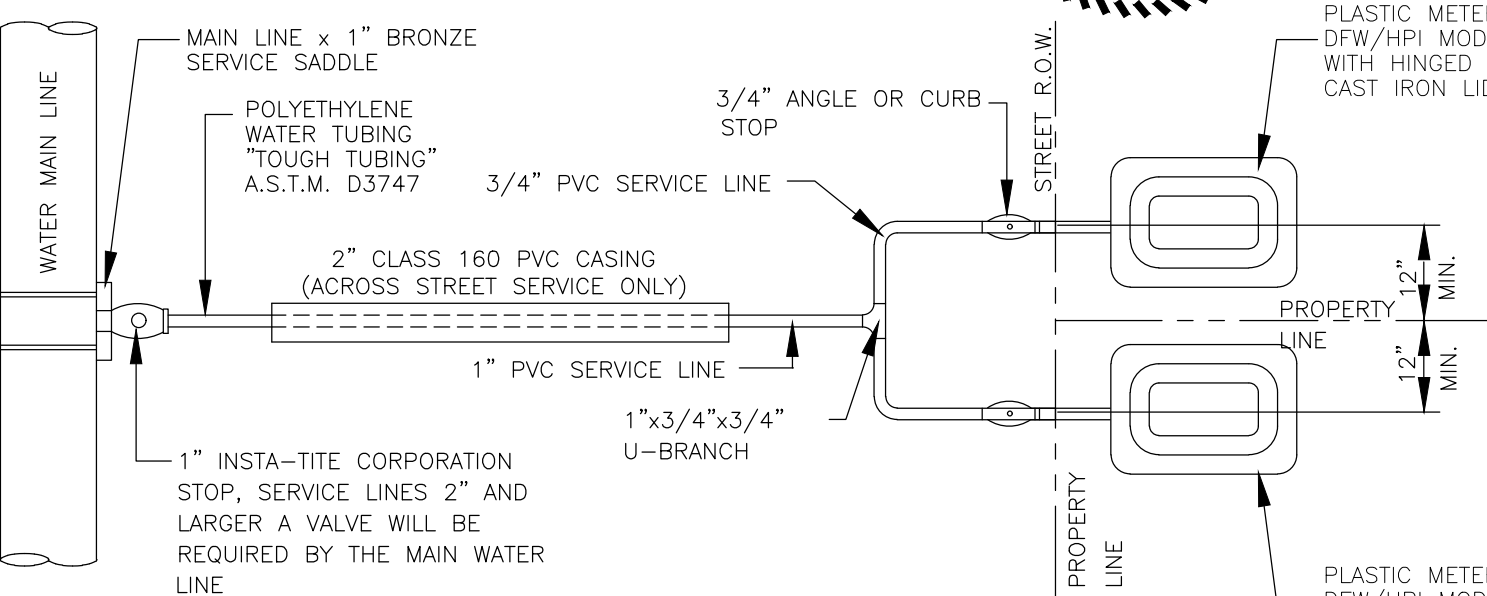
WATER DISTRIBUTION FOR THE TRENTON TOWER ESTATES SUBDIVISION PHASE 2 CONSISTS OF THIRTY (30) -1" DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" SERVICE LINES AND THREE (3) -3/4" SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINES, THE DUAL SERVICES AND 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$668,750.00, OR \$4,990.67 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$76,765.92, WHICH COVERS THE \$572.88 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ASSOCIATION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 8 FIRE HYDRANTS AT A UNIT COST OF \$4,660.00 FOR A TOTAL COST OF \$37,280.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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 UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$745,515.92 WHICH EQUALS TO \$5,563.55 PER LOT.

ENGINEER'S SIGNATURE

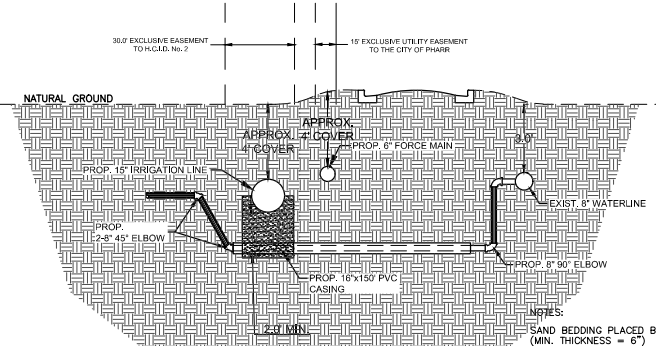
DATE



DUAL WATER SERVICE CONNECTION

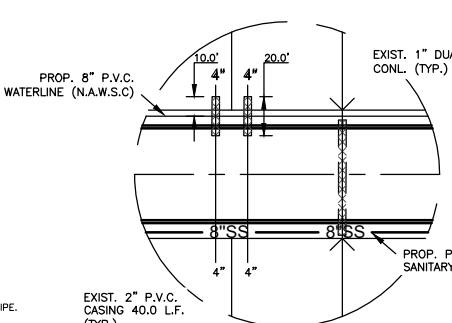
N.T.S.

NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER.



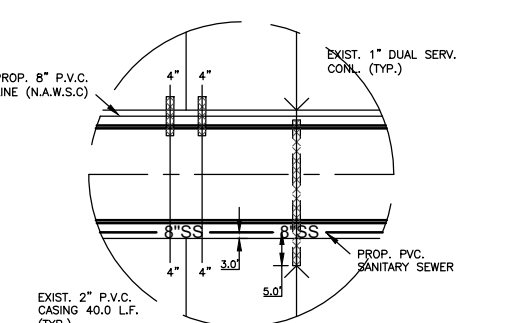
WATERLINE ADJUSTMENT SECTION

N.T.S.



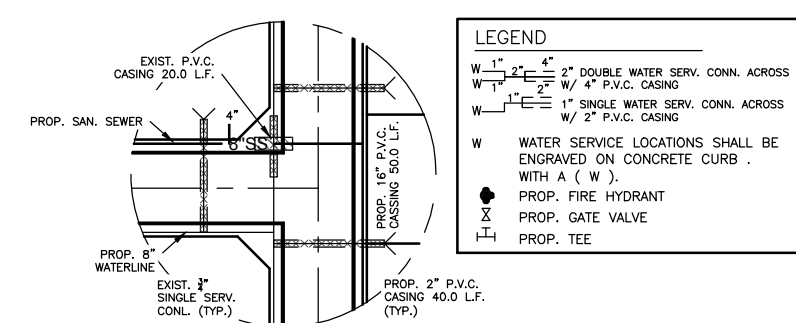
SANITARY SEWER SERVICE CONNECTION CROSSING AT WATERLINES

N.T.S.



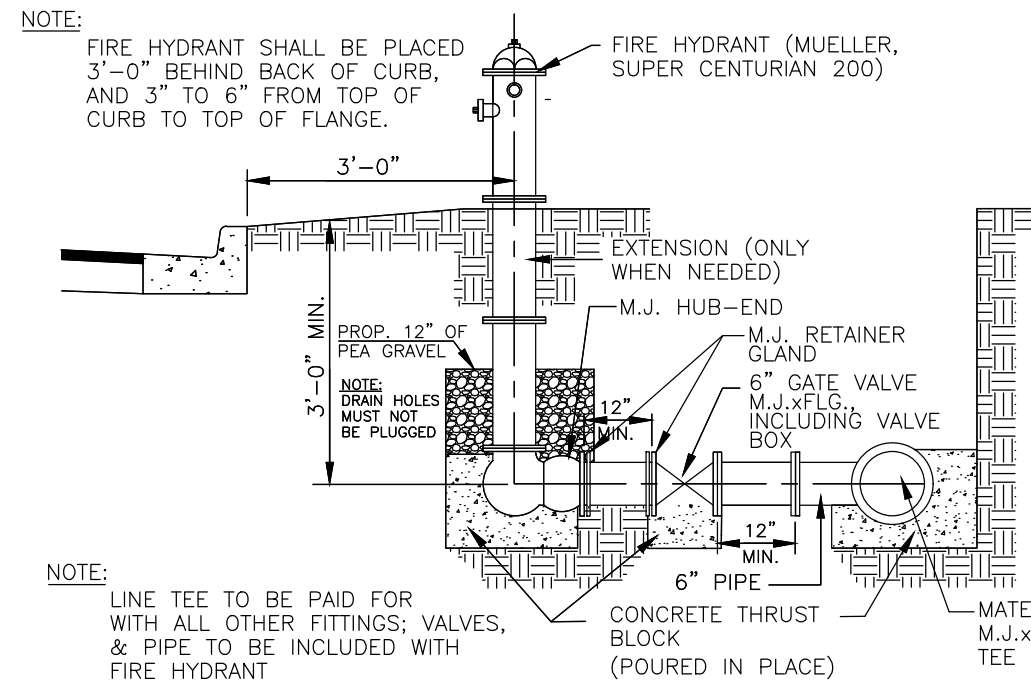
WATER SERVICE CONNECTION CROSSING AT SANITARY LINES

N.T.S.



WATERLINE AND SANITARY SEWER CROSSING

N.T.S.



SECTION

NO.	SHEET	REVISION	NOTES	DATE	APPROVED

SHEET 2 OF 5 SHEETS

M MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE - EDINBURG, TX 78641
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ESTABLISHED 1947 - www.meldenandhunt.com

TYPICAL WATER SERVICE CONNECTION ELEVATION

N.T.S.

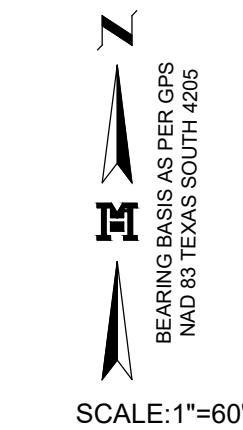
TYPICAL FIRE HYDRANT INSTALLATION

N.T.S.

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N.T.S

Y:\Land Development\Residential\Hidalgo County\26090- Trenton Tower Estates Phase 2 - Victor Daniec\Autocad files\26090 Trenton Tower Estates.dwg, 8/7/2026 10:10:10 AM, DWG To PDF.pc3



DATE: _____



Diagram illustrating the construction of a trench wall and base. The diagram shows a cross-section of a trench with various layers and materials labeled.

Labels and Dimensions:

- PROF. PAVING OR REPLACE ASPHALT WITH 2" MIN. H.M.A.C.** (Top layer)
- CONTRACTOR SHALL TRIM ASPHALT TO A NEAR STRAIGHT LINE** (Instruction for the top layer)
- EXISTING ASPHALT** (Layer below the top layer)
- EXISTING BASE** (Layer below the existing asphalt)
- PROPOSED FLEXIBLE BASE 8" MINIMUM** (Layer below the existing base)
- 3" MIN. OVERLAP** (Dimension for the top layer overlap)
- 6" MIN.** (Dimension for the base layer thickness)
- 4" MIN. TO BELL** (Dimension for the trench wall thickness)
- C - TRENCH WIDTH** (Dimension for the trench width)

Material Layers (from top to bottom):

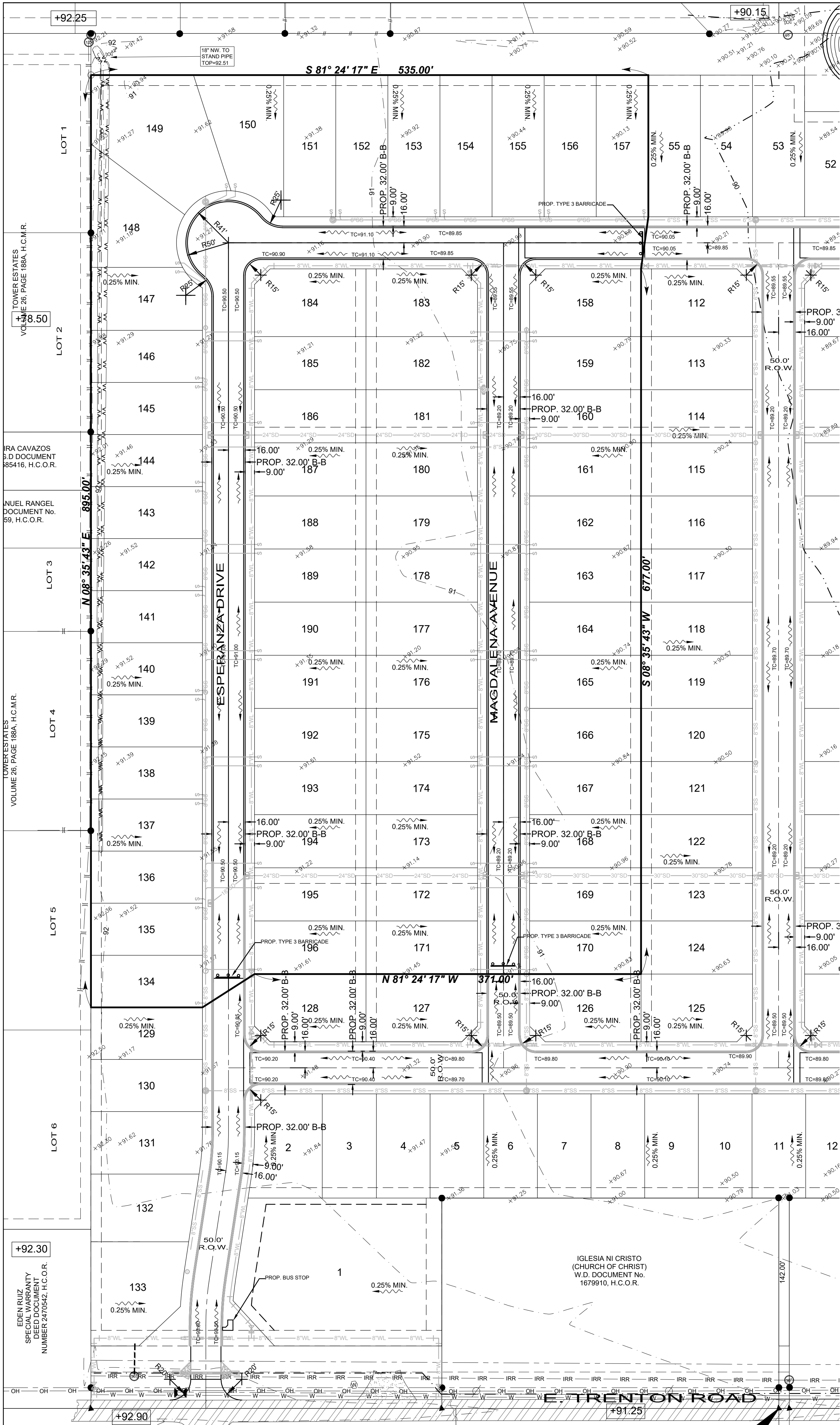
- D-1, D-2, D-3** (Top layer, likely concrete or asphalt)
- C-1, C-2, C-3** (Middle layer, likely concrete or asphalt)
- C-1, C-3** (Bottom layer, likely concrete or asphalt)

Notes:

- * MINIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- * FOR D-1 AND D-2 THE CONTRACTOR REQUIREMENT SHALL BE 95 % S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
- * FOR PAVED SECTION THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT FROM THE 0.05-0.0 C.
- * THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPES AND UTILITY STRUCTURES OF OTHER UTILITY TYPES.

SECTION "R-R"

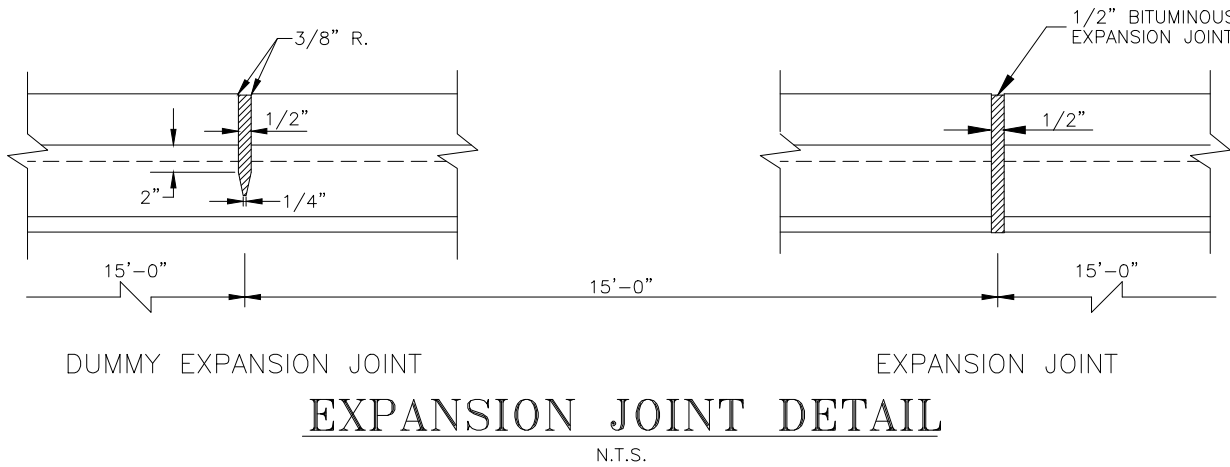
SECTION "B-B"



MAP OF TOPOGRAPHY AND STREET:
MAPA DE TOPOGRAFIA Y CALLES:

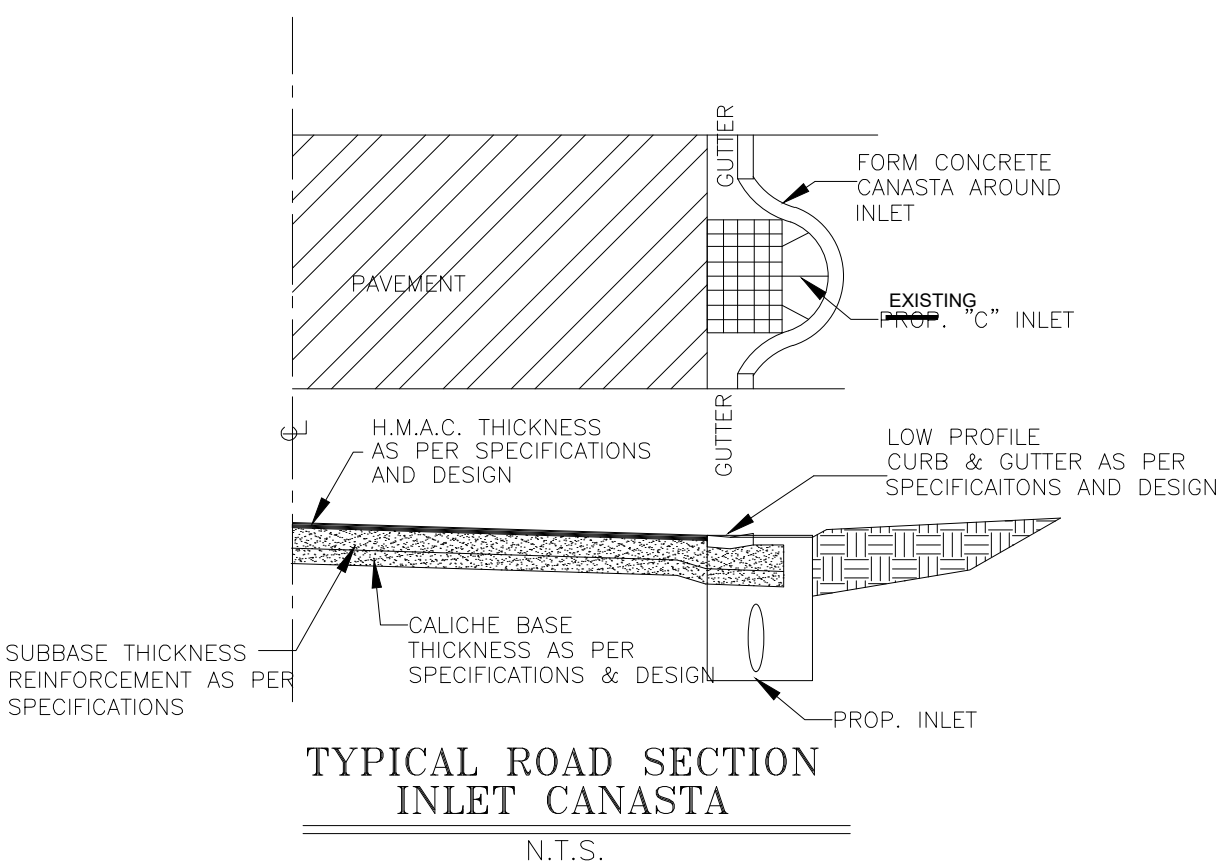
SUBDIVISION MAP OF
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SCALE: 1"=60'

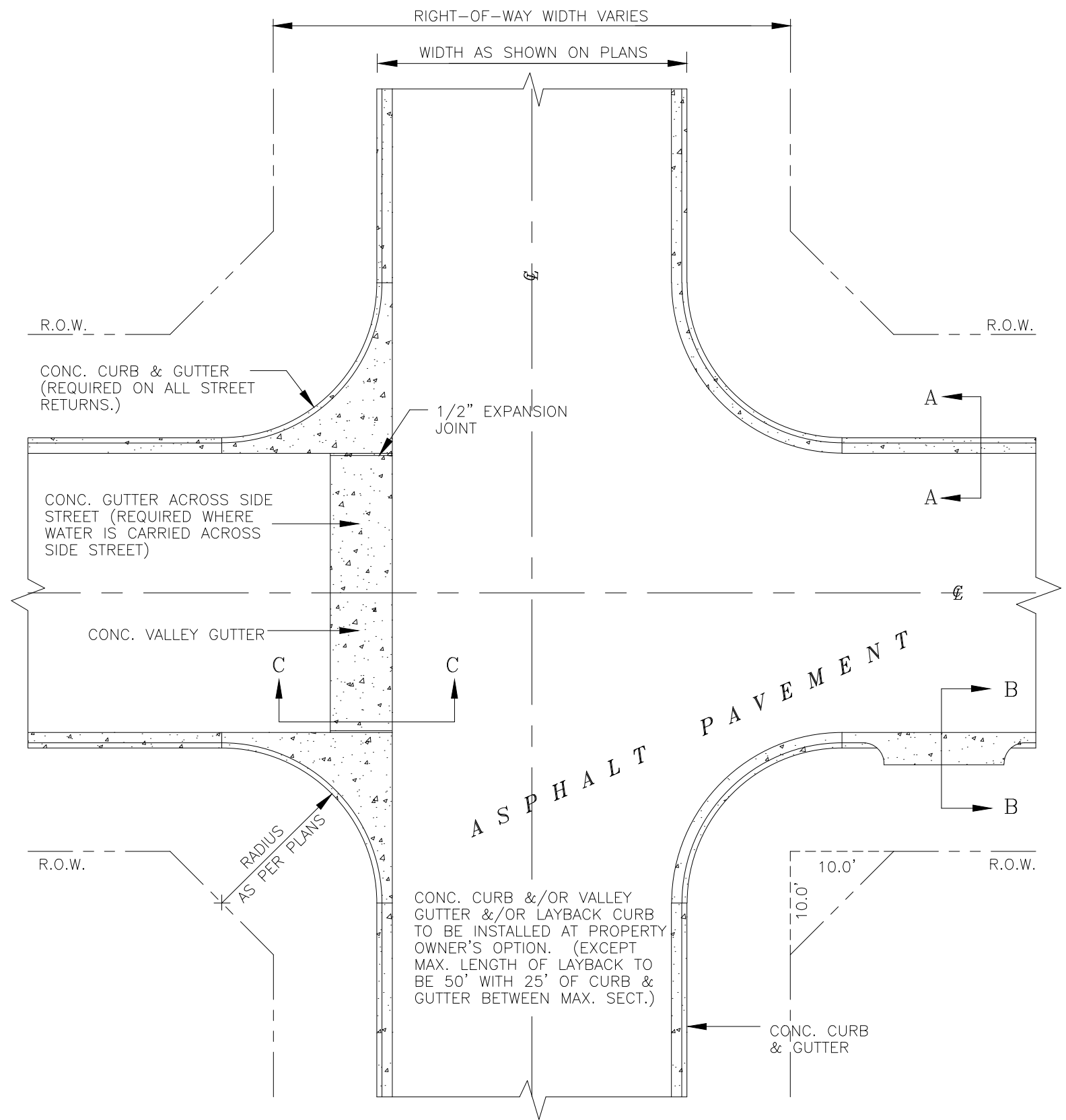


SECTION "CC"
CONCRETE VALLEY GUTTER (3' OR 6')

- GENERAL NOTES:
1. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE WITH T.H.D. 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.
 2. 1/2" EXPANSION JOINTS REQUIRED AT 70' c.c. AND AT THE BEGINNING AND END OF ALL RAIL. CONTRACTION JOINTS SHALL NOT EXCEED 10' c.c.

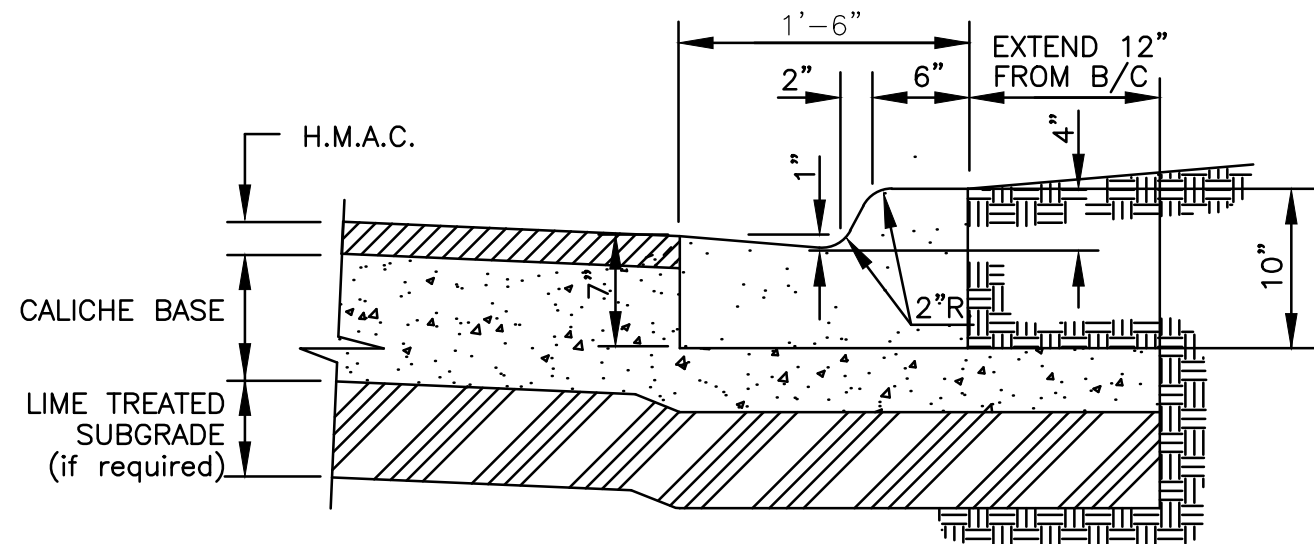


TYPICAL ROAD SECTION
INLET CANASTA



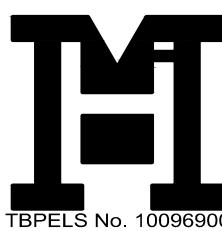
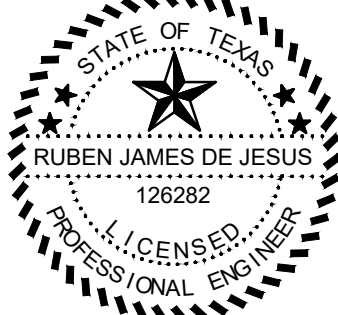
TYPICAL RESIDENTIAL STREET INTERSECTION

NOTE : ANY STRUCTURE IN PAVEMENT ADJUSTED AFTER HMA IS APPLIED SHALL BE ADJUSTED TO GRADE WITH A MINIMUM 6" CONCRETE COLLAR A.O.B.E.



SECTION "AA" - CONCRETE CURB & GUTTER

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



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