



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> 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: 12-03-2013

PROPOSED ARIA RANCHES SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: RICHARD A. GARZA

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 37  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: 300 feet North of Canton Rd on the East side of Alamo Rd.

SUBDIVISION LIES WITHIN THE:  ETJ of Edinburg and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 07-01-13 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be accomplished by a storm drainage pipe system discharging to an existing drain ditch abutting North of the subdivision

ROAD R.O.W. DEDICATION: 20 feet on Alamo Road

H.C.R.O.W. APPROVED DATE: 07-02-13 : By, Jesse Ozuna PCT 4 R.O.W. AGENT

H.C.H.D APPROVAL DATE: 04-22-13 by: Elizardo "Chardo" Ramos, Environmental Health Division Manager

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez  
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: \_\_\_\_\_

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: East side of along Alamo Rd

H.C.O.E.C. APPROVED DATE: 07-09-13 : By Martin Ramirez, Director of Office of Environmental Compliance

**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.*

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

**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.*

SUBDIVISION PLAT OF: ARIA RANCHES SUBDIVISION

A 26.15 ACRE TRACT OF LAND OUT OF LOT 13, BLOCK 60, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-28, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1199, PAGE 256 AND DEED RECORDED IN VOLUME 1225, PAGE 190, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

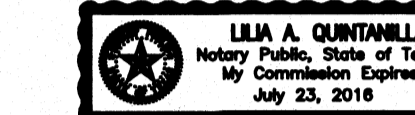
STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION I, RICHARD A. GARZA, OWNER OF G.R. INVERSIONES, LLC, AS OWNER OF THE 26.15 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ARIA RANCHES SUBDIVISION, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT: (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS; (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSESSED IN THIS PLAT ARE TRUE AND COMPLETE.

RICHARD A. GARZA OWNER OF G.R. INVERSIONES, LLC 3910 W. FREDDY GONZALEZ DR. EDINBURG, TEXAS, 78539.

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared RICHARD A. GARZA, OWNER OF G.R. INVERSIONES, 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.

Given under my hand and seal of office this 29th day of October, 2013.



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

WE, THE UNDERSIGNED CERTIFY that this plat of the ARIA RANCHES SUBDIVISION, was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_.

Hidalgo County Judge \_\_\_\_\_ Date \_\_\_\_\_ Hidalgo County Clerk \_\_\_\_\_ Date \_\_\_\_\_

PLANNING & ZONING COMMISSION CERTIFICATION

I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision conforms to the requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the 29th day of October, 2013.

CHAIRPERSON-PLANNING & ZONING COMMISSION

I, the undersigned, Mayor of the City of Edinburg, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of this city wherein my approval is required.

MAYOR'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE 29th DAY OF OCTOBER, 2013.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAYS OR EASEMENTS.

ATTEST: \_\_\_\_\_ PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

NOTE: 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 CODE NO. 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THIS SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

STATE OF TEXAS COUNTY OF HIDALGO

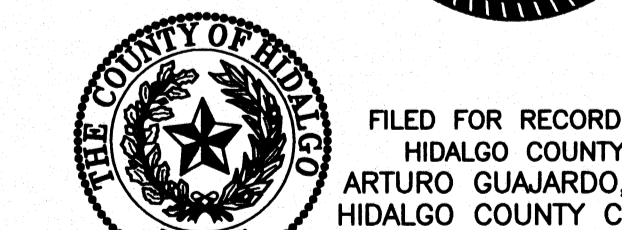
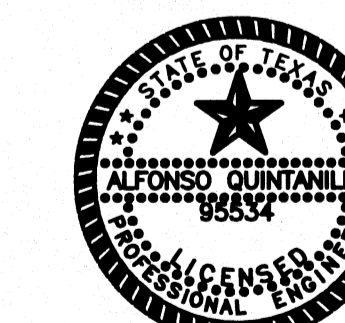
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND SEWER FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE WATER FACILITIES WILL BE CONSTRUCTED AT A COST OF \$ \_\_\_\_\_.

SEWER FACILITIES: ON SITE SEWER FACILITIES ARE ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$2,500.00 FOR THE SUBDIVISION. THE SUBDIVIDER HAS PAID A TOTAL OF \$2,000.00 TO COVER THE COST OF INSTALLATION OF SEPTIC SYSTEMS.

DATED THIS THE 29th DAY OF OCTOBER, 2013

Licensed Professional Engineer No. 95534 STATE OF TEXAS



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

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

BY: \_\_\_\_\_ DEPUTY

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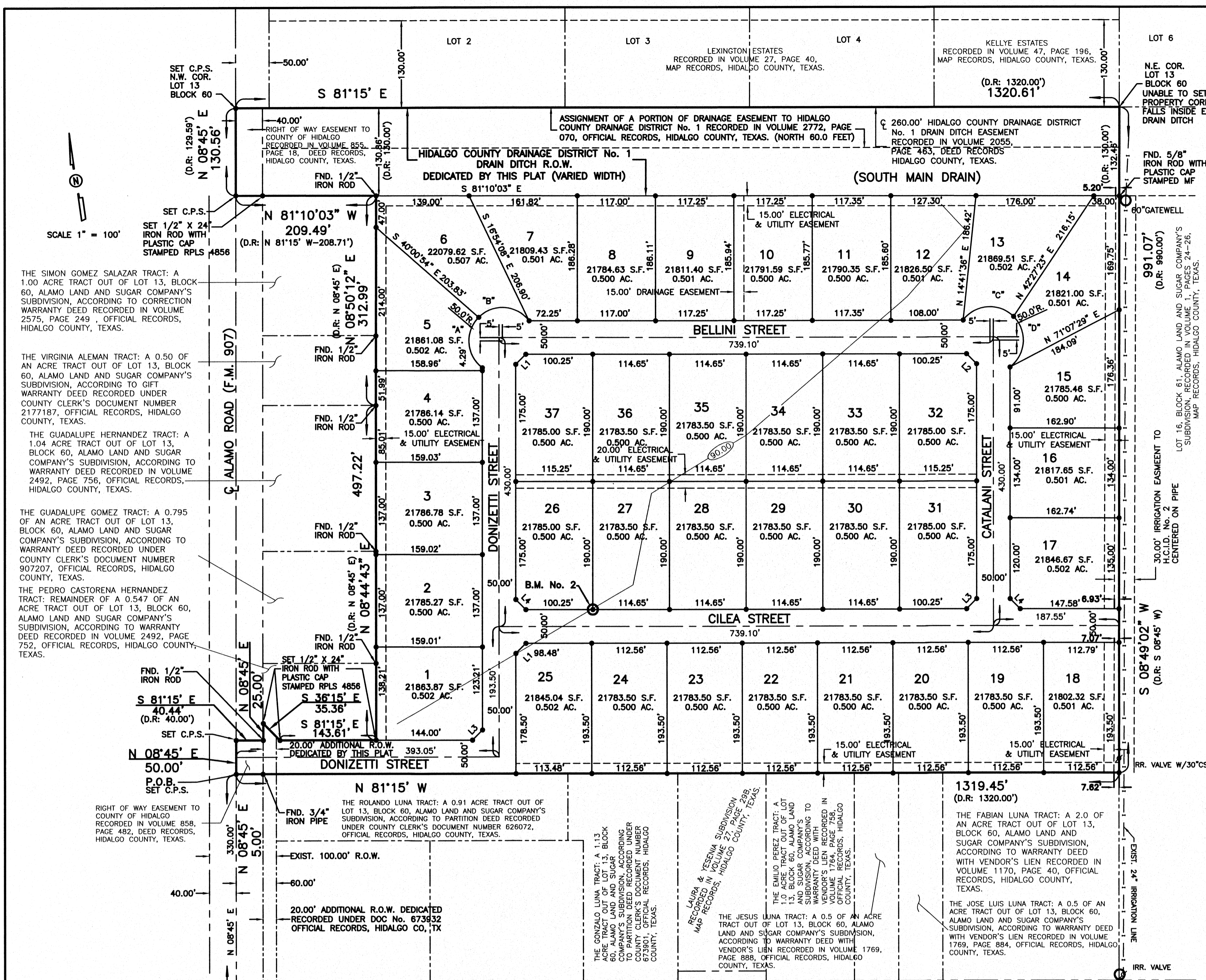
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REVISION NOTES table with columns for No., Sheet, Revision, Date, and Approved.

PLAT NOTES AND RESTRICTIONS: 1- FLOOD ZONE STATEMENT: ZONE "B" AREAS WITHIN LIMITS OF THE 100-YEAR FLOOD 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 SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)

COMMUNITY-PANEL NUMBER 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2- MINIMUM BUILDING SETBACK LINES: FRONT: 25.00 FEET REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER SIDE: 8.00 FEET OR EASEMENT, WHICHEVER IS GREATER CORNER SIDE: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER

LOCATION MAP SCALE: 1" = 2000'

3- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS SHALL BE STRIPPED ON ALL DEEDS AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

4- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS IN AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. NO. 1 ELEVATION= 90.00 LOCATED ON A 3/4" IRON PIPE FOUND 40.69' EAST FROM THE SOUTHWEST CORNER OF THIS SUBDIVISION, NAVD 88 DATUM. B.M. NO. 2 ELEVATION= 90.00 LOCATED ON 1/2" IRON ROD SET IN CONC. W/ DISK ON THE SOUTHEAST CORNER OF LOT 26. N.A.V.D. 88 DATUM

6- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 48,669.38 CUBIC FEET (1.07 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 3

7- LEGEND \* DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

8- EACH PURCHASED 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.

9- 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.

10- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MAJURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

- 11- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY. C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY DEPARTMENT. D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM. E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT. RICHARD A. GARZA, OWNER OF G.R. INVERSIONES, LLC, THE OWNER & SUBDIVIDER OF ARIA RANCHES SUBDIVISION RETAINS AN BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT. 13- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: ARIA RANCHES SUBDIVISION, LOCATED IN MIDDLE OF HIDALGO COUNTY EAST SIDE OF ALAMO ROAD AND 330.0 FEET NORTH OF CANTON ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100), ARIA RANCHES SUBDIVISION, LIES APPROXIMATELY 1.25 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S THREE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 4

PRINCIPAL CONTACTS: Name, Address, City & Zip, Phone, Fax. Includes Richard A. Garza, Alfonso Quintanilla, and Quintanilla, Headley and Associates, Inc.

LINE DATA TABLE with columns for DATA, BEARING, LENGTH. Lists lines L1 through L4.

CURVE DATA table with columns for CURVE, DELTA, RADIUS, LENGTH. Lists curves A through D.

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 transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration...

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line so may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as installed.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute the entire agreement between the Grantor, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. The easement hereby granted shall be subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantor owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this 29th day of October, 2013.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF ARIA RANCHES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_.

RICHARD A. GARZA OWNER OF G.R. INVERSIONES, LLC 3910 W. FREDDY GONZALEZ DR. EDINBURG, TEXAS, 78539.

CONSULTING ENGINEERS AND LAND SURVEYORS: ALFONSO QUINTANILLA, HEADLEY AND ASSOCIATES, INC. 124 E. STUBBS ST. EDINBURG, TEXAS 78539. ENGINEERING REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

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

SHEET NO. 1 OF 3 SHEETS table with columns for DATE PREPARED, PREPARED BY, CHECKED BY, APPROVED BY.

**FINAL ENGINEERING REPORT FOR ARIAS RANCHES SUBDIVISION**

BY ALFONSO QUINTANILLA, P.E.  
 WATER SUPPLY: Description, Costs, and Operability date  
 BY ALFONSO QUINTANILLA, P.E.

ARIAS RANCHES SUBDIVISION WILL BE 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 THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ON THE EAST SIDE OF ALAMO ROAD.

THE WATER SYSTEM FOR ARIAS RANCHES SUBDIVISION CONSISTS OF AN 8" DIAMETER WATERLINE THAT TAPS INTO THE SAID EXISTING 8" WATERLINE. THE 8" DIAMETER WATERLINE RUNS EAST ALONG THE SOUTH SIDE OF DONIZETTI ROAD, THE 8" DIAMETER WATERLINE TURNS NORTH AND RUNS NORTH ALONG THE EAST SIDE OF DONIZETTI STREET.

ON THE SOUTHWEST CORNER OF LOT 26, AN 8" DIAMETER WATER LINE RUNS EAST ALONG THE NORTH SIDE OF CILEA STREET, ENDING WITH A 2" FLUSH VALVE NEAR THE SOUTHEAST CORNER OF LOT 16.

ON THE NORTHWEST CORNER OF LOT 37, ANOTHER 8" DIAMETER WATERLINE TURNS EAST AND RUNS ALONG THE SOUTH SIDE OF BELLINI STREET. ON THE NORTHEAST CORNER OF LOT 32, THE 8" DIAMETER WATERLINE TURNS SOUTH AND RUNS ALONG THE WEST SIDE OF CATALINA STREET, LOOPING WITH THE 8" WATERLINE ON CILEA STREET.

FROM THE 8" WATERLINE SEVENTEEN (17) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND FIVE (5) 3/4" SINGLE SERVICE WATER LINES GOING TO THE METER BOXES FOR EACH LOT.

THE 8" LINE, DUAL SERVICES AND 3/4" SINGLE SERVICES, AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ WHICH COVERS THE COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, WATER RIGHTS ACQUISITION 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 FOUR (4) FIRE HYDRANTS AT A UNIT COST OF \$ FOR A TOTAL COST OF \$ 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, Costs, and Operability Date**

SEWAGE FROM ARIAS RANCHES SUBDIVISION, WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) 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. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS: AND THE DRAINAGE EASEMENTS.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD FOUR (4) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 8, 12, 20 AND 25 (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA.) THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER OS 12258) INDICATES A UNIFORM SANDY CLAY LOAM (WITH TEXTURE CLASS II) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR FLOODPLAIN BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL.

WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A PERSONAL CHECK REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN THE AMOUNT OF \$ WHICH REPRESENTS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDER AND THEN FILING WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM. SEPTIC TANK SYSTEMS SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL PLAT AND WATER CLEARANCE.

**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 ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DESCRIBED ABOVE, ARE AS FOLLOWS:

**WATER FACILITIES:** THESE FACILITIES HAVE BEEN FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ WHICH EQUALS TO \$ PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID A TOTAL OF \$ TO N.A.W.S.C.

**SEWAGE FACILITIES:** SEPTIC SYSTEM IS ESTIMATED TO COST \$ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ FOR THE ENTIRE SUBDIVISION.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDER AND THEN FILING WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM. SEPTIC TANK SYSTEMS SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL PLAT AND WATER CLEARANCE.

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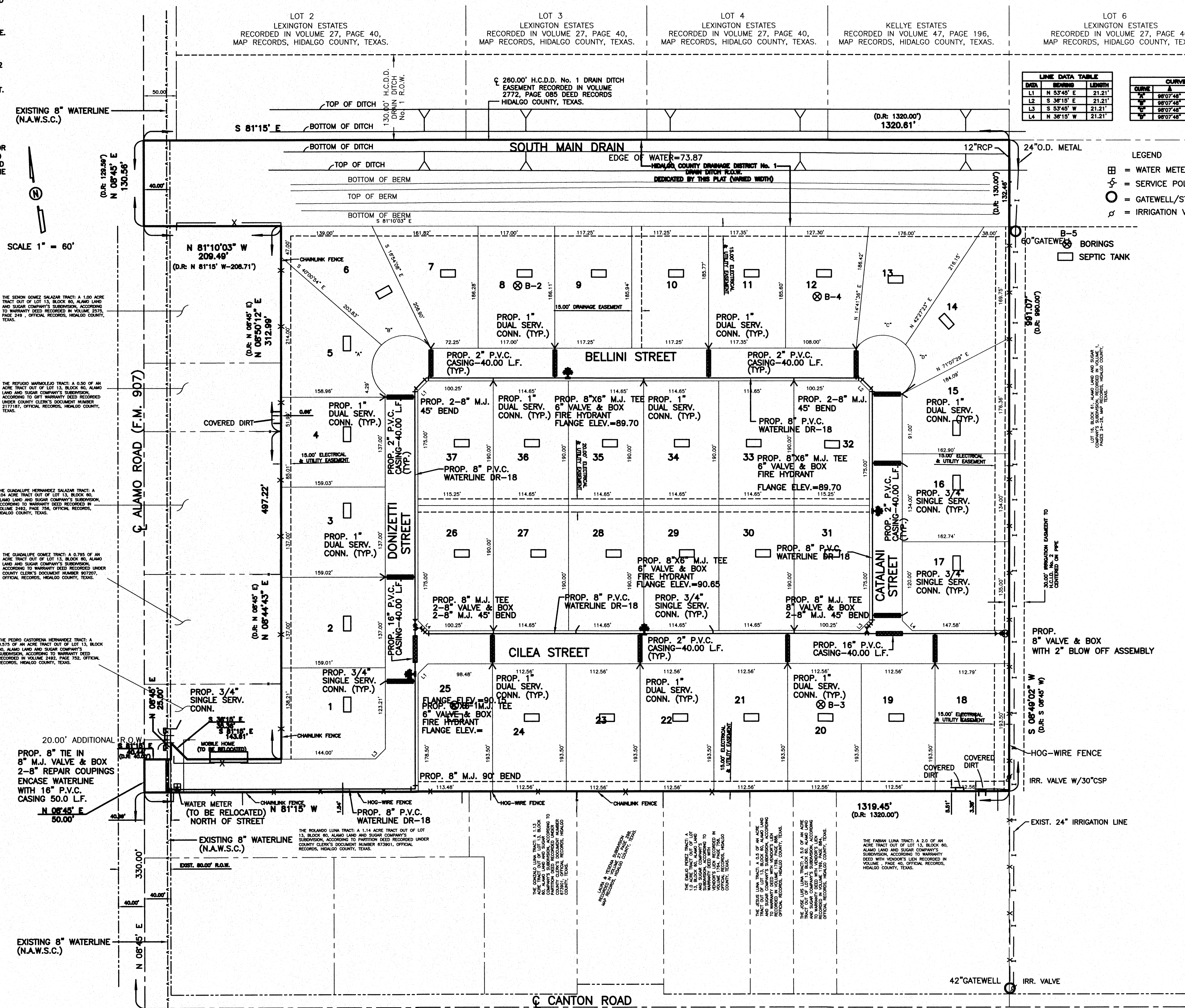
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**MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA**



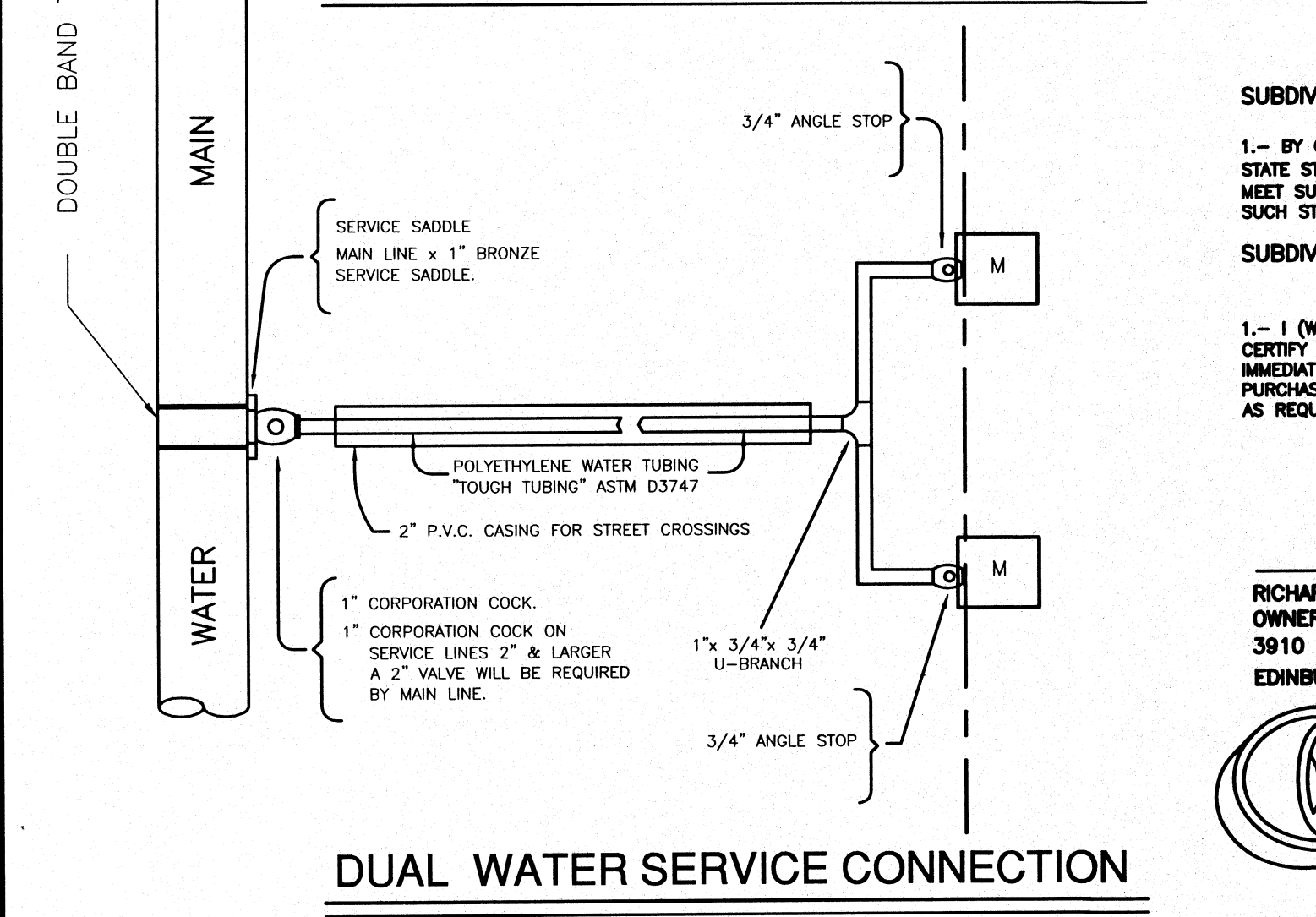
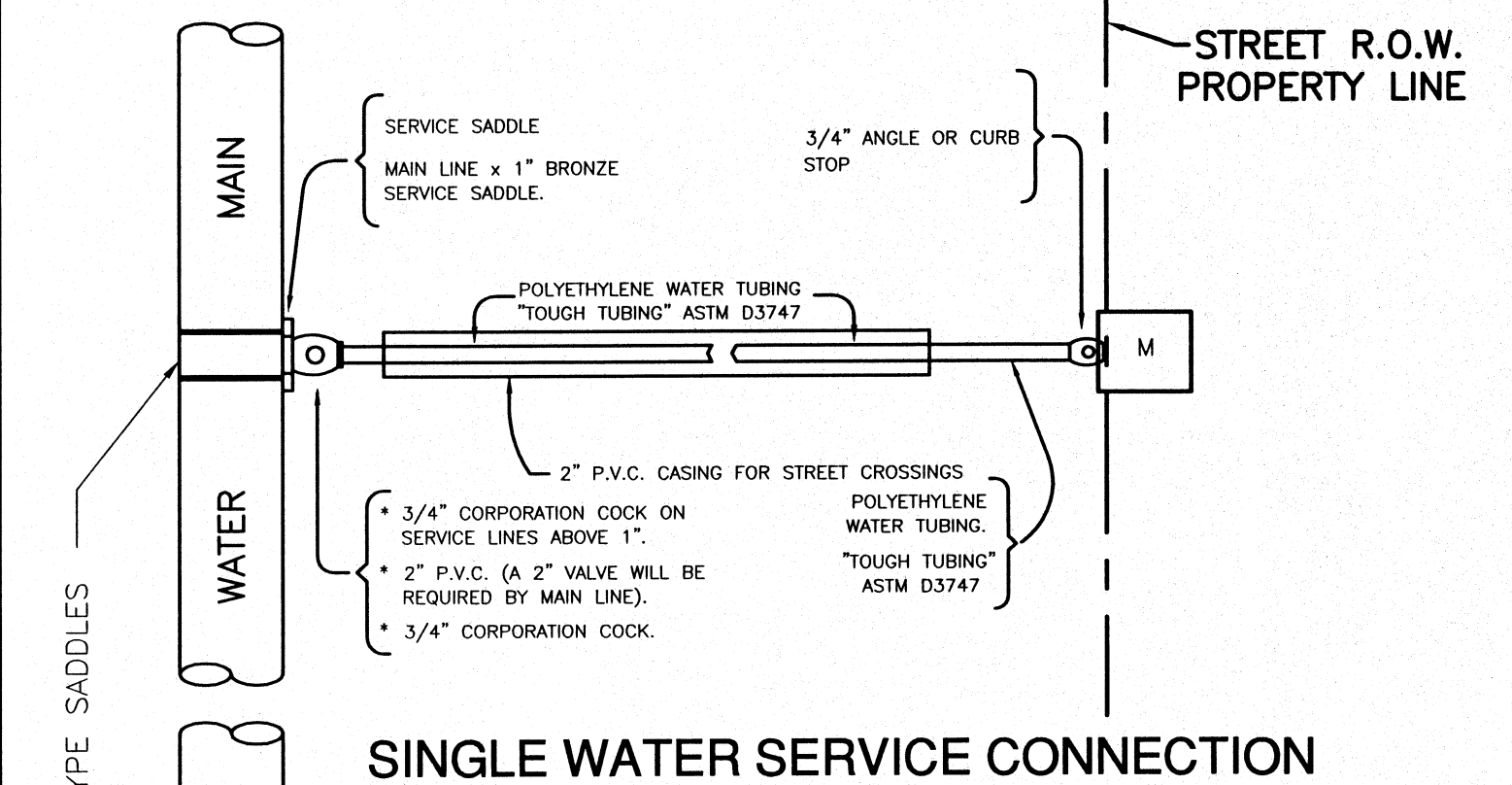
LINE	START	END	LENGTH
1	N 81°10'33" W	209.49'	
2	S 81°15' E	209.49'	
3	S 81°15' E	209.49'	
4	N 81°15' E	209.49'	

**LEGEND**  
 [Symbol] = WATER METER  
 [Symbol] = SERVICE POL  
 [Symbol] = GATEWELL/ST  
 [Symbol] = IRRIGATION/V

SCALE 1" = 60'

**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 ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DESCRIBED ABOVE, ARE AS FOLLOWS:  
 WATER FACILITIES- THESE FACILITIES HAVE BEEN FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ WHICH EQUALS TO \$ PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID A TOTAL OF \$ TO N.A.W.S.C.  
 SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ FOR THE ENTIRE SUBDIVISION.

ALFONSO QUINTANILLA  
 P.E. No. 95334  
 DATE 10-29-13



**SUBDIVIDER CERTIFICATION**  
 1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH 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:**  
 RICHARD A. GARZA, OWNER OF G.R. INVERSIONES, LLC, SUBDIVIDERS OF ARIAS RANCHES SUBDIVISION HEREBY CERTIFY 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 & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

**STATE OF TEXAS COUNTY OF HIDALGO**  
 BEFORE ME, the undersigned notary public, on this day personally appeared  
 RICHARD A. GARZA, OWNER OF G.R. INVERSIONES, LLC  
 Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct  
 Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

NEYDA S. RAMIREZ  
 Notary Public, State of Texas  
 My Commission Expires March 17, 2017

NEYDA S. RAMIREZ - NOTARY PUBLIC

RICHARD A. GARZA  
 OWNER OF G.R. INVERSIONES, LLC  
 3810 W. FREDDY GONZALEZ DR.  
 EDINBURG, TEXAS. 78539.

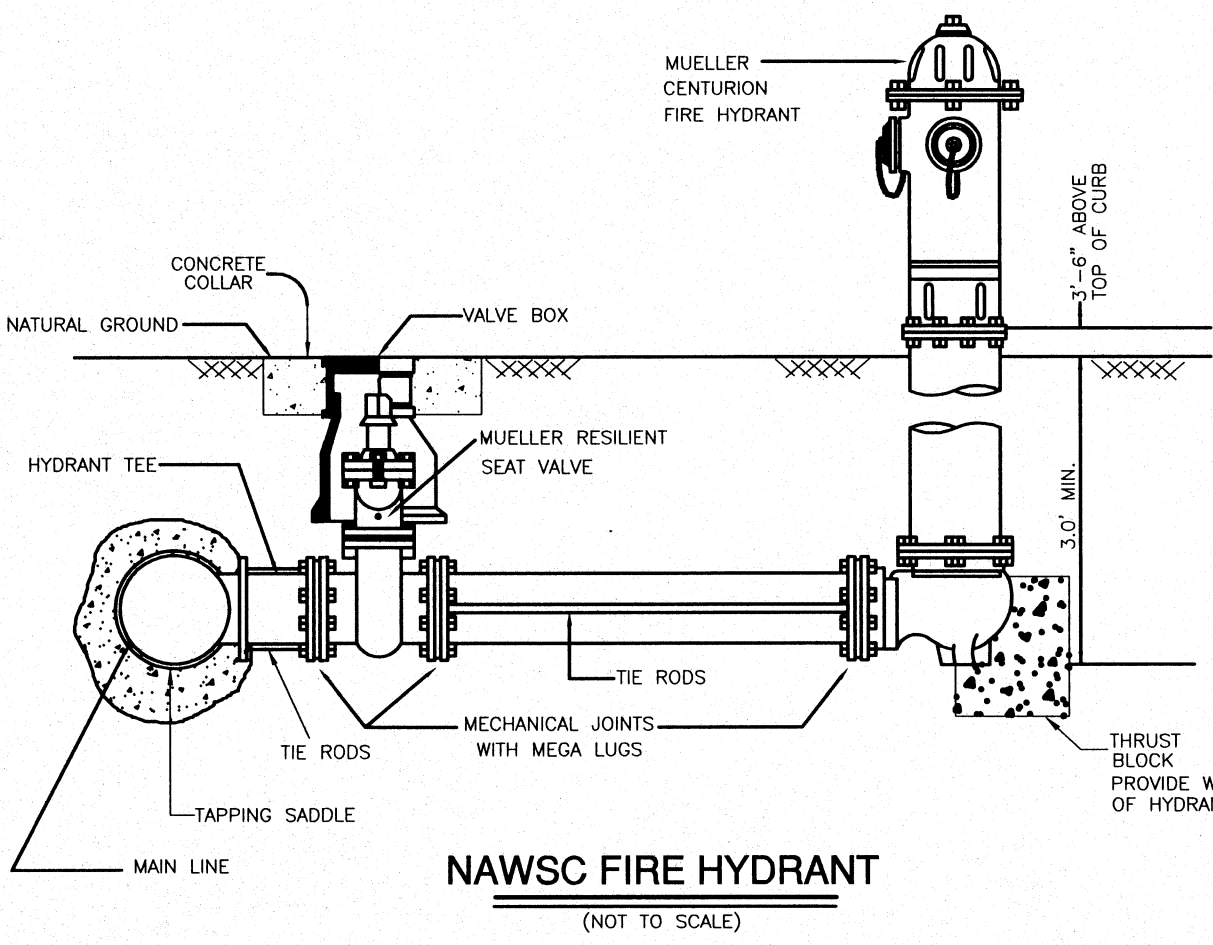
**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

**CONSULTING ENGINEERS**  
 124 E. STUBBS ST.  
 EDINBURG, TEXAS 78539  
 ENGINEERING REGISTRATION NUMBER F-1315  
 SURVEYING REGISTRATION NUMBER 100411-00

**LAND SURVEYORS**  
 PHONE 956-381-6480  
 FAX 956-381-0527  
 OFFICE@QHAENGINEERING.COM

**COST ESTIMATE**

WATER DISTRIBUTION:	\$
PAVING IMPROVEMENTS:	\$
DRAINAGE IMPROVEMENTS:	\$
SEPTIC TANK (OSSF):	\$



**NAWSC FIRE HYDRANT**  
 (NOT TO SCALE)

**ARIAS RANCHES SUBDIVISION**

A 26.11 ACRE TRACT OF LAND OUT OF LOT 13, BLOCK 60, 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 WARRANTY DEED RECORDED IN VOLUME 1199, PAGE 256 AND DEED RECORDED IN VOLUME 1225, PAGE 190, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION DE ARIAS RANCHES SUBDIVISION :  
 BY ALFONSO QUINTANILLA, P.E.

**PROVISION DE AGUA: Descripcion, Gastos, y Fecha de Inicio**  
 LA SUBDIVISION ARIAS RANCHES SUBDIVISION, RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA DE NORTH ALAMO) ("N.A.W.S.C."). EL DUERO DE LA SUBDIVISION Y LA COMPANIA N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. TENDRA QUE REPRESENTAR DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE CORRE POR EL LADO ESTE DE LA CALLE ALAMO ROAD.

EL SISTEMA DE PROVISION DE AGUA PARA ARIAS RANCHES SUBDIVISION CONSISTE DE UNA LINEA DE AGUA DE 8" PULGADAS DE DIAMETRO QUE CONECTA CON LA LINEA EXISTENTE DE AGUA DE 8" DE DIAMETRO QUE CORRE POR LA CALLE ALAMO ROAD. LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE ESTE POR EL LADO SUR DE LA CALLE DONIZETTI STREET. LA LINEA DE AGUA DE 8" DE DIAMETRO VOLTEA NORTE Y CORRE POR EL LADO ESTE DE DONIZETTI STREET.

EN LA ESQUINA NOROCCIDENTE DE LOT 26, UNA LINEA DE AGUA DE 8" DE DIAMETRO CORRE ESTE POR EL LADO NORTE DE LA CALLE CILEA STREET, TERMINANDO CON UNA VALVULA DE 2" EN LA ESQUINA SURESTE DE LOTE 16.

EN LA ESQUINA SURESTE DE LOTE 37, OTRA LINEA DE AGUA DE 8" DE DIAMETRO CORRE ESTE POR EL LADO SUR DE LA CALLE BELLINI STREET, EN LA ESQUINA NOROCCIDENTE DE LOTE 32. LA LINEA DE AGUA DE 8" DE DIAMETRO VOLTEA SUR Y CORRE POR EL LADO OESTE DE LA CALLE CATALINA STREET, CONECTANDO CON LA LINEA DE AGUA LOCALIZADA EN CILEA STREET.

DE LAS LINEAS EXISTENTES 8" PULGADAS Y PROPUESTA DE 8" PULGADAS DE DIAMETRO DIOS Y SIETE (17) CONDOTOS DOBLES DE 1 PULGADA DE DIAMETRO Y TRES (3) LINEAS DE 3/4 DE PULGADA QUE CORREN HACIA LOS MEDIDORES DE AGUA DE LOS LOTES.

LA LINEA PROPUESTA DE 8 PULGADAS, LOS SERVICIOS DOBLES DE 1 PULGADA Y LOS SERVICIOS SIMPLES HAN SIDO INSTALADOS A UN COSTO TOTAL DE US\$ 0 US\$ POR LOTE. EL DUERO DE LA SUBDIVISION HA TAMBIEN PAGADO US\$ 0 US\$ POR LOTE A N.A.W.S.C. EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONDICION, CUANDO EL DUERO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA. LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUERO. EL DUERO DE LA SUBDIVISION TAMBIEN HA INSTALADO CUATRO (4) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US\$ 0 US\$ POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL US\$ 0 US\$. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMIO DE HIDALGO.

**DRENAJE: Descripcion, Gastos y Fecha de Inicio**  
 EL DRENAJE DE ARIAS RANCHES SUBDIVISION, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 12258) DE ENSUEÑO HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRE DE TAMAÑO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. EL EVALUADOR (LIC# OS 12258) HIZO CUATRO (4) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 8, 12, 20 Y 25 (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UNIFORME, DE BARRO ARENOSO (CON TEXTURA CLASE II) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 0.00, INCLUIDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL.

CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUERO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESEMPEÑO EN FORMA DE UN CHEQUE PERSONAL REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE US\$ 0 US\$ QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSAS SEPTICAS EN CADA TERRENO. EL DUERO 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 DUERO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

**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:

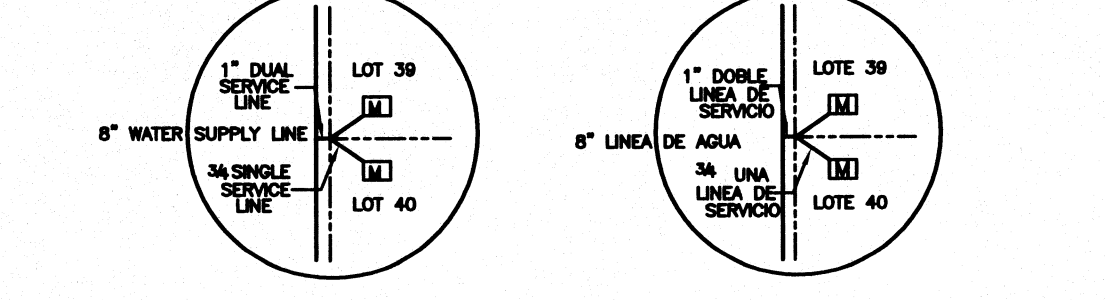
AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL GRAN COSTO TOTAL ES DE US\$ 0 US\$ LO CUAL EGUALA A US\$ 0 US\$ POR LOTE. EL DUERO DE LA SUBDIVISION HA TAMBIEN PAGADO \$ 0 US\$ A N.A.W.S.C.

DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ 0 US\$ A UN COSTO TOTAL DE US\$ 0 US\$ PARA TODA LA SUBDIVISION.

ALFONSO QUINTANILLA  
 P.E. No. 95334  
 DATE 10-29-13

ALFONSO QUINTANILLA  
 P.E. No. 95334  
 DATE 10-29-13

- [Symbol] WATER METER BOX
- [Symbol] 8" WATER SUPPLY LINE
- [Symbol] SERVICE LINES
- [Symbol] CAJA DE MEDIDOR DE AGUA
- [Symbol] 8" LINEA DE AGUA
- [Symbol] LINEAS DE SERVICIOS



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

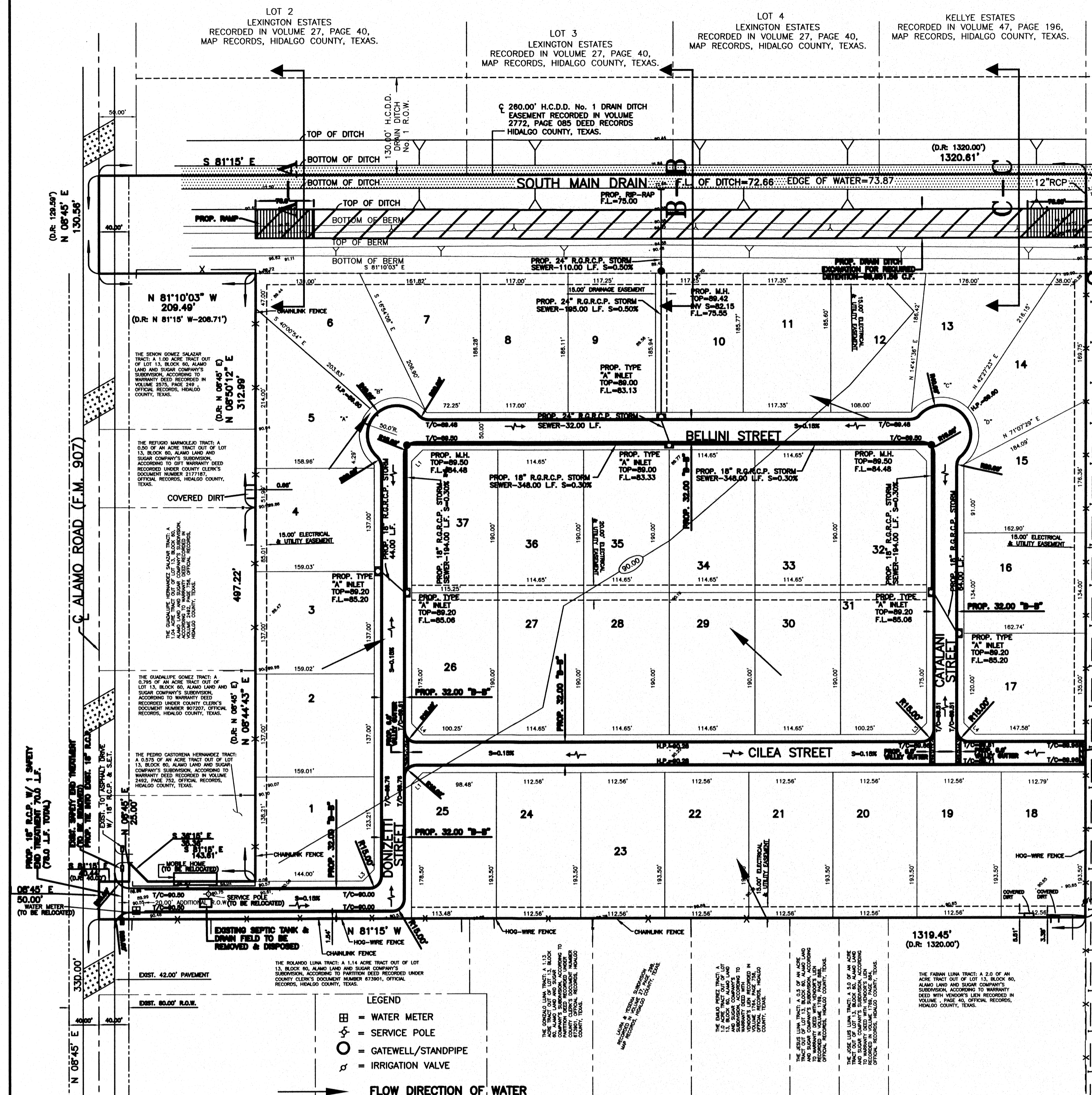
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY

SHEET NO. 2	FILENAME: F:\DATA\SUBDIVISION\EDINBURG\ARIAS RANCHES SUBDIVISION\B-PLAT	DATE PREPARED: MAY 6, 2013	PREPARED BY: LG	CHECKED BY: LG	APPROVED BY: LG
OF 3 SHEETS		DATE REVISION: _____	REVISION: _____	CHECKED BY: _____	APPROVED BY: _____

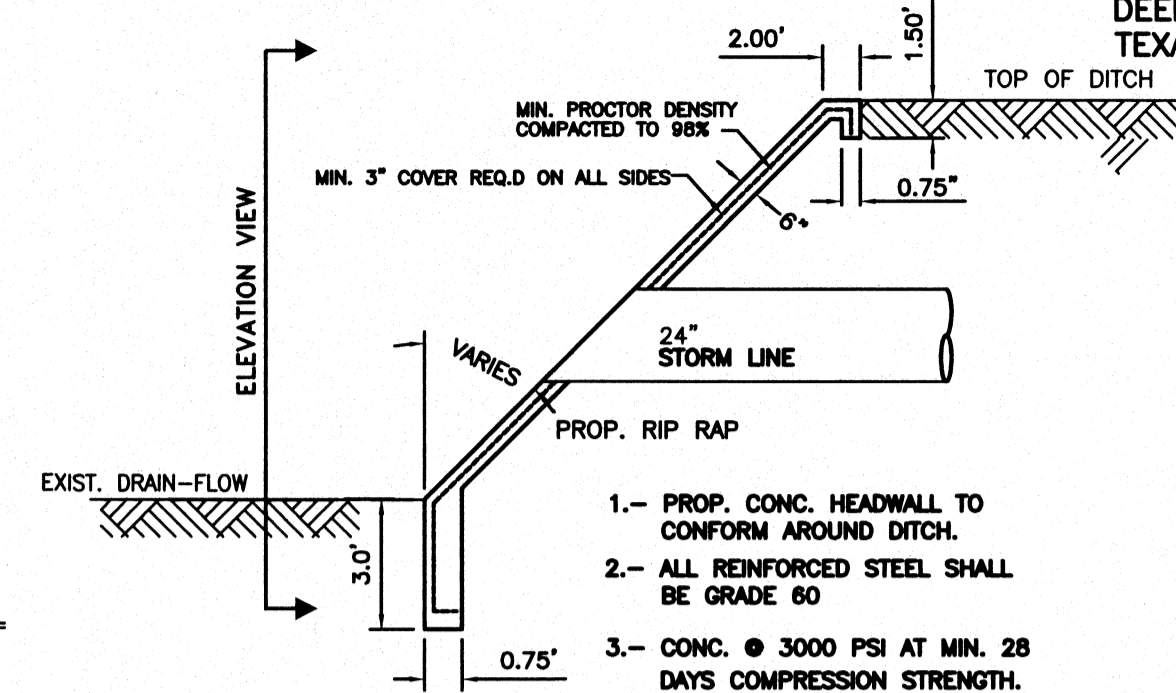
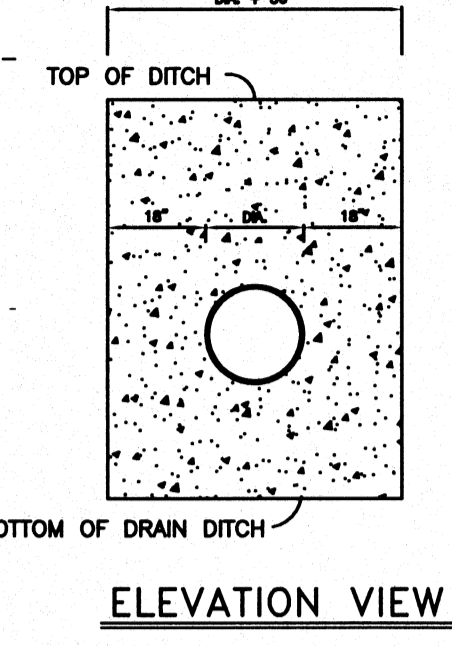
# MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

# ARIAS RANCHES SUBDIVISION

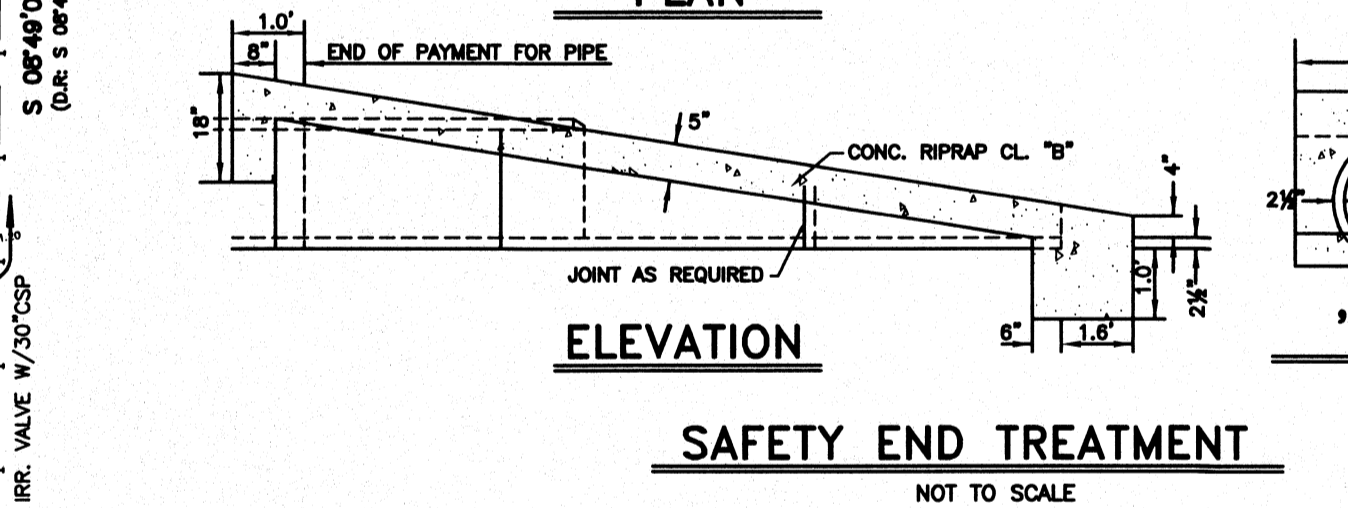
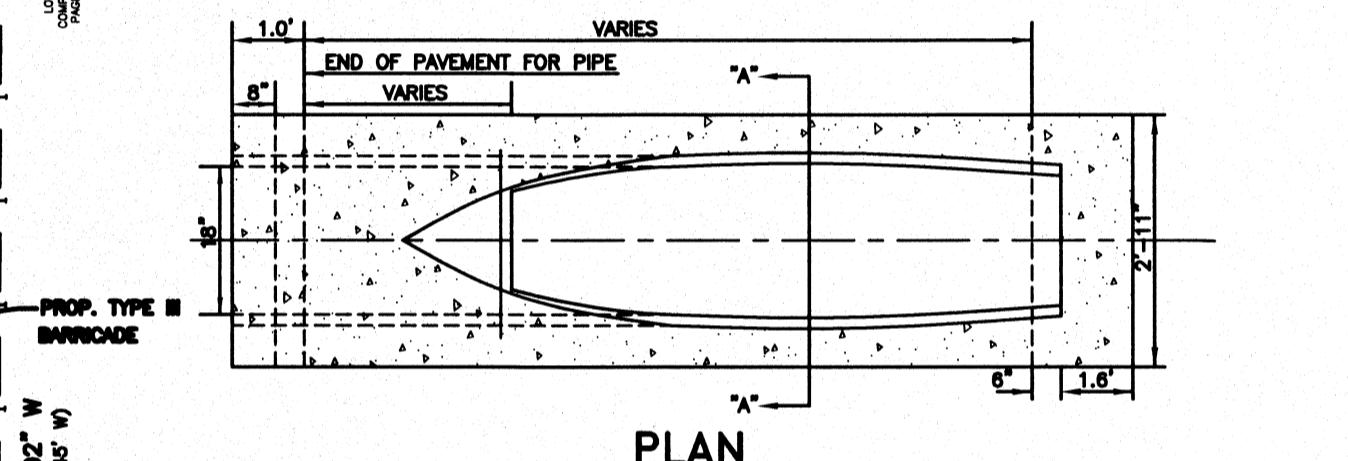
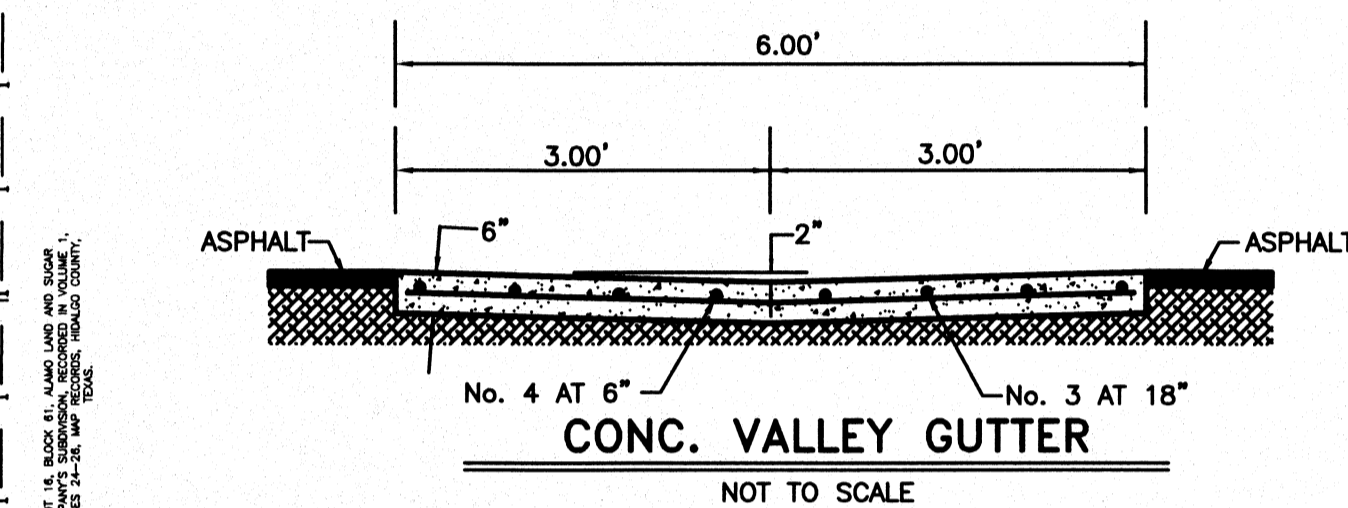
A 26.11 ACRE TRACT OF LAND OUT OF LOT 13, BLOCK 60, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1199, PAGE 256 AND DEED RECORDED IN VOLUME 1225, PAGE 190, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



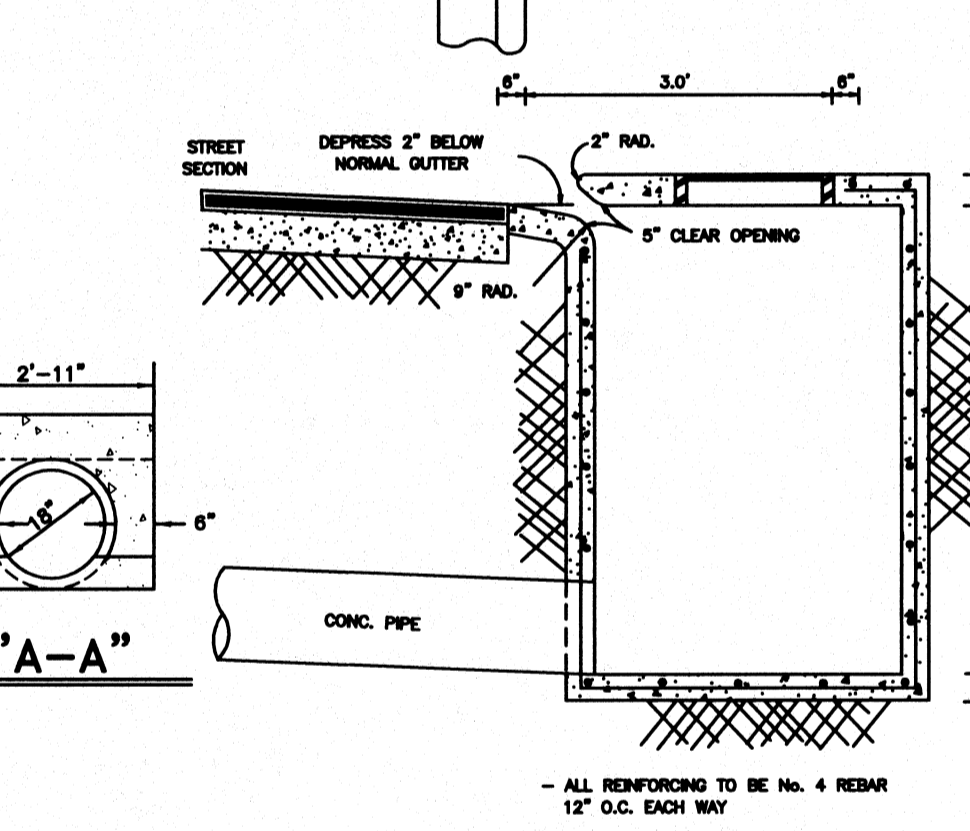
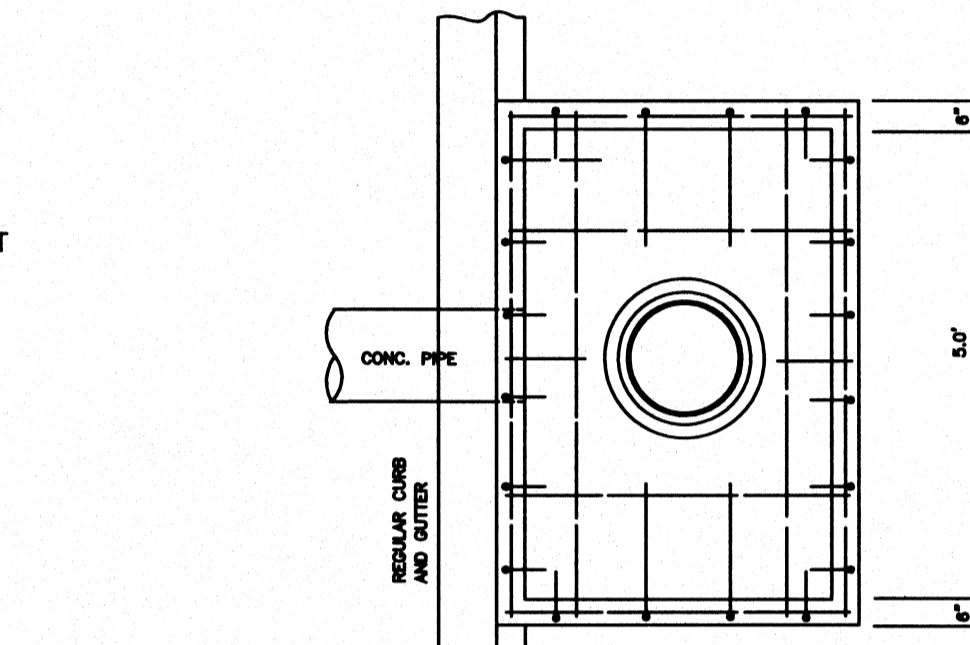
LINE	BEARING	LENGTH
L1	N 87°45' E	21.21'
L2	S 30°15' E	21.21'
L3	S 52°45' W	21.21'
L4	N 34°15' W	21.21'



STORM DISCHARGE STRUCTURE  
NOT TO SCALE



SAFETY END TREATMENT  
NOT TO SCALE



TYPE "A" INLET DETAIL  
NOT TO SCALE

## DRAINAGE REPORT FOR ARIAS RANCHES SUBDIVISION BY ALFONSO QUINTANILLA, P.E.

Arias Ranches Subdivision is a 26.11 acre tract of land out of Lot 13, Block 60, 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 warranty deed recorded in Volume 1199, Page 256, and deed recorded in Volume 1225, Page 190, official records, Hidalgo County, Texas. This subdivision is located on the east side of Alamo Road (F.M. 907) and 330 feet north of Canton Road. The proposed subdivision will consist of 37 residential 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 11-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff. The existing runoff for the proposed subdivision is Q = 6.15 cubic feet per second based on a 10-year storm.

After development the runoff will be Q = 18.70 cubic feet per second for an increase of Q = 12.55 cubic feet per second. Detention will be 46,669.38 cubic feet (1.07 acre feet) and will be accomplished by excavating this volume within the existing Hidalgo County Drainage District No. 1 (The South Main Drain). Street runoff will flow into proposed type "A" inlets that drain into a proposed storm sewer system consisting of a 18 inch and 24 inch drain line. The proposed drain lines will drain into the aforementioned South Main Drain.

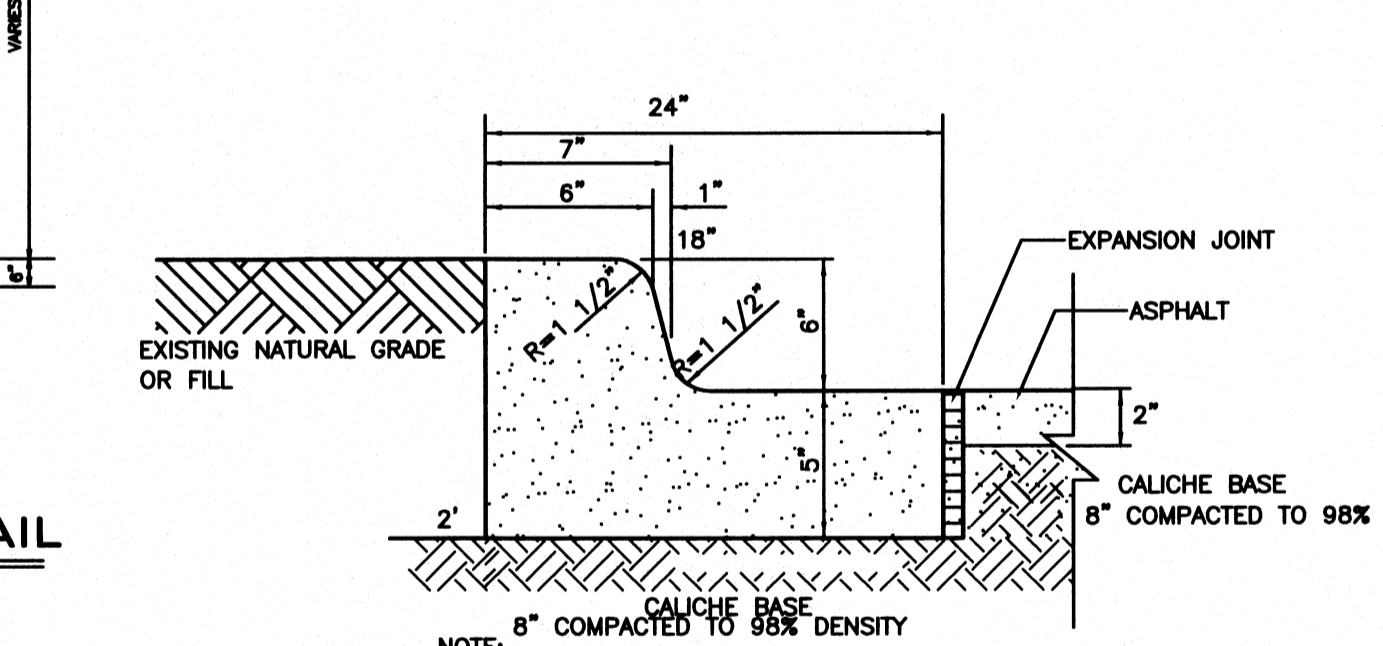
THE COUNTY DRAINAGE DITCH FLOWS NORTH THEN EAST. THE DRAINAGE DITCH CARRIES WATER EASTWARD WHERE IT EPIOTES INTO LAGUNA MADRE. THE 10 EAR FLOOD IS CONTAINED WITH THE RIGHT-OF-WAY OF THE STREET AND WITHIN THE DRAINAGE SWALES OF THE SUBDIVISION AS SHOWN BELOW. A RESTRICTIVE COVENANT (SET OUT ON SHEET 1 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:

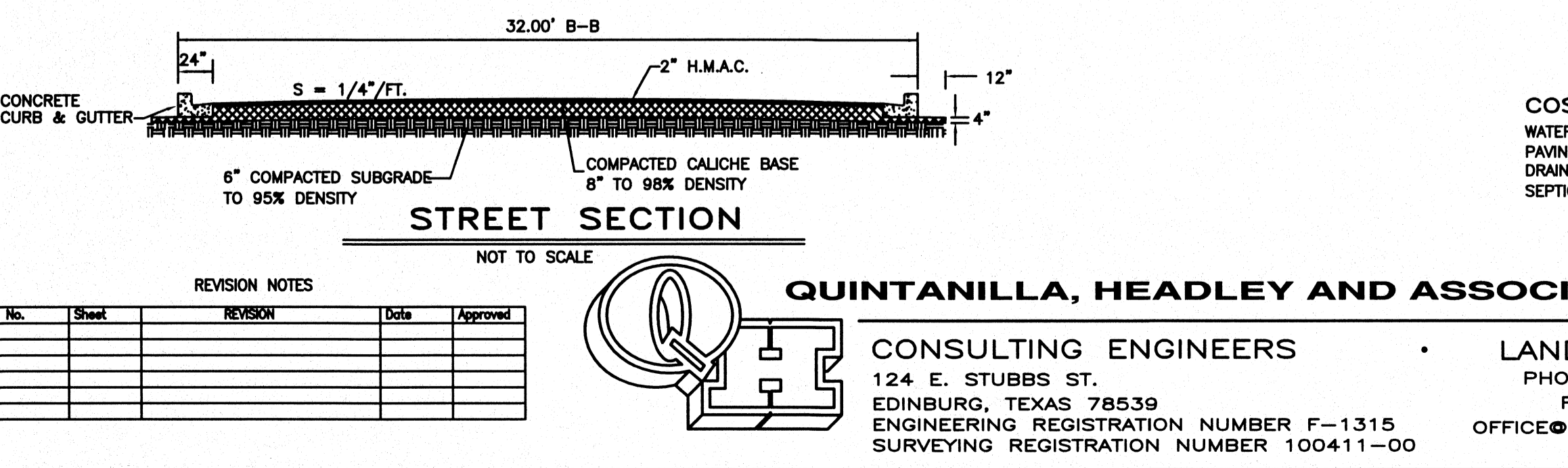
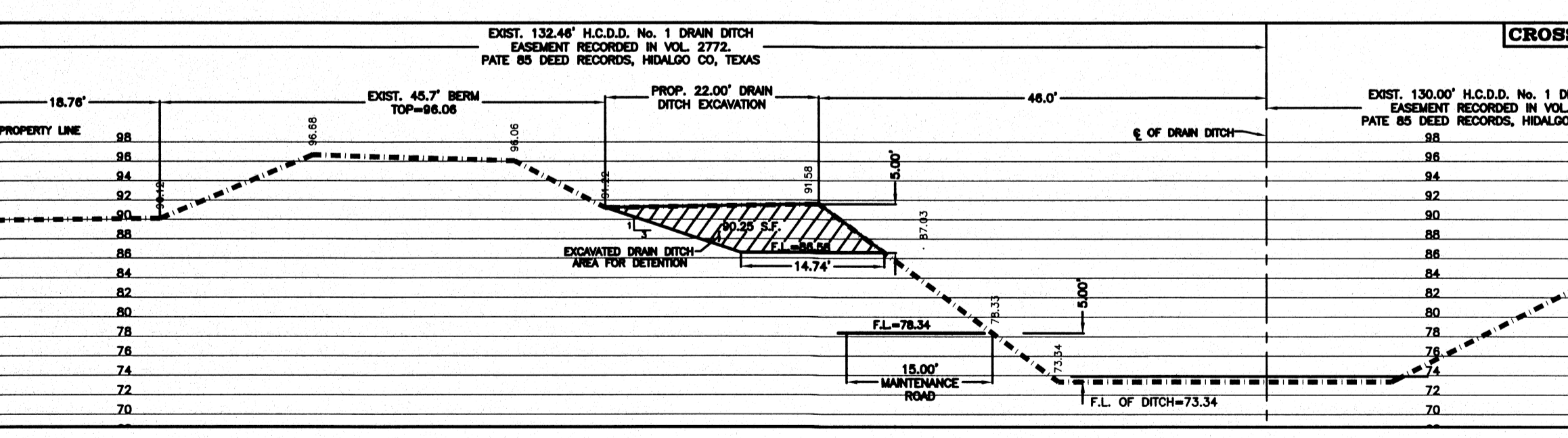
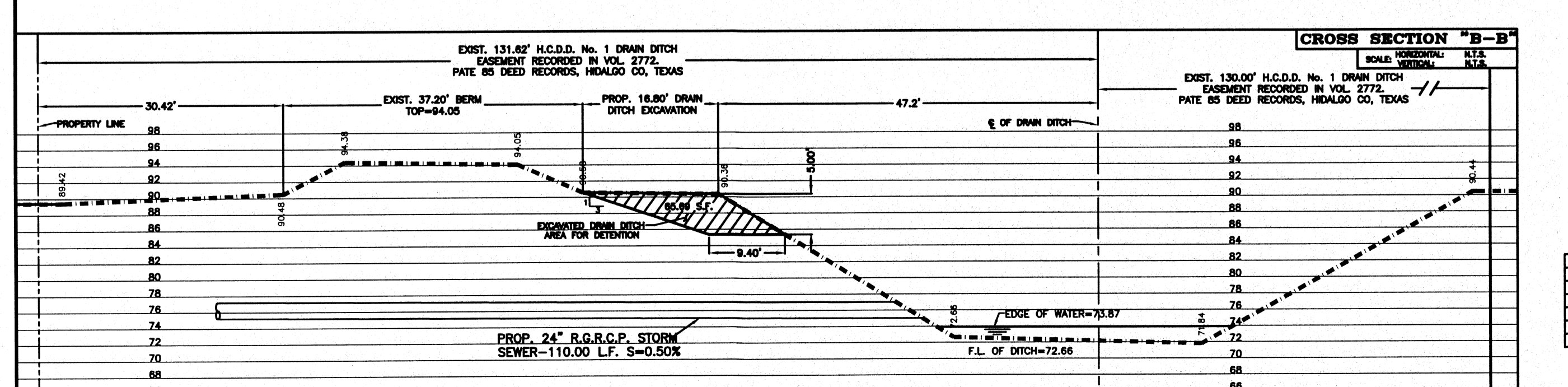
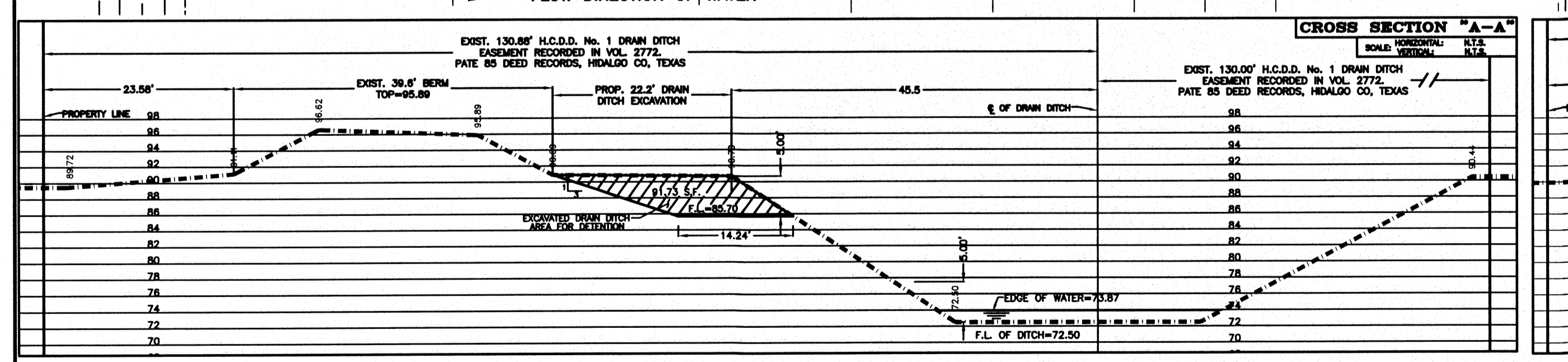
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D DATED JUNE 06, 2000 (LOMR MAY 17, 2001)



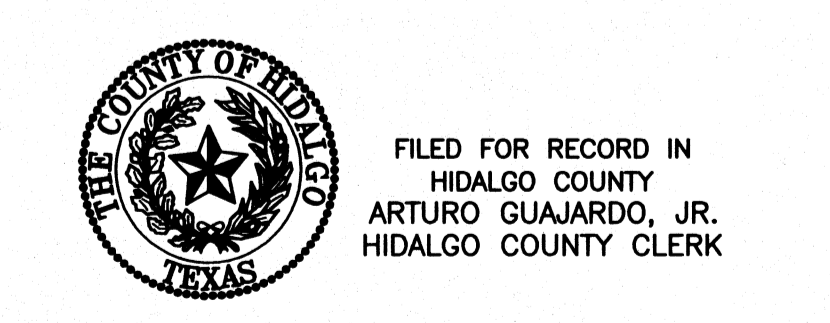
*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 95534  
DATE 10-29-13



INTEGRAL CURB & GUTTER  
N.T.S.

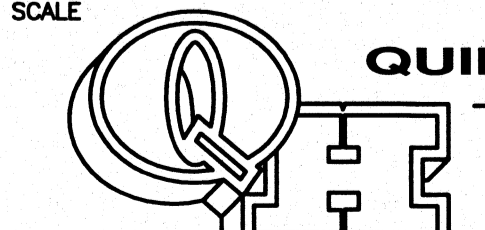


COST ESTIMATE  
WATER DISTRIBUTION: \$  
PAVING IMPROVEMENTS: \$  
DRAINAGE IMPROVEMENTS: \$  
SEPTIC TANK (OSSF): \$



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OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

No.	Sheet	REVISION	Date	Approved



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

FILENAME	FLDATA	QSUBDIVISION	ARIAS RANCHES SUBDIVISION	B-PLAT
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	
MAY 5 2013	LG			
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY	