



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 04-02-2013

PROPOSED TULIPAN VILLAS SUBDIVISION SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: ELEAZAR ROJAS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY 34 *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: North of Wisconsin Rd. approximately 1/2 mile East of Raul Longoria Rd.

The rural area of the County.

SUBDIVISION LIES WITHIN THE: ETJ of _____ and was approved administratively by said City.

ETJ of Edinburg and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-07-12 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

On site storm drainage pipe system. Detention will be accomplish by widening the existing drain ditch on the North property line.

DRAINAGE DESIGN:

DISTANCE TO A DRAIN DITCH:

ROAD R.O.W. DEDICATION:

20 feet on Wisconsin Rd.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 03-07-13 By, Jesse Ozuna R.O.W. AGENT

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: _____

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____

SANITARY SEWER BY: Edinburg LINE SIZE: 12" LOCATION: Water Oak Drive.

WATER SERVICE PROVIDER: North Alamo Water Supply Corp LINE SIZE: 12" LOCATION: Wisconsin Rd.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 03-08-2013 : By Martin Ramirez

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.

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.

REQUEST FOR FINAL APPROVAL WITH: Cash Deposit: Amount: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS

A Letter of Credit Financial Institution: _____ L.O.C No. _____

Amount: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS

PRELIMINARY APPROVAL FROM
THE HIDALGO COUNTY ADVISORY BOARD ON: _____

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

Preliminary Approval subject comments and future recommendations by planning and other Departments

Final Approval subject to recommendations 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.

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**Hidalgo County
Planning
Department**

Raul E. Sesin, PE, CFM
Planning Administrator

Main Office
1304 S. 25th Street
Edinburg, Texas 78542
Phone (956) 318-2840
Fax (956) 318-2844

Engineering Projects Office
301 E. State Street
Pharr, Texas 78577
Phone (956) 318-2840
Fax (956) 318-2844

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, Texas 78596
Phone (956) 968-4734
Fax (956) 973-7850

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

Subdivision Review Comments for:
TULIPAN VILLAS 2nd review comments

*Plat is subject to additional comments from Planning, Office of Environmental
Compliance, Right of Way, Health and HCDD No. 1
prior to consideration for final approval.*

By: Jose R. Tovar, Engineering Tech III

Date: 03-14-2013

1ST SHEET COMMENTS:

5. Provide street names and make sure names are approved from the LRGVDC (911 dept.) and or City of Edinburg.

2ND SHEET COMMENTS:

20. As per the water and sewer engineering report; please make sure all street names are correct, all amounts are accurate and description of distribution system coincides with design.

3RD SHEET COMMENTS:

25. Pipe sizes do not coincide Drain ditch cross section detail and drawing design.
26. Discharge permit will be required prior to final approval.
27. Final approved inspection from HCDD#1 will be required on the widening of the ditch and the outfall structure before final approval.
32. Provide windstorm calculations.

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA &
MAP OF SANITARY SEWER SYSTEM/ MAPA DE SISTEMA DE DRENAJE

SUBDIVISION PLAT OF:
TULIPAN VILLAS SUBDIVISION

A 15.607 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 55, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEEDS RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2112405 AND 2114631, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR TULIPAN VILLAS SUBDIVISION:
WATER SUPPLY: Description and Costs.
TULIPAN VILLAS SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY THE 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 12" DIAMETER WATERLINE RUNNING ALONG THE WEST SIDE OF WISCONSIN ROAD.

THE WATER SYSTEM FOR TULIPAN VILLAS SUBDIVISION CONSIST OF TWO 8" WATERLINE CONNECTIONS TO THE EXISTING 12" WATERLINE ON WISCONSIN ROAD AND RUNS NORTH ALONG THE WEST SIDE OF STREET 01 AND STREET 02. THE 8" WATERLINE RUNS INSIDE OF THE RIGHT OF WAY OF THE INTERNAL STREETS, ENDING WITH FLUSH VALVES WITH THE STREETS ABUTTING WEST.

FROM THE 8" DIAMETER WATERLINE, THERE ARE FOURTY ONE (41) 1" SINGLE SERVICE LINES RUN INTO THE WATER METER BOXES FOR EACH LOT.
THE 8" WATERLINE, THE 1" SINGLE SERVICE LINES, AND THE METER BOXES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF EDINBURG THE SUM OF \$ _____ WHICH COVERS THE \$ _____ PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES AND ALL 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

SEWAGE FACILITIES: Description and Costs.
TULIPAN VILLAS SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM THE CITY OF EDINBURG. THE SUBDIVIDER AND THE CITY OF EDINBURG, HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF EDINBURG PROMISED TO TREAT WASTE WATER FOR AT LEAST 30 YEARS AND THE CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.

THE SANITARY SEWER SYSTEM FOR TULIPAN VILLAS SUBDIVISION CONSIST OF A 12" DIAMETER SEWER LINE THAT TIES IN TO THE EXISTING MANHOLE LOCATED ON WATER OAK DRIVE. THE 12" DIAMETER SANITARY SEWER LINE CROSSES WISCONSIN ROAD AND RUNS WEST ALONG THE NORTH SIDE OF WISCONSIN FOR A DISTANCE OF 1312.00 FEET TO A MANHOLE AT THE SOUTHWEST CORNER OF THE SUBDIVISION.

ON THE SOUTHWEST CORNER OF THE SUBDIVISION, AN 8" DIAMETER SANITARY SEWER LINE RUNS NORTH 1,078 FEET ALONG THE EAST SIDE OF STREET 01. THE 8" DIAMETER SANITARY SEWER LINE THEN RUNS 635 FEET WEST ALONG THE NORTH SIDE OF STREET 04, ENDING WITH A MANHOLE LOCATED ON THE SOUTHWEST CORNER OF LOT 22.

ANOTHER 8" DIAMETER SANITARY SEWER LINE 8" DIAMETER SANITARY SEWER LINE ON STREET 01 AND RUNS 512 FEET WEST ALONG THE SOUTH SIDE OF STREET 05. IT THEN RUNS AND RUNS 237 FEET ALONG THE WEST SIDE OF STREET 02, ENDING WITH A MANHOLE LOCATED ON THE NORTHEAST CORNER OF LOT 21. ANOTHER 8" DIAMETER SANITARY SEWER LINE 8" DIAMETER SANITARY SEWER LINE ON STREET 05 AND RUNS 225 FEET SOUTH ALONG THE WEST SIDE OF STREET 03, ENDING WITH A MANHOLE LOCATED ON THE SOUTHWEST CORNER OF LOT 14.

ANOTHER 8" DIAMETER SANITARY SEWER LINE CONNECTS TO THE 8" SANITARY SEWER LINE ON WISCONSIN ROAD AND RUNS 384 FEET NORTH ENDING WITH A MANHOLE NEAR THE NORTH EAST CORNER OF LOT 40.

THE 8" LINE, 6" SERVICE LINE AND SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF EDINBURG THE SUM OF \$ _____ WHICH COVERS THE \$ _____ PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES AND ALL THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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 18.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

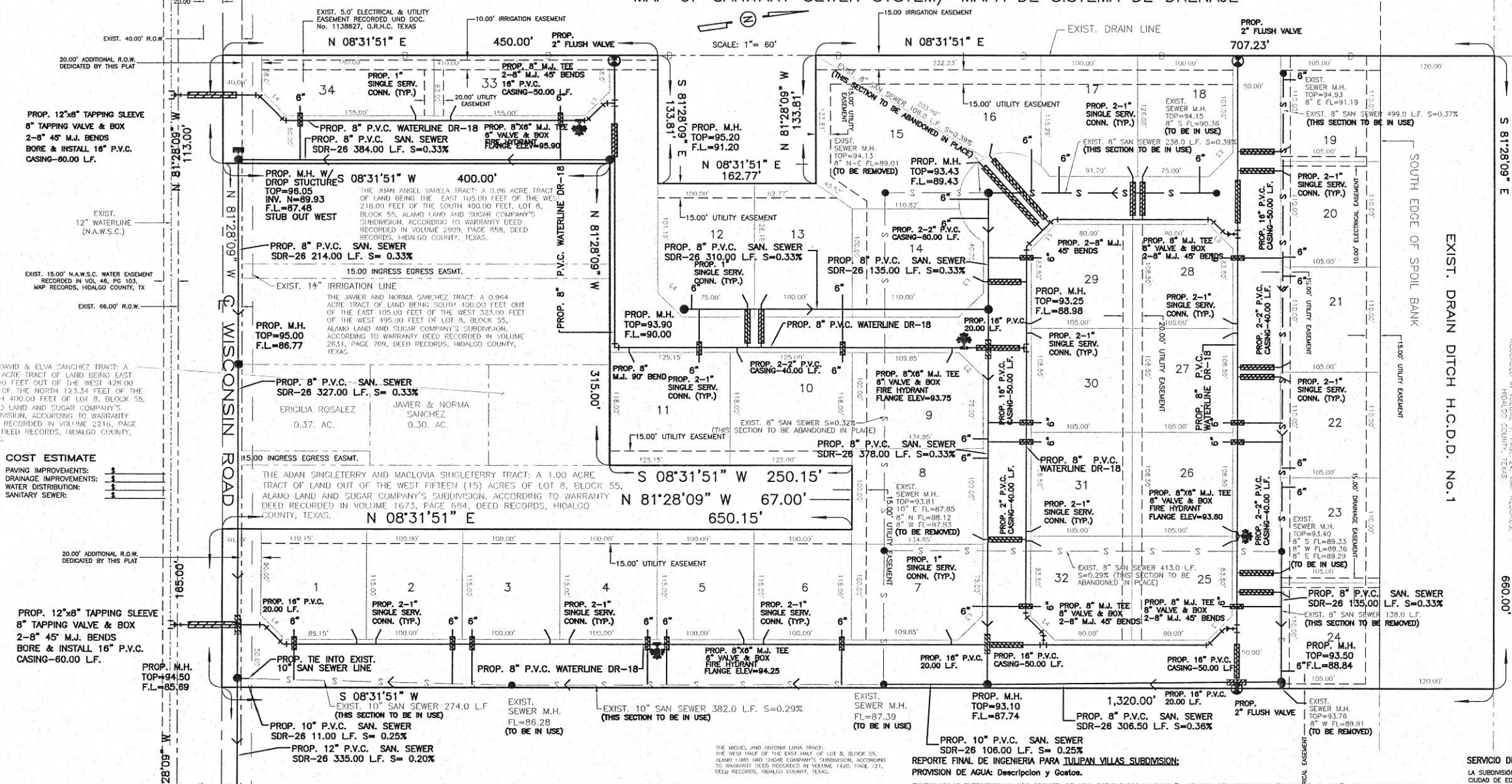
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ _____ WHICH EQUALS \$ _____ PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ _____ WHICH EQUALS \$ _____ PER LOT.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 3-5-13

No.	Sheet	REVISION	Date	Approved



COST ESTIMATE
PAVING IMPROVEMENTS:
DRAINAGE IMPROVEMENTS:
WATER DISTRIBUTION:
SANITARY SEWER:

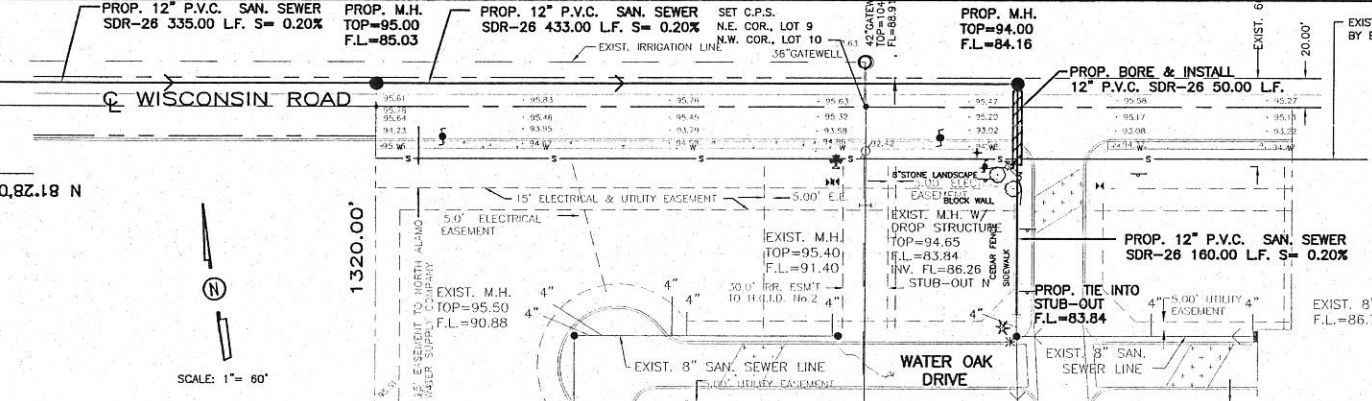
SUBDIVIDER CERTIFICATION:
I, _____ (ME), _____, SUBDIVIDER (S) OF TULIPAN VILLAS SUBDIVISION HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT, THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY SECTION 7.4.1.4. (b) OF THE COUNTY REGULATIONS.

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned authority, on this day personally appeared **ELEAZAR ROJAS, SAJO MANAGEMENT, LLC**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.

LILIA A. QUINTANILLA
Notary Public, State of Texas
My Commission Expires July 23, 2016.

LILIA A. QUINTANILLA - NOTARY PUBLIC

SAJOS INVESTMENTS, L.P.
ELEAZAR ROJAS, SAJO MANAGEMENT, LLC
209 E. DUKE AVENUE
MCALLEN TX, 78504



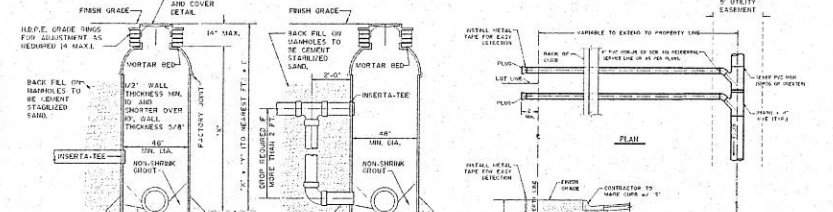
REPORTE FINAL DE INGENIERIA PARA TULIPAN VILLAS SUBDIVISION:
PROVISION DE AGUA: Description y Costos.

TULIPAN VILLAS SUBDIVISION HA SIDO PROVISITA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HA COMPROMETIDO A PROVEER AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRIA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. CUENTA CON UNA LINEA DE AGUA EXISTENTE DE 12" EN EL LADO OESTE DE LA CALLE WISCONSIN ROAD.

EL SISTEMA DE AGUA PARA TULIPAN VILLAS SUBDIVISION CONSISTE DE DOS LINEAS DE AGUA DE 8" DE DIAMETRO CONECTA CON LA LINEA DE AGUA EXISTENTE DE 12" EN LA CALLE WISCONSIN ROAD Y CORRE NORTE POR EL LADO OESTE DE LA CALLE 1 Y CALLE 2. LA LINEA DE AGUA 8" DE DIAMETRO CORRE POR DENTRO DEL DERECHO DE PASO DE LAS CALLES INTERNAS, TERMINANDO CON VALVULAS DE RESERVA EN LAS CALLES DEL LADO OESTE.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN CUARENTA Y UN (41) CONDUCTOS SIMPLES DE AGUA DE 1 PULGADA DE DIAMETRO QUE SE CONECTAN A LAS CAJAS DE MEDIDORES MECANICOS PARA CADA LOTE.

LA LINEA DE PULGADAS, LAS LINEAS DE SERVICIO SIMPLES, Y LOS MEDIDORES MECANICOS DE AGUA AN SIDO INSTALADOS A UN COSTO TOTAL DE US\$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. US\$ _____ O US\$ _____ POR LOTE QUE CUBRE EL COSTO DE LA INSTALACION DE CADA MEDIDOR MECANICO, TODOS LOS GASTOS DE MEMBRERIA Y TODOS LOS GASTOS ASOCIADOS CON LA CONEXIONES DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A LA COMPANIA DE N.A.W.S.C. EL DUEÑO DE LA SUBDIVISION HA INSTALADO CUATRO (4) SOCOS DE REGO (FIRE HYDRANTS) A UN COSTO DE US\$ _____ POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL US\$ _____ EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.



SERVICIO DE DRENAJE: Descripción y Costos.

LA SUBDIVISION TULIPAN VILLAS SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE EL CIUDAD DE EDINBURG. EL DUEÑO DE LA SUBDIVISION Y EL CIUDAD DE EDINBURG HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. EL CIUDAD DE EDINBURG HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE DRENAJE SANITARIO PARA TULIPAN VILLAS SUBDIVISION CONSISTE DE UNA LINEA DE DRENAJE SANITARIO DE 12" DE DIAMETRO QUE SE CONECTA CON UNA ALcantarilla DE DRENAJE SANITARIO EXISTENTE LOCALIZADA EN LA CALLE WATER OAK DRIVE. LA LINEA DE DRENAJE SANITARIO DE 12" CRUZA LA CALLE WISCONSIN ROAD Y CORRE HACE AL OESTE POR EL LADO NORTE DE LA CALLE WISCONSIN ROAD CORRIENDO POR UNA DISTANCIA DE 1312.00' TERMINANDO CON UNA ALcantarilla LOCALIZADA EN LA ESQUINA SURESTE DE LA SUBDIVISION.

EN LA ESQUINA SURESTE DE LA SUBDIVISION, UNA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO CORRE HACE AL NORTE POR UNA DISTANCIA DE 1,078.00' POR EL LADO ESTE DE LA CALLE 1. LA LINEA DE DRENAJE SANITARIO DE 8" CORRE POR UNA DISTANCIA DE 635.00' POR EL LADO NORTE DE LA CALLE 4, TERMINANDO CON UNA ALcantarilla LOCALIZADA EN LA ESQUINA SURESTE DEL LOTE 22.

OTRA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO EN LA CALLE 1 CORRE POR UNA DISTANCIA DE 512.00' HACE AL OESTE POR EL LADO SUR DE LA CALLE 5. SE DIRIJE HACE AL NORTE Y CORRE POR UNA DISTANCIA DE LA CALLE 2, TERMINANDO CON UNA ALcantarilla LOCALIZADA EN LA ESQUINA NORESTE DEL LOTE 21. OTRA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO EN LA CALLE 5 CORRE POR UNA DISTANCIA DE 225.00' HACE AL SUR POR EL LADO OESTE DE LA CALLE 3, TERMINANDO CON UNA ALcantarilla LOCALIZADA EN LA ESQUINA SURESTE DEL LOTE 14.

OTRA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO SE CONECTA A UNA LINEA DE DRENAJE SANITARIO LOCALIZADA EN LA CALLE WISCONSIN ROAD Y CORRE POR UNA DISTANCIA DE 384.00' HACE AL NORTE, TERMINANDO CON UNA ALcantarilla LOCALIZADA CERCA DE LA ESQUINA DEL LADO NORTE DEL LOTE 40.

LA LINEA DE 8" LA LINEA DE SERVICIO DE 6" Y LAS ALcantarillas DE DRENAJE SANITARIO HAN SIDO INSTALADAS, HAY UN COSTO TOTAL DE US\$ _____ O US\$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE EDINBURG LA CANTIDAD DE US\$ _____ QUE CUBRE LA CANTIDAD DE US\$ _____ POR LOTE COMO SE DECLARÓ EN EL ACTUERO DE 30 AÑOS DE SERVICIO DE AGUA. LA SUMA REPRESENTA EL COSTO TOTAL DE LOS SERVICIOS, LOS CARGOS DE ADQUISICIONES, Y TODOS LOS COSTOS DE MEMBRERIA O OTROS COSTOS ASOCIADOS CON LA CONEXION DE LOTES INDIVIDUALES EN LA SUBDIVISION PARA LA CIUDAD DE EDINBURG. EL SISTEMA DE DRENAJE HA SIDO APROBADO Y ACEPTADO POR LA CIUDAD DE EDINBURG Y EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA INDICADA, EN LA CUAL LA SUBDIVISION SE REGISTRA EN EL CONDADO DE HIDALGO.

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 GOBERNANDAS A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 18.343 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 SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE US\$ _____ O US\$ _____ POR LOTE.
DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE US\$ _____ O US\$ _____ POR LOTE.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 3-5-13

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

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1315
SURVEYING REGISTRATION NUMBER 100411-00

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

LEGEND
 DETENTION REQUIRED- 83,768.73 C.F.
 TOTAL DETENTION- 83,180.00 C.F.

TULIPAN VILLAS SUBDIVISION

A 15.607 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 55, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEEDS RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2112405 AND 2114631, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

Drainage Report for Tulipan Villas Subdivision. Tulipan Villas Subdivision is a 15.607 acre tract of land out of Lot Eight (8), Block Fifty-five (55), Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Pages 24-26, map records, Hidalgo County, Texas and according to general warranty deeds recorded under County Clerk's Document Number 2112405 and 2114631, official records, Hidalgo County, Texas. This subdivision is located on the North side of Wisconsin Road approximately 5,084 feet West of Cesar Chavez Road. The proposed subdivision will consist of 41 multi-family lots.

The tract is Zone "B" as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0425 C, dated on November 16, 1982.

This soil is sandy clay loam and clay loam. This soil is well drained. Permeability is moderate. Plasticity Index has a range of 0-80. See attached Soil Survey of Hidalgo County, Texas tables.

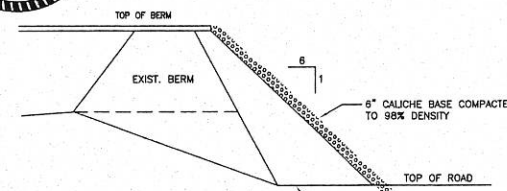
Presently, the site has very minimal runoff. The existing runoff for the proposed subdivision is 0-5.28 cubic feet per second based on a 10-year storm.

After development the runoff will be 0-23.82 cubic feet per second for an increase of 0-18.36 cubic feet per second. Detention will be 83,768.73 cubic feet (1.46 acre feet). Drainage will be detained by excavating the drainage ditch more than the amount required. Street runoff will flow into proposed type "A" inlets that drain into a proposed storm sewer system consisting of 18 inch and 24 inch drain lines. The proposed drain lines will drain into an existing H.C.D.D. No. 1 drain ditch located North of this subdivision.

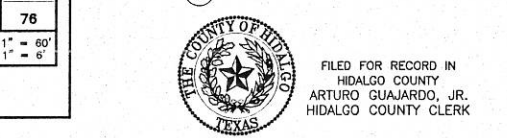
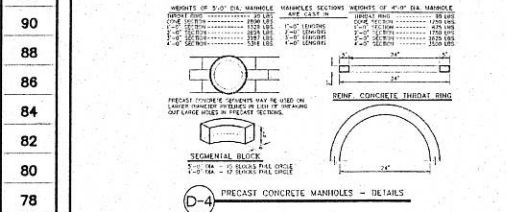
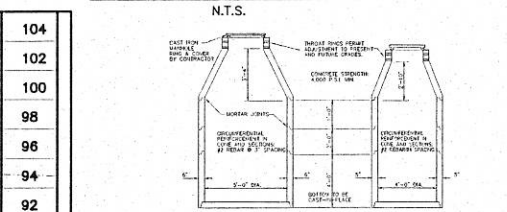
THE COUNTY DRAINAGE DITCH FLOWS NORTH THEN EAST. THE DRAINAGE DITCH CARRIES WATER EASTWARD WHERE IT EPTIES INTO LAGUNA MADRE. THE 10 EAR FLOOD IS CONTAINED WITH THE RIGHT-OF-WAY OF THE STREET AND WITHIN THE DRAINAGE SWALES OF THE SUBDIVISION AS SHOWN BELOW. A RESTRICTIVE COVENANT (SET OUT ON SHEET 1 UNDER PLAT NOTES AND RESTRICTIONS) PROHIBITS THE CONSTRUCTION OF RESIDENTIAL HOUSING IN ANY AREA OF THE SUBDIVISION THAT IS IN A FLOODPLAIN UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968. AS FURTHER NOTED ON SHEET 1, THE FINISHED FLOOR ELEVATION OF EACH HOUSE IS REQUIRED TO BE AT LEAST 18 INCHES ABOVE THE TOP OF THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT. THESE MEASURES PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AVOID CONCENTRATING RUNOFF ONTO OTHER LOTS, AND COORDINATE INDIVIDUAL LOT DRAINAGE WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA. THE MAP BELOW ILLUSTRATES THE FLOW PATTERNS OF THE RUNOFF.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "B" (AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C DATED NOVEMBER 16, 1982

ALFONSO GUINTANILLA
 P.E. No. 95534
 3-5-13
 DATE



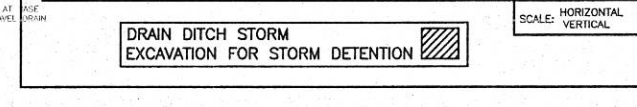
RAMP DRIVE SECTION



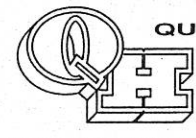
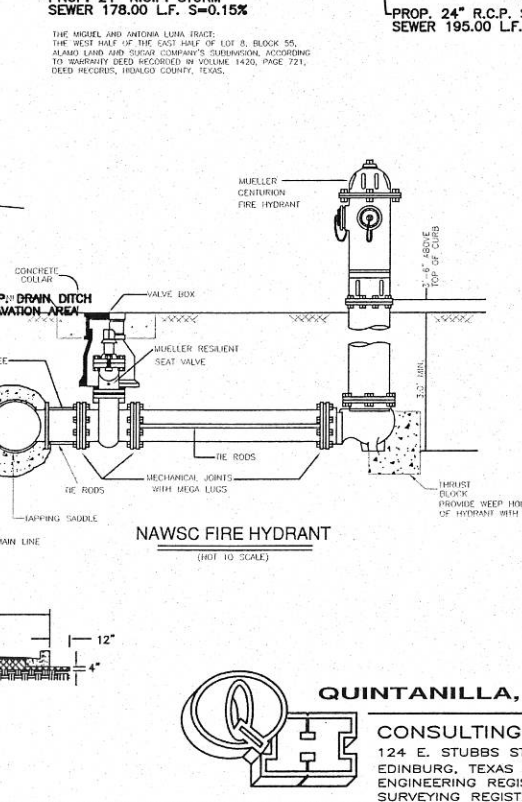
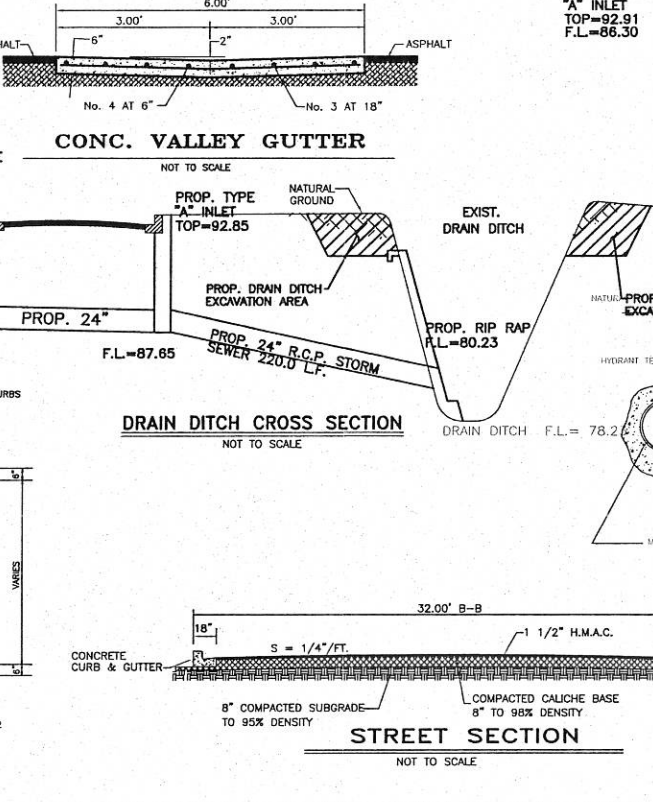
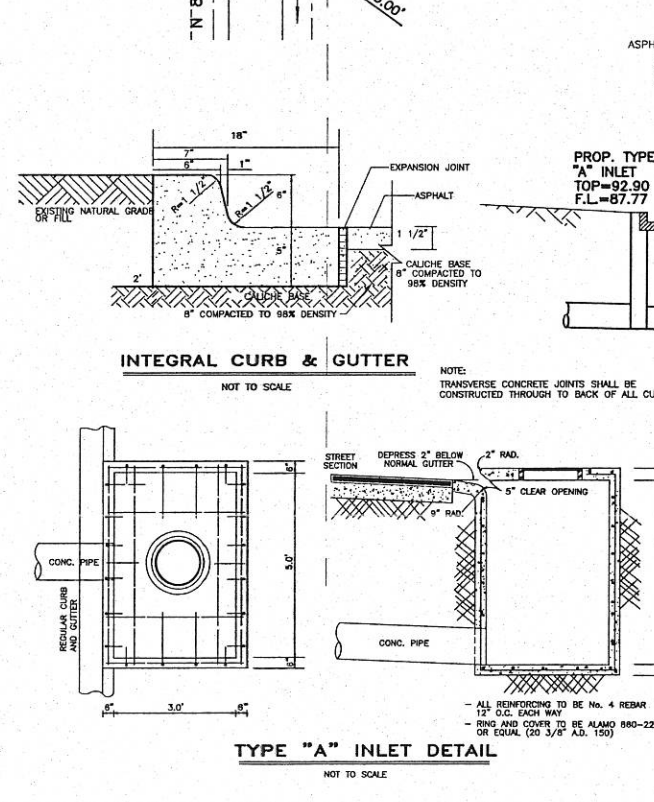
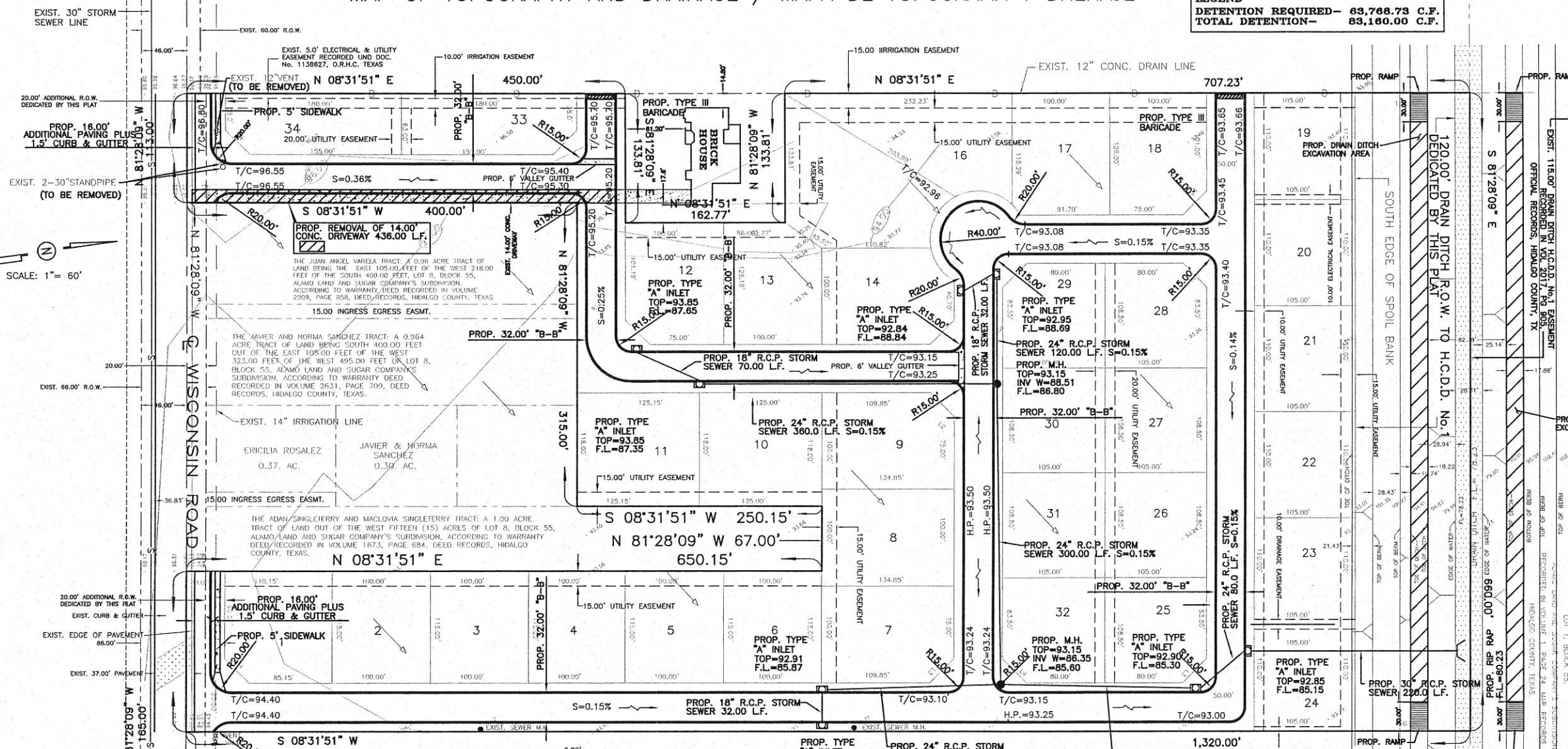
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK

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

TOP OF CURB	TOP OF ROAD
104	104
102	102
100	100
98	98
96	96
94	94
92	92
90	90
88	88
86	86
84	84
82	82
80	80
78	78
76	76



SCALE: HORIZONTAL 1" = 60'
 VERTICAL 1" = 6'



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 ENGINEERING REGISTRATION NUMBER F-1315 OFFICE@QHAENGINEERING.COM
 SURVEYING REGISTRATION NUMBER 100411-00

COST ESTIMATE

PAVING IMPROVEMENTS:	\$
DRAINAGE IMPROVEMENTS:	\$
WATER DISTRIBUTION:	\$
SANITARY SEWER:	\$

SHEET NO. 3 OF 3

FILENAME	DATE PREPARED	DATE REVISION	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIVISIONS\EDINBURG\MANALAY BA\PLAT	FEB 12, 2013				