



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: 02-03-2015

PROPOSED HOWLING TRAILS SUBDIVISION, PRECINCT No. 3 .

ENGINEER FIRM: MELDEN & HUNT, INC. DEVELOPER: LA JOYA ISD

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL 1 INSTITUTIONAL

LOCATION DESCRIPTION: West side of Western Rd, approximately 500 feet North of US Expressway 83
SUBDIVISION LIES WITHIN THE: ETJ of Mission and was approved administratively by said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 01-07-15 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: Storm drainage system and on-site detention ponds

DISTANCE TO DRAIN DITCH: 1 mile South of development

ROAD R.O.W. DEDICATION: 20 feet onto Western Road

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 01-12-15 By, Victor Gallardo PCT. 3 R.O.W. AGENT

SEWER SYSTEM: SANITARY SEWER BY: Hidalgo County MUDD LINE SIZE: 10" LOCATION: South property line

WATER SERVICE PROVIDER: Hidalgo County MUDD LINE SIZE: 8" LOCATION: West side of Western Rd

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 01-15-15 : By Ann Marie De La Fuente, Administrative Assistant

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.

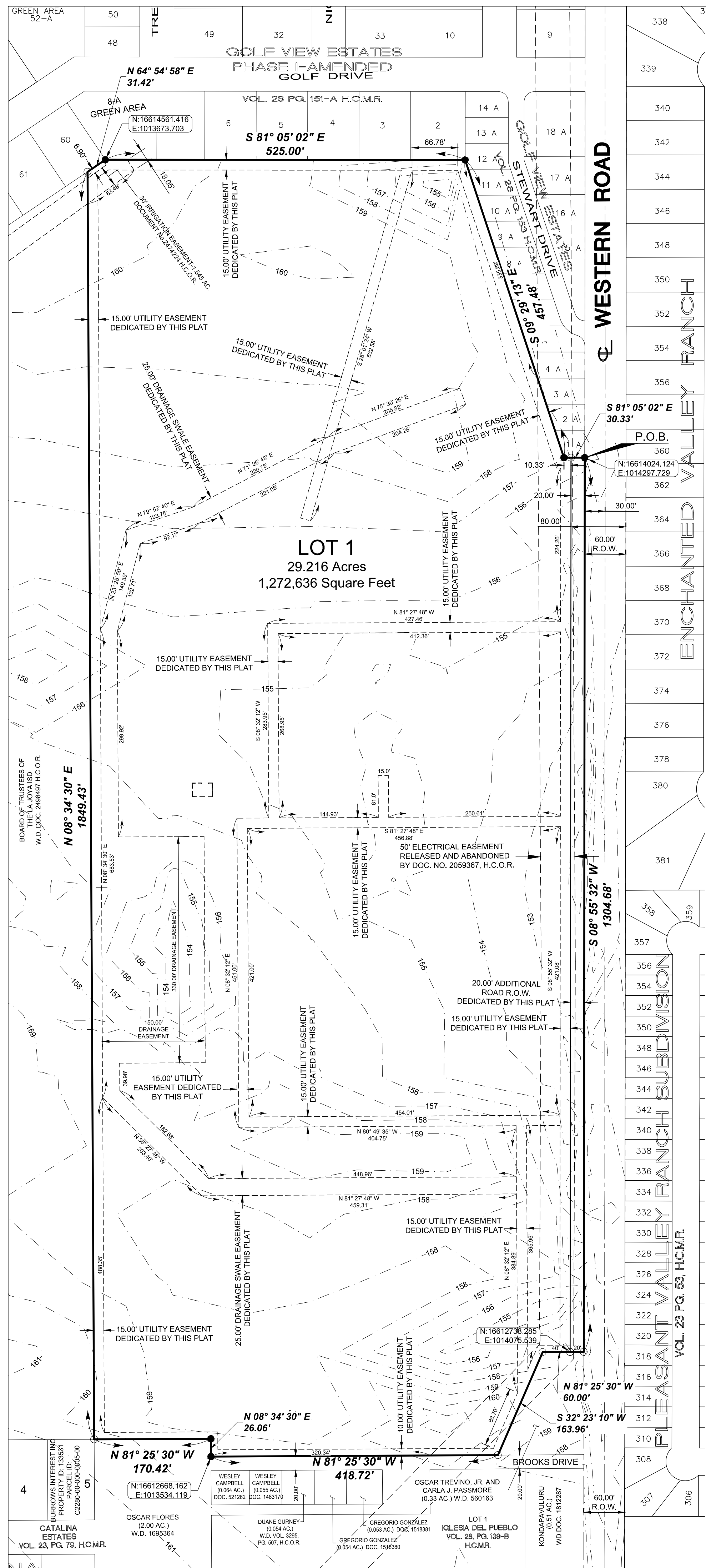
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

STAFF RECOMMENDS: **Preliminary Approval** *subject comments and future recommendations by planning and other Departments and the approval of the City of Mission.*

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.



- GENERAL PLAT NOTES & RESTRICTIONS:
- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C" AREA OF MINIMAL FLOODING, PANEL NO. 4800334 0400 C EFFECTIVE: NOVEMBER 16, 1982. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAN. THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN.
 - SETBACKS:
FRONT: 50.0 FEET OR GREATER FOR EASEMENT
REAR: 15.0 FEET OR GREATER FOR EASEMENT
SIDE: 15.0 FEET OR GREATER FOR EASEMENT
 - GENERAL NOTE FOR COMMERCIAL LOTS:
LOT 1 SHALL BE FOR SCHOOL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN SCHOOL. LOT 1 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON THE DEED, AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOTS.
 - MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
 - BENCHMARK NOTE:
"X" MARK ON CONCRETE LOCATED AT NORTHWEST CORNER OF WESTERN ROAD & EXPRESSWAY 83 LOCATED APPROXIMATELY 592 FEET SOUTH OF THIS SUBDIVISION
ELEVATION= 160.79, NORTHING: 16612149.9670, EASTING: 1014003.5070.
 - DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 40,943 CUBIC FEET OR 0.940 ACRE-FEET OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (DRAINAGE SWALE LOCATED ALONG THE NORTH AND EAST SIDE OF THIS SUBDIVISION).
 - DRAINAGE SWALE EASEMENTS NOTE:
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALES EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. LA JOYA I.S.D. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
 - A 15.0 FOOT UTILITY EASEMENT IS DEDICATED BY THIS PLAT ALONG THE INTERIOR PERIMETER OF THIS PLAT.
 - A BUFFER FENCE IS REQUIRED BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USES.
 - A 5 FOOT FEE SIDEWALK REQUIRED ALONG WEST SIDE OF WESTERN ROAD.

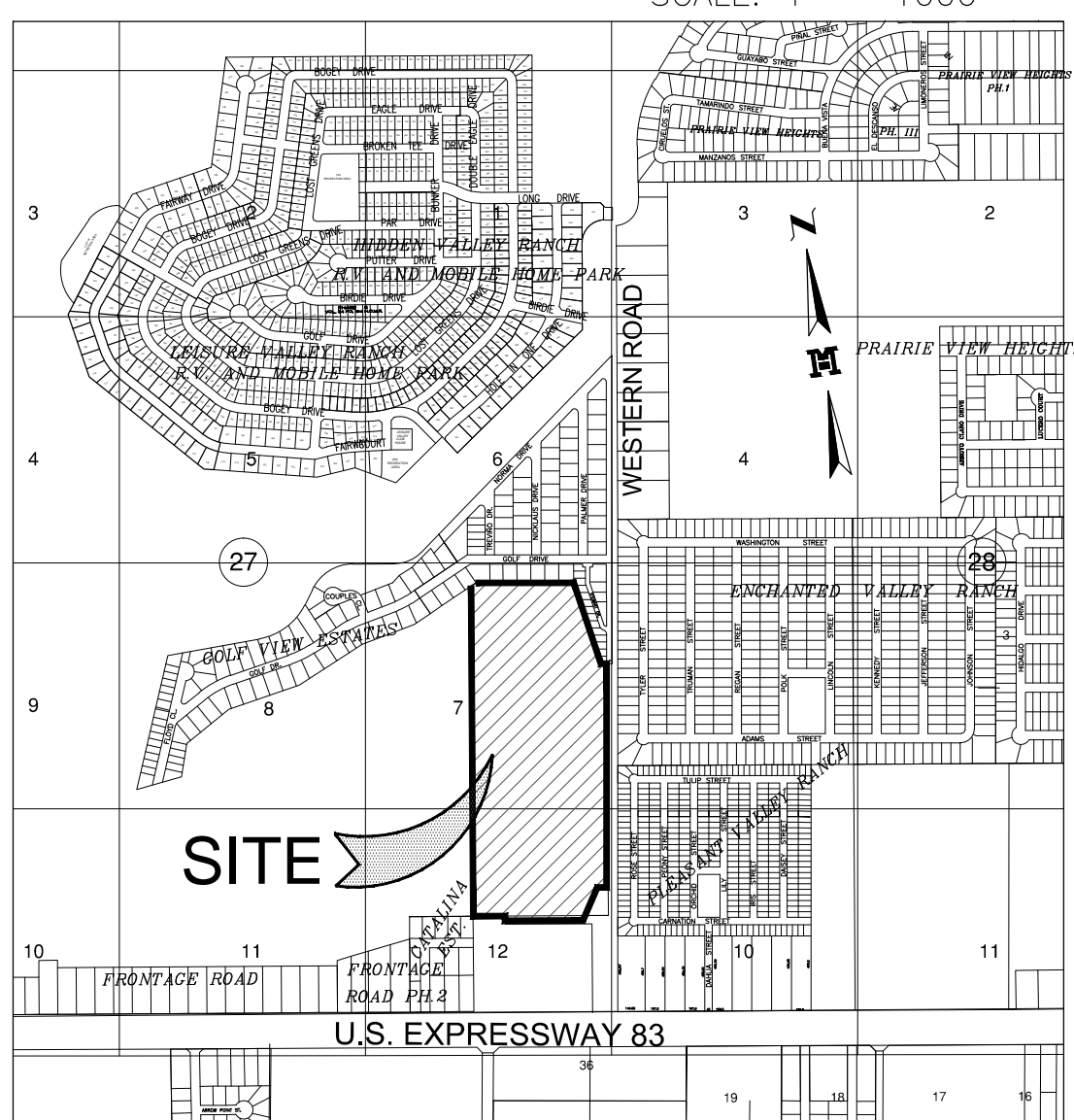
METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 29.815 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OF A CERTAIN 133.44-ACRE TRACT OUT OF PORCION 79, WHICH SAID 133.44-ACRE TRACT WAS CONVEYED TO THE BOARD OF TRUSTEES OF DE LA JOYA INDEPENDENT SCHOOL DISTRICT BY VIRTUE OF A WARRANTY DEED DATED MARCH 26, 2014, RECORDED UNDER DOCUMENT NUMBER 2498497 HIDALGO COUNTY OFFICIAL RECORDS, SAID 29.815 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF LOT 1-A, GOLF VIEW ESTATES SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26, PAGE 153, HIDALGO COUNTY MAP RECORDS FOR THE SOUTHERNMOST NORTHEAST CORNER OF THIS TRACT;

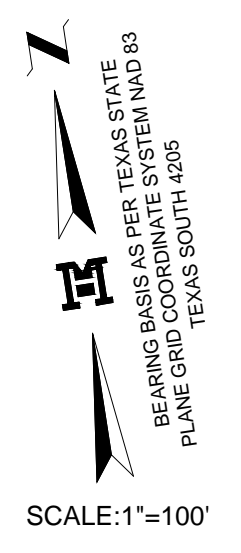
- THENCE, S 08° 55' 32" W ALONG THE EAST BOUNDARY OF SAID 133.44-ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF WESTERN ROAD, A DISTANCE OF 1304.68 FEET TO A NO. 4 REBAR SET FOR THE EASTERNMOST SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 25' 30" W ALONG THE NORTH BOUNDARY OF A CERTAIN (0.33 ACRE) TRACT CONVEYED TO OSCAR TREVINO AND CARLA J. PASSMORE BY VIRTUE OF A WARRANTY DEED DATED OCTOBER 15, 1996, RECORDED UNDER DOCUMENT 560183, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET FOR THE HEREBY PROPOSED WEST RIGHT-OF-WAY LINE, CONTINUING A TOTAL DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 32° 23' 10" W ALONG THE WEST BOUNDARY OF A SAID (0.33 ACRE) TRACT CONVEYED TO OSCAR TREVINO AND CARLA J. PASSMORE, A DISTANCE OF 163.96 FEET TO A NO. 4 REBAR SET FOR THE WESTERNMOST SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 25' 30" W A DISTANCE OF 418.72 FEET TO A NO. 4 REBAR FOUND FOR THE EASTERNMOST SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 34' 30" E ALONG THE EAST BOUNDARY OF A CERTAIN (2.00-ACRE) TRACT CONVEYED TO OSCAR FLORES BY VIRTUE OF A WARRANTY DEED DATED OCTOBER 6, 2006, RECORDED UNDER DOCUMENT 1695364, HIDALGO COUNTY OFFICIAL RECORDS, A DISTANCE OF 26.06 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 25' 30" W ALONG THE NORTH BOUNDARY OF SAID (2.00-ACRE) TRACT CONVEYED TO OSCAR FLORES, A DISTANCE OF 170.42 TO A NO. 4 REBAR SET FOR THE WESTERNMOST SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 34' 30" E ACROSS SAID 133.44-ACRE TRACT, A DISTANCE OF 1849.43 FEET TO A NO. 4 REBAR SET FOR THE WESTERNMOST NORTHWEST CORNER OF THIS TRACT;
- THENCE, N 64° 54' 58" E ALONG A SOUTHERN BOUNDARY OF GOLF VIEW ESTATES PHASE I-MENDED SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 28, PAGE 151-A, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 31.42 FEET TO A NO. 4 REBAR FOUND FOR THE EASTERNMOST NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 05' 02" E ALONG A SOUTHERN BOUNDARY OF SAID GOLF VIEW ESTATES PHASE I-MENDED SUBDIVISION, A DISTANCE OF 525.00 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 09° 29' 13" E ALONG THE WEST BOUNDARY OF LOTS 12-A TO 1-A, GOLF VIEW ESTATES PHASE I SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26, PAGE 153, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 457.48 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 05' 02" E ALONG THE SOUTH BOUNDARY OF SAID LOT 1-A, GOLF VIEW ESTATES PHASE I SUBDIVISION, AT A DISTANCE OF 10.33 FEET PASS A NO. 4 REBAR SET FOR THE HEREBY PROPOSED WEST RIGHT-OF-WAY LINE, CONTINUING A TOTAL DISTANCE OF 30.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.815 ACRES OF LAND, MORE OR LESS.

LOCATION MAP



HOWLING TRAILS SUBDIVISION

MAP OF
BEING A RESUBDIVISION OF
A TRACT OF LAND CONTAINING 29.815 ACRES,
BEING A PART OR PORTION OF A CERTAIN 133.44-ACRE TRACT
OUT OF PORCION 79,
HIDALGO COUNTY, TEXAS



CITY OF MISSION
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF HOWLING TRAILS SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION ON _____

MAYOR OF THE CITY OF MISSION _____ DATE _____
SECRETARY OF THE CITY OF MISSION _____ DATE _____

CITY OF MISSION
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.0115(B) AND § 212.009(C)

THIS PLAT OF HOWLING TRAILS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

P&Z CHAIRMAN OF THE CITY OF MISSION _____ DATE _____

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF HOWLING TRAILS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE _____ DATE _____
HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY MUNICIPAL UTILITY DISTRICT NO. 1
CERTIFICATE OF PLAT APPROVAL

THE PLAT OF HOWLING TRAILS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 ON _____

CHAIRMAN _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 TEX. WATER CODE §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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: _____

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE
EDINBURG, TX 78541
227 N. F.M. 3167
RIO GRANDE CITY, TX 78582
E-MAIL: www.meldenandhunt.com
ESTABLISHED 1947

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	DR. ALDA T. BENAVIDES	201 E. EXPRESSWAY 83	LA JOYA, TX 78560	956-580-5065	956-580-5444
ENGINEER:	MARIO A. REYNA	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, DR. ALDA T. BENAVIDES, SUPERINTENDENT AS OWNER OF THE 29.815 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED, HOWLING TRAILS SUBDIVISION SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), 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 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 ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

LA JOYA INDEPENDENT SCHOOL DISTRICT
DR. ALDA T. BENAVIDES, SUPERINTENDENT
201 E. EXPRESSWAY 83
LA JOYA, TEXAS 78560

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED DR. ALDA T. BENAVIDES PROVED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS 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 AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____

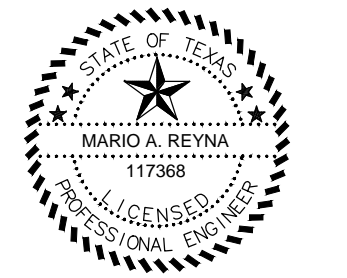
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 11-13-14
ENGINEERING JOB # 14129.00

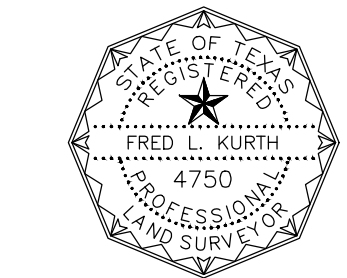


STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION JURISDICTION OF THE COUNTY OF HIDALGO, TEXAS.

DATED THIS THE _____ DAY OF _____, 20____

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No. 4750
STATE OF TEXAS



DATE SURVEYED: 06-19-2014
7:56A. PG. 7 & 7:56B. PG. 71
SURVEY JOB # 1301.02 & 14129.00

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
HOWLING TRAILS SUBDIVISION IS LOCATED IN THE SOUTHWEST PART OF HIDALGO COUNTY ON THE WEST SIDE OF WESTERN ROAD, APPROXIMATELY 650 FEET NORTH OF ITS INTERSECTION WITH U.S. EXPRESSWAY 83. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 77,058). HOWLING TRAILS SUBDIVISION LIES APPROXIMATELY 3.5 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 3.

SHEET 1:
HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION CERTIFICATION; ATTESTATION; ENGINEERING & SURVEYOR'S CERTIFICATION; CITY APPROVAL CERTIFICATION; COUNTY APPROVAL CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 APPROVAL; H.C.D.D. No. 1. APPROVAL; HIDALGO COUNTY-RIGHT-OF-WAY DEPARTMENT CERTIFICATION.

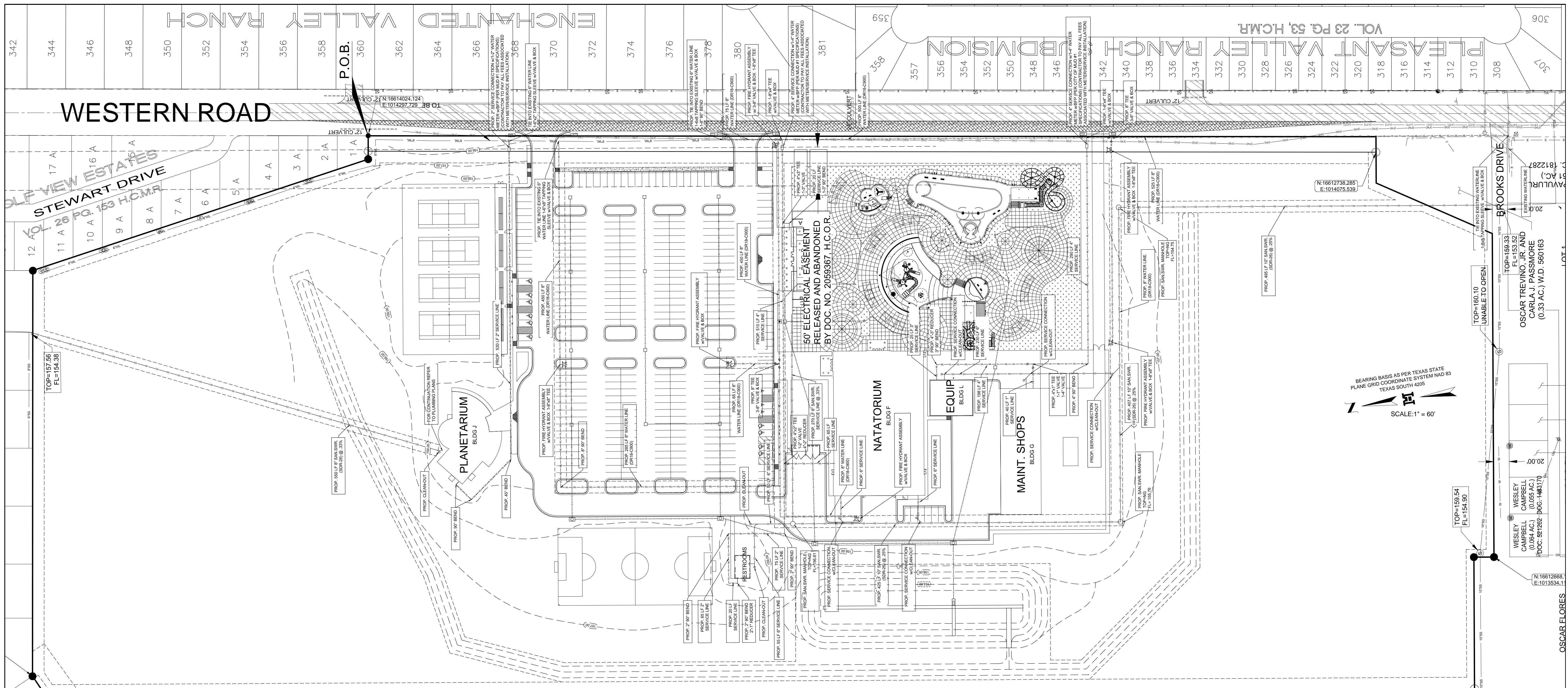
SHEET 2:
MAP OF WATER & SANITARY SEWER UTILITIES, BUILDING SITE PLAN AND CONSTRUCTION DETAILS.

SHEET 3:
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; BUILDING SITE PLAN, TOPOGRAPHY AND DRAINAGE; CONSTRUCTION DETAILS.

FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO JR.
HIDALGO COUNTY CLERK

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

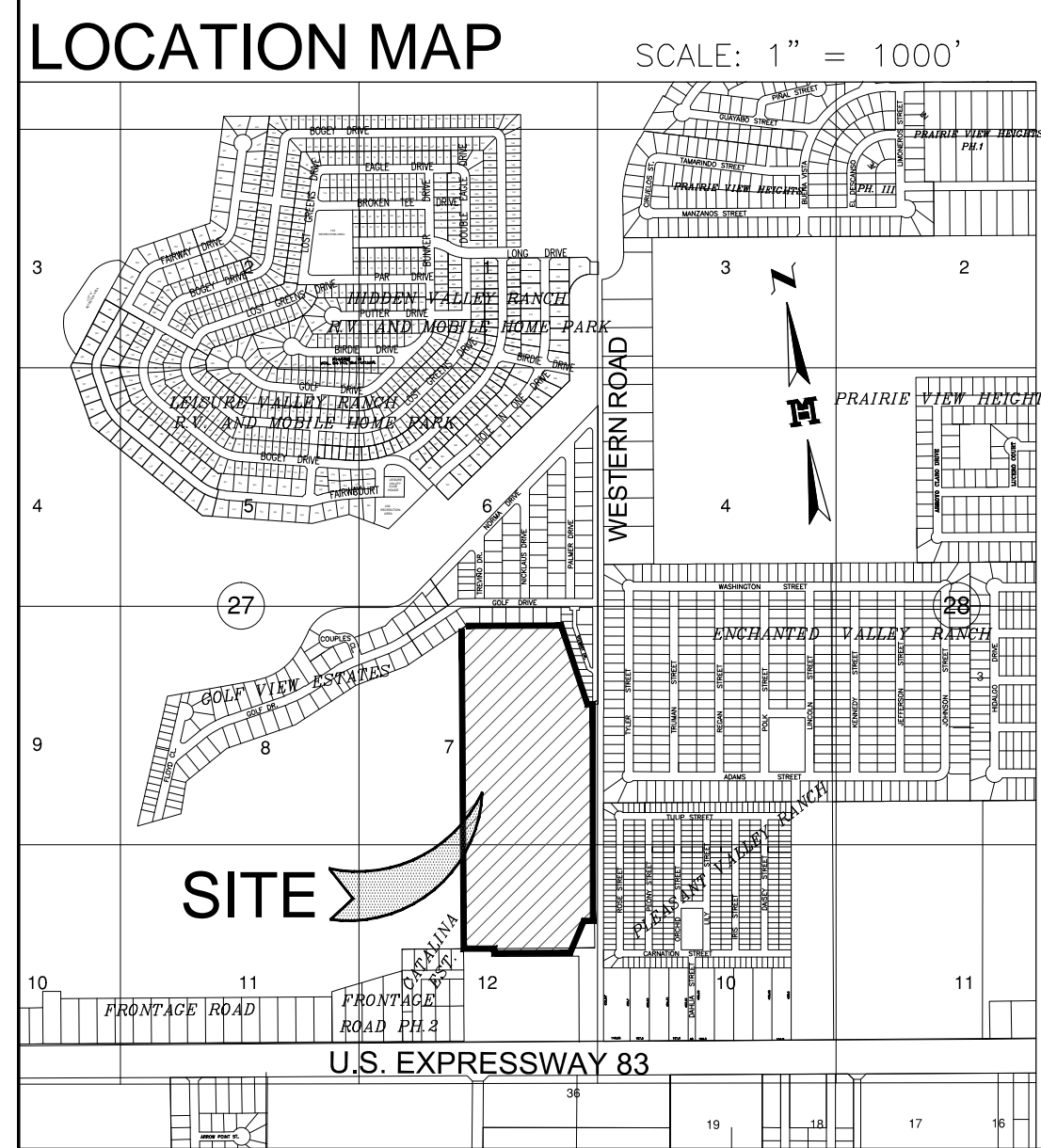
DRAWN BY	R.N.	DATE	11-4-14
SURVEYED, CHECKED		DATE	
FINAL CHECK		DATE	



PROPOSED SITE & UTILITY LAYOUT

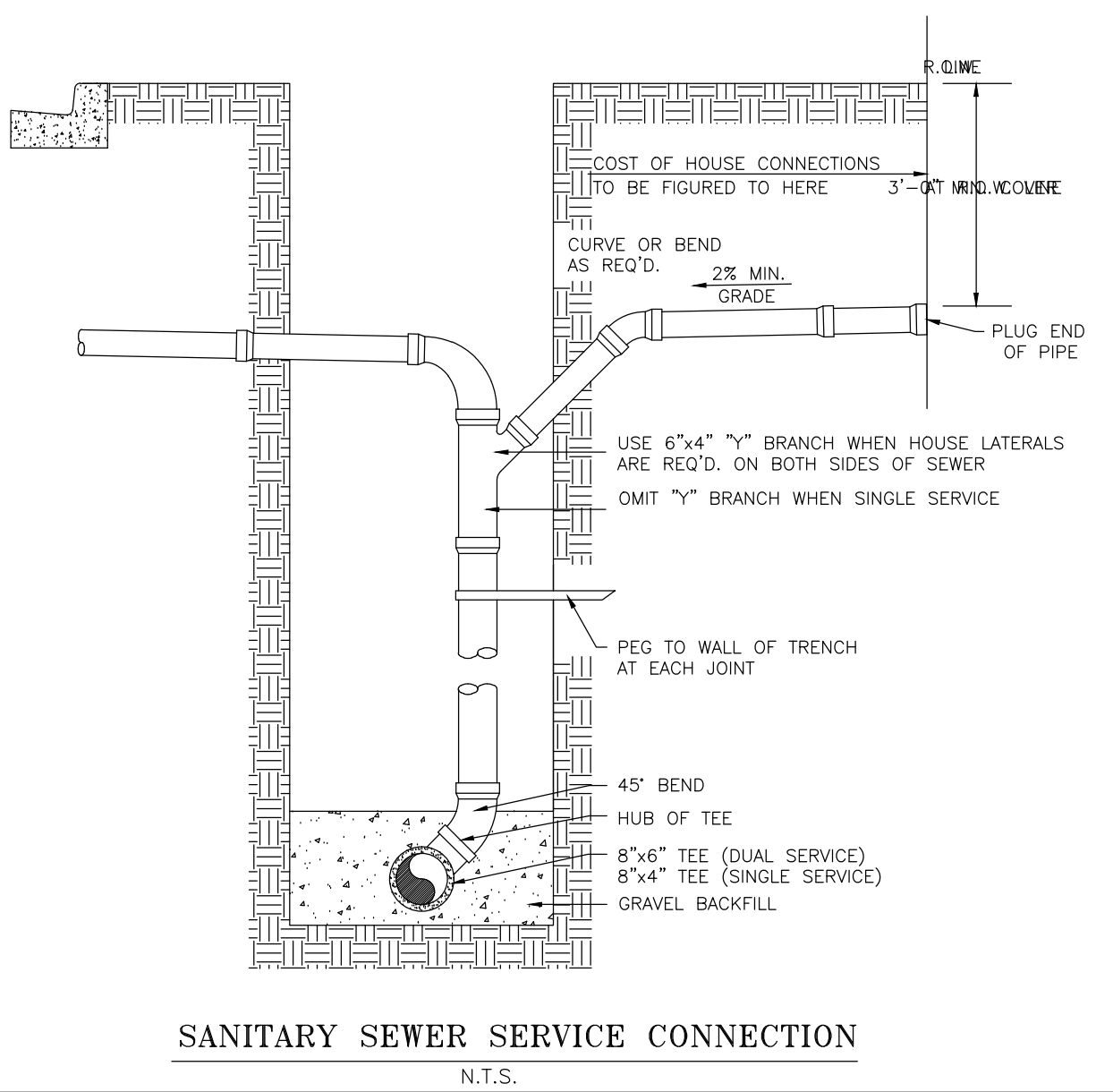
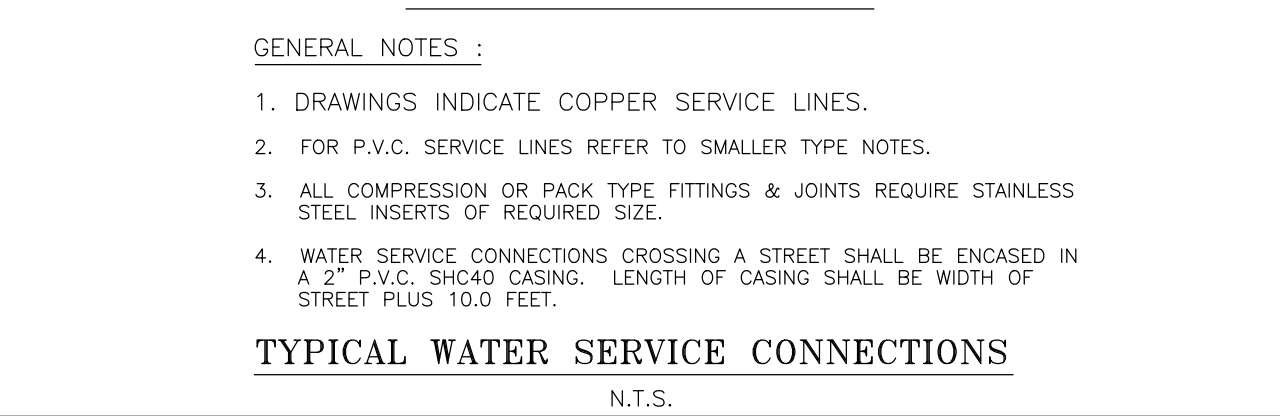
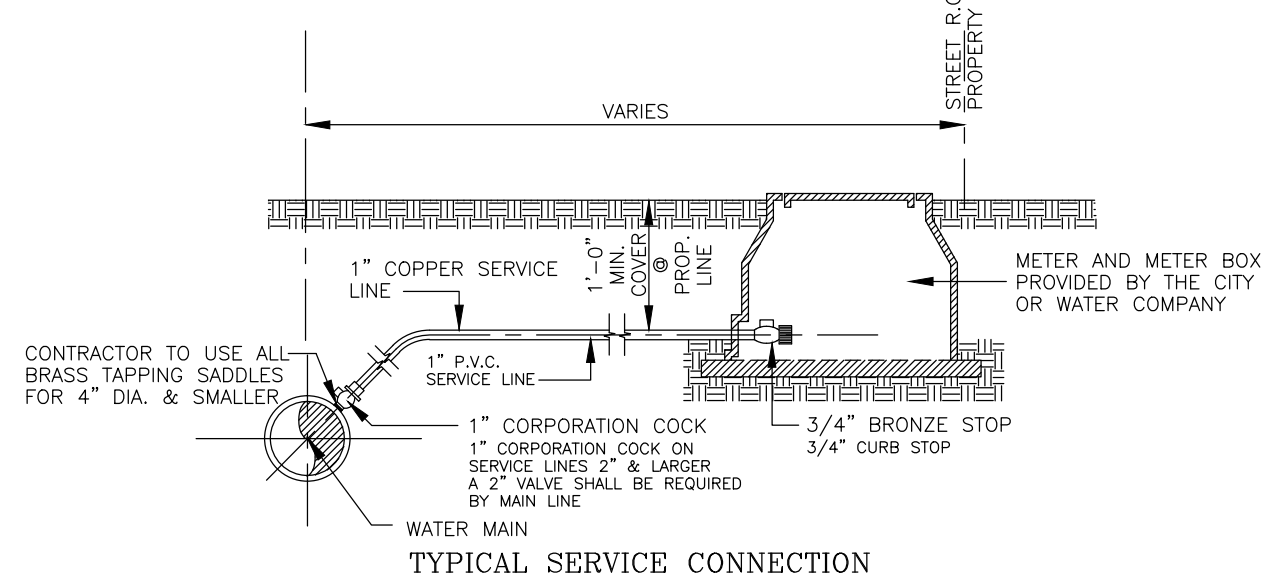
MAP OF HOWLING TRAILS SUBDIVISION

A RESUBDIVISION OF A TRACT OF LAND CONTAINING 29.815 ACRES, BEING A PART OR PORTION OF A CERTAIN 133.44-ACRE TRACT OUT OF PORCION 79, HIDALGO COUNTY, TEXAS

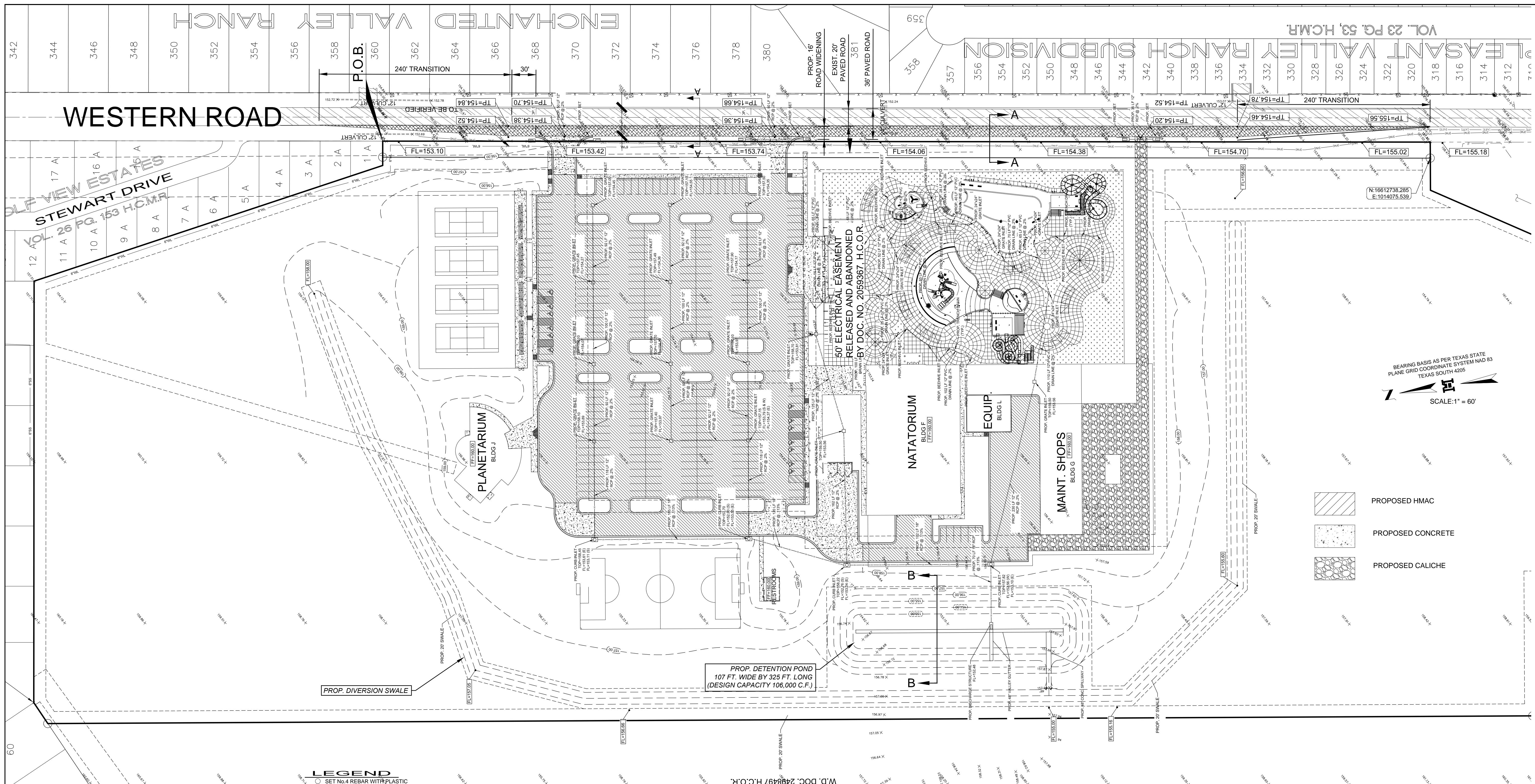


- LEGEND**
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - FOUND No.4 REBAR
 - FOUND No.5 REBAR
 - R.O.W. - RIGHT OF WAY
 - P.O.B. - POINT OF BEGINNING
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - VOL. & PG. - VOLUME & PAGE
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ LIGHT POLE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ SANITARY SEWER MANHOLE
 - X — CHAIN LINK FENCE
 - W — WOOD FENCE
 - (ATTN) - SPOTTED AT&T LINE [APPROXIMATE LOCATION]
 - (T.M.) - SPOTTED FORCE MAIN LINE [APPROXIMATE LOCATION]
 - (W) - SPOTTED WATER LINE [APPROXIMATE LOCATION]
- DRAWN BY: R.N. DATE: 11-4-14
 SURVEYED, CHECKED: DATE: _____
 FINAL CHECK: DATE: _____

MELDEN & HUNT, INC.
 TEXAS REGIST. F-1435
MELDEN & HUNT, INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. McINTYRE EDINBURG, TX 75841 OFF: (936) 381-0981 FAX: (936) 381-1839
 227 N. F.W. 3167 RO. GRADE CITY, TX 75882 OFF: (936) 487-8256 FAX: (936) 488-8591
 E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

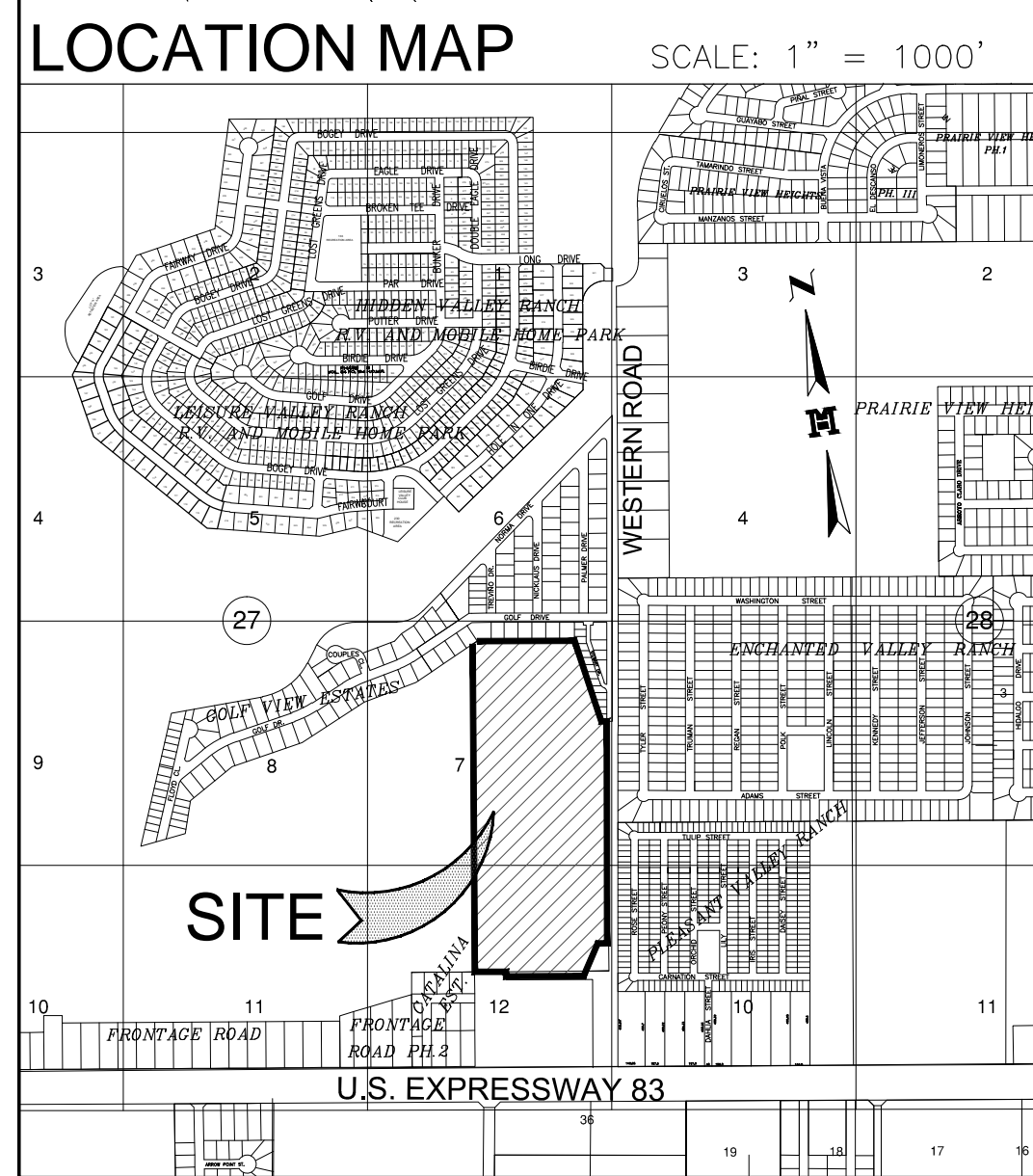


- NOTES AS PER TEXAS DEPT. OF HEALTH MANUAL
- A. WATER LINE/NEW SEWER LINE SEPARATION**
- WHEN NEW SANITARY SEWERS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO WATERLINES THAN NINE FEET IN ALL DIRECTIONS. SEWERS THAT PARALLEL WATERLINES MUST BE INSTALLED IN SEPARATE TRENCHES, WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING GUIDELINES WILL APPLY:
- WHERE A SANITARY SEWER PARALLELS A WATERLINE, THE SEWER SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC MEETING ASTM SPECIFICATIONS WITH A PRESSURE RATING FOR BOTH THE PIPE AND JOINTS OF 150 PSI. THE VERTICAL SEPARATION SHALL BE A MINIMUM OF TWO FEET BETWEEN OUTSIDE DIAMETERS AND THE HORIZONTAL SEPARATION SHALL BE A MINIMUM OF FOUR FEET BETWEEN OUTSIDE DIAMETERS. THE SEWER SHALL BE LOCATED BELOW THE WATERLINE.
 - WHERE A SANITARY SEWER CROSSES A WATERLINE AND THE SEWER IS CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI, AN ABSOLUTE MINIMUM DISTANCE OF 6 INCHES BETWEEN OUTSIDE DIAMETERS SHALL BE MAINTAINED. IN ADDITION THE SEWER SHALL BE LOCATED BELOW THE WATERLINE WHERE POSSIBLE AND ONE LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATERLINE.
 - WHERE A SEWER CROSSES UNDER A WATERLINE AND THE SEWER IS CONSTRUCTED OF ABS TRUSS PIPE, SIMILAR SEMI-RIGID PLASTIC COMPOSITE PIPE, CLAY PIPE OR CONCRETE PIPE WITH GASKETED JOINTS, A MINIMUM TWO FOOT SEPARATION DISTANCE SHALL BE MAINTAINED. THE INITIAL BACKFILL SHALL BE CEMENT STABILIZED SAND (TWO OR MORE BAGS OF CEMENT PER CUBIC YARD OF SAND) FOR ALL SECTIONS OF SEWER WITHIN NINE FEET OF WATERLINE. THIS INITIAL BACKFILL SHALL BE FROM ONE QUARTER DIAMETER BELOW THE CENTERLINE OF THE PIPE TO ONE PIPE DIAMETER (BUT NOT LESS THAN 12 INCHES) ABOVE TOP OF PIPE.
 - WHERE A SEWER CROSSES OVER A WATERLINE ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. IN LIEU OF THIS PROCEDURE THE NEW CONVEYANCE MAY BE ENCASED IN A JOINT OF 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT 5 FEET INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHOULD BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEAL.
- B. WATER LINE/MANHOLE SEPARATION**
- UNLESS SANITARY SEWER MANHOLES AND THE CONNECTING SEWER CAN BE MADE WATERTIGHT AND TESTED FOR LEAKS, THEY MUST BE INSTALLED SO AS TO PROVIDE A MINIMUM OF NINE FEET OF HORIZONTAL CLEARANCE FROM AN EXISTING OR PROPOSED WATERLINE, WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, A CARRIER PIPE AS DESCRIBED IN SUBSECTION A.(4) OF THIS SECTION MAY BE USED WHERE APPROPRIATE.
- PLAN**
-
- PROFILE**
-
- SHEET 2 OF 4**



BEARING BASIS AS PER TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205
SCALE: 1" = 60'

- PROPOSED HMAC
- PROPOSED CONCRETE
- PROPOSED CALICHE



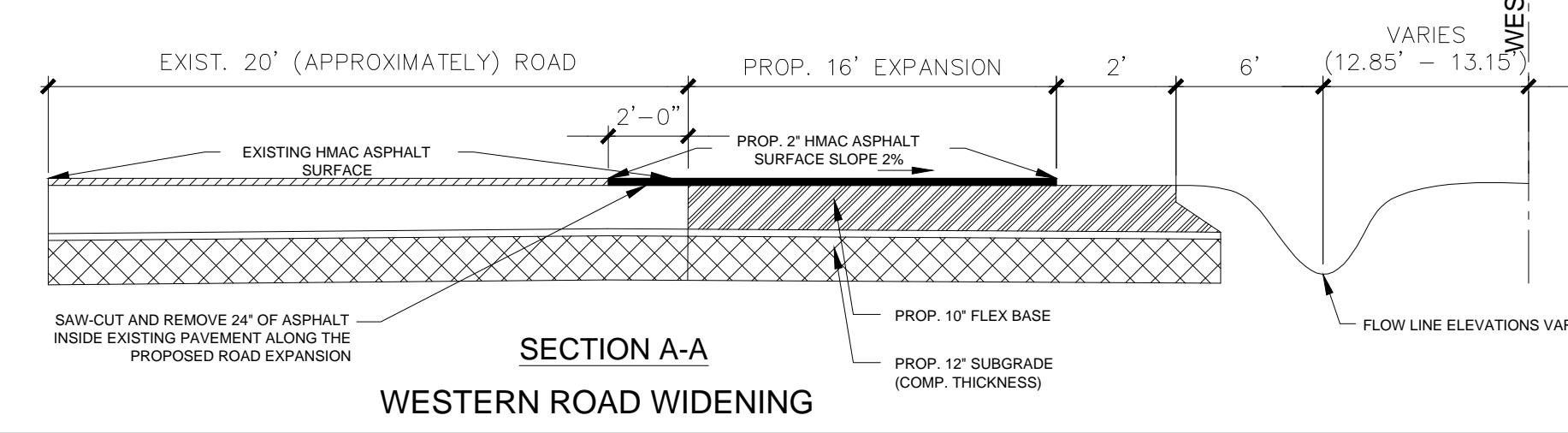
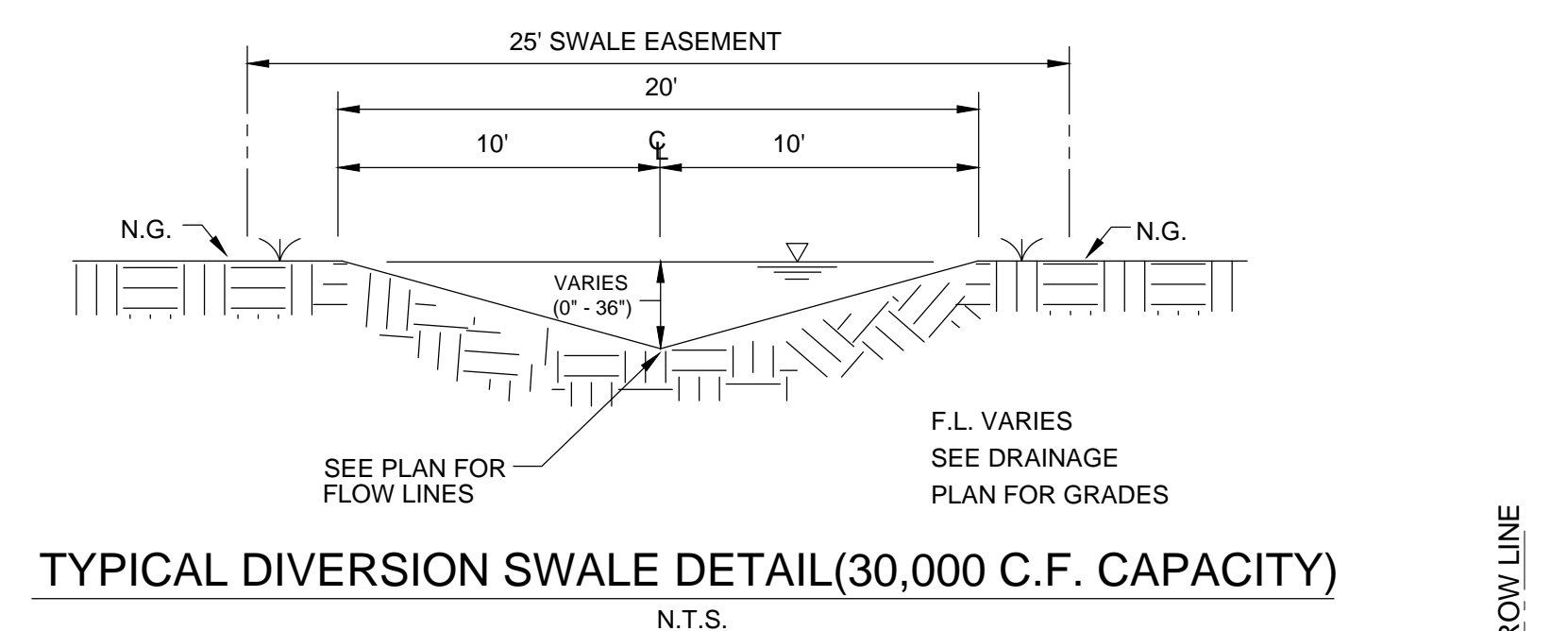
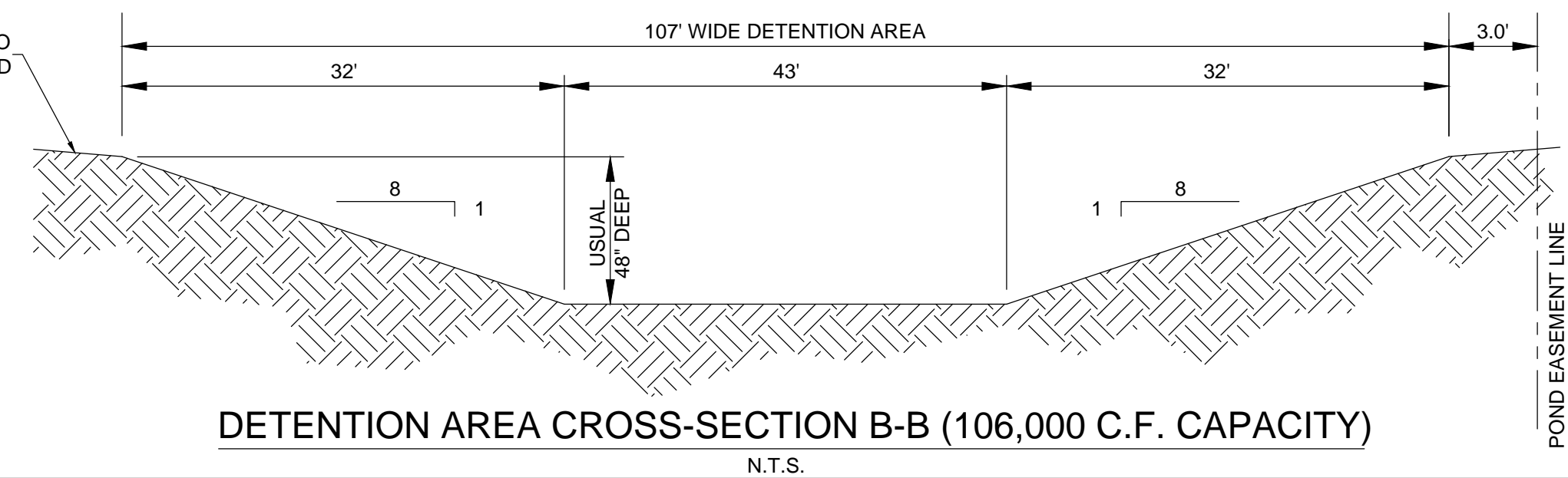
- LEGEND**
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - FOUND No. 4 REBAR
 - ⊙ FOUND No. 5 REBAR
 - R.O.W. - RIGHT OF WAY
 - P.O.B. - POINT OF BEGINNING
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - VOL. & PG. - VOLUME & PAGE
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ LIGHT POLE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ CHAIN LINK FENCE
 - WOOD FENCE
 - (ATT) SPOTTED AT&T LINE [APPROXIMATE LOCATION]
 - (FM) SPOTTED FORCE MAIN LINE [APPROXIMATE LOCATION]
 - (W) SPOTTED WATER LINE [APPROXIMATE LOCATION]
- DRAWN BY: R.N. DATE: 11-4-14
 SURVEYED, CHECKED: DATE: _____
 FINAL CHECK: DATE: _____

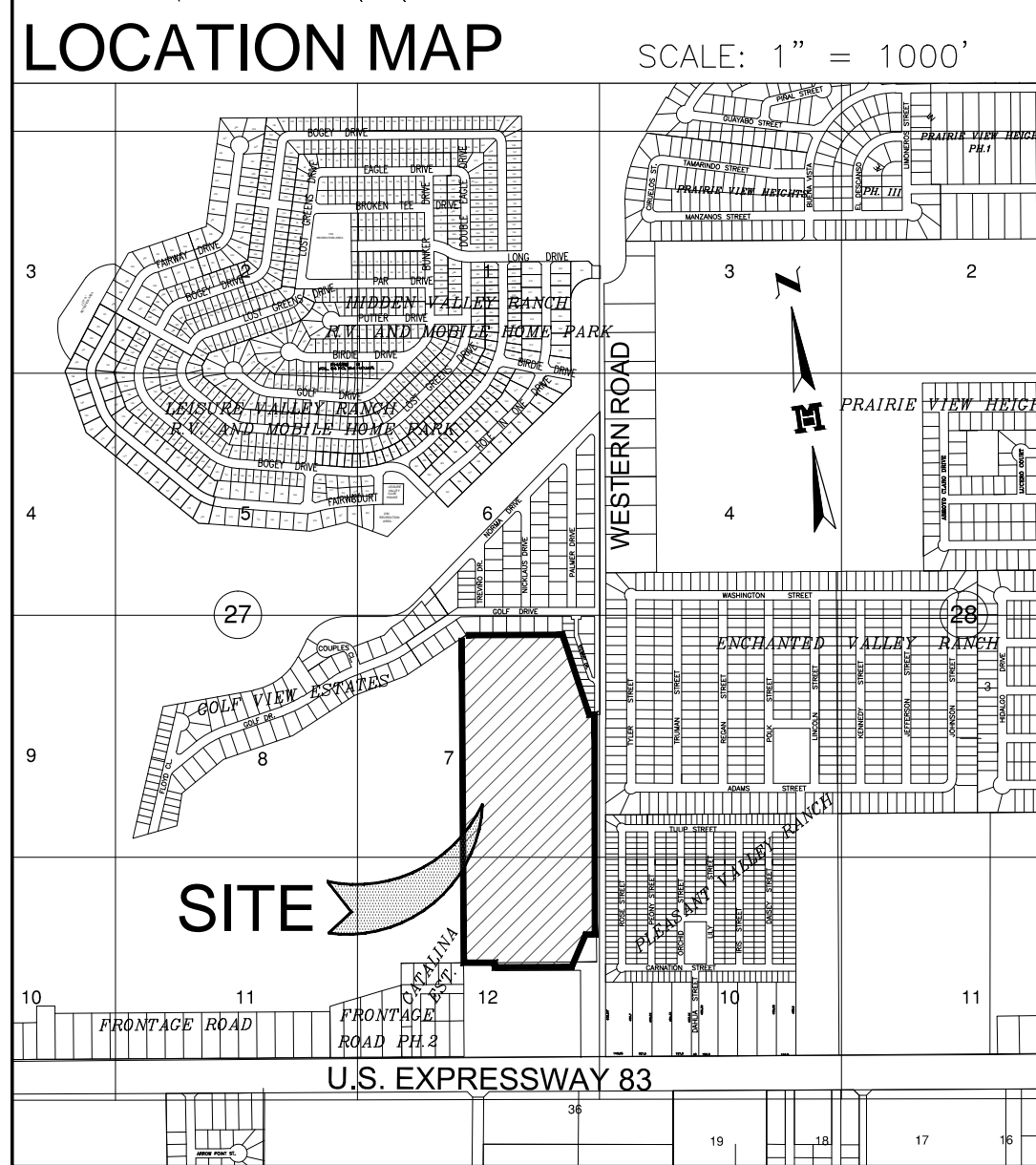
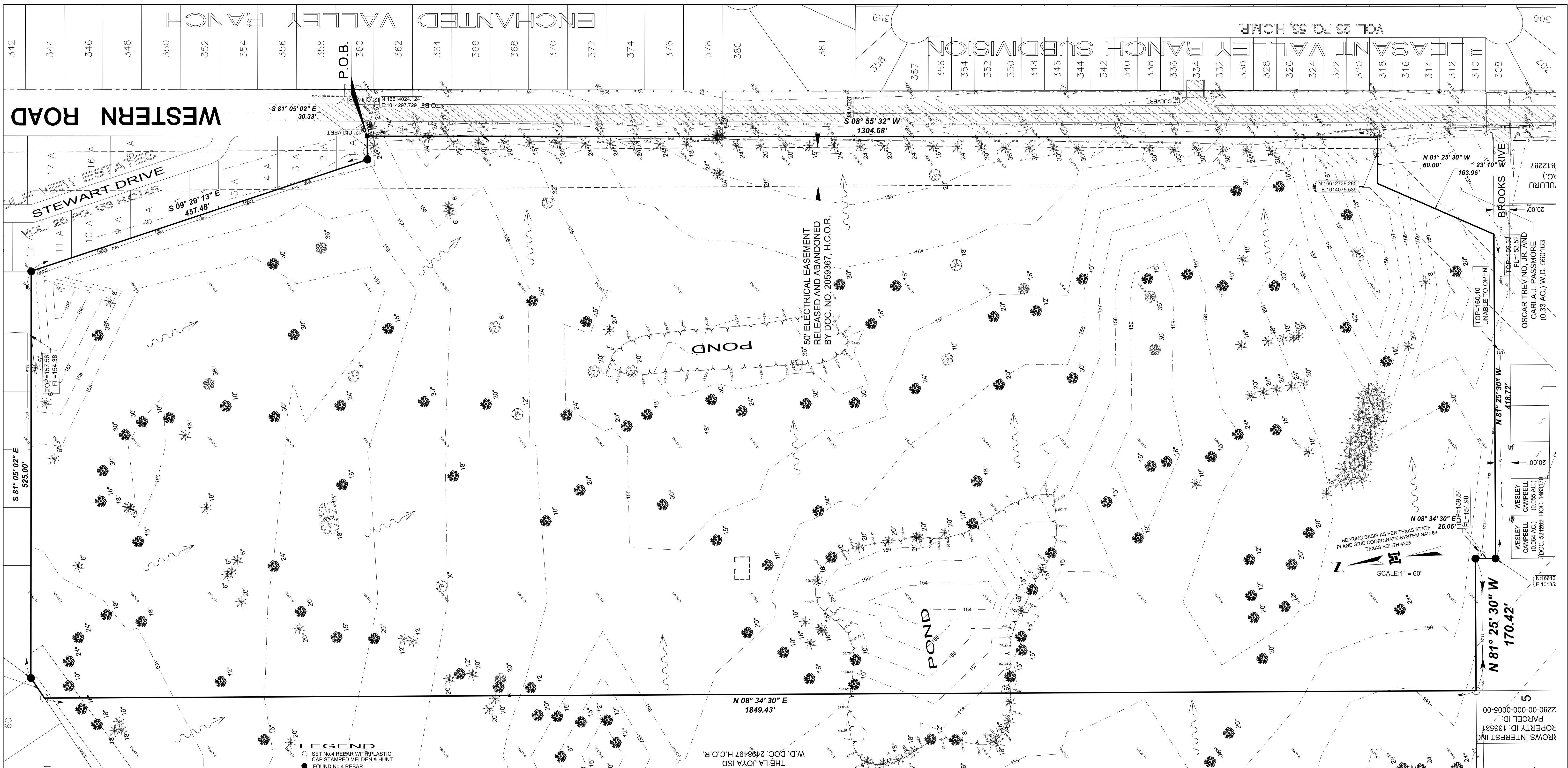
MELDEN & HUNT, INC.
 TEXAS REGIST. F-1435
MELDEN & HUNT INC.
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 115 W. MCINTYRE OFF: (956) 381-0981
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 P.O. BOX 10000 HOUSTON, TX 77242 FAX: (956) 488-8591
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PROPOSED SITE & DRAINAGE LAYOUT

MAP OF HOWLING TRAILS SUBDIVISION

A RESUBDIVISION OF A TRACT OF LAND CONTAINING 29.815 ACRES, BEING A PART OR PORTION OF A CERTAIN 133.44-ACRE TRACT OUT OF PORCION 79, HIDALGO COUNTY, TEXAS





- LEGEND**
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - FOUND No.4 REBAR
 - ⊗ FOUND No.5 REBAR
 - R.O.W. - RIGHT OF WAY
 - P.O.B. - POINT OF BEGINNING
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - VOL. & PG. - VOLUME & PAGE
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 - (W) SPOTTED WATER LINE [APPROXIMATE LOCATION]

DRAWN BY R.N. DATE 11-4-14
 SURVEYED, CHECKED _____ DATE _____
 FINAL CHECK _____ DATE _____

MELDEN & HUNT, INC.
 TEXAS REGIST. F-1435

MELDEN & HUNT, INC.
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 190 GRADE CITY, TX 75852 FAX: (956) 488-8591
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EXISTING SITE & TOPOGRAPHICAL LAYOUT

HOWLING TRAILS SUBDIVISION

MAP OF
 A RESUBDIVISION OF
 A TRACT OF LAND CONTAINING 29.815 ACRES,
 BEING A PART OR PORTION OF A CERTAIN 133.44-ACRE TRACT
 OUT OF PORCION 79,
 HIDALGO COUNTY, TEXAS

HOWLING TRAILS SUBDIVISION
 DRAINAGE STATEMENT
 Job No. 14129 Date: November 7, 2014; Revised December 23, 2014

HOWLING TRAILS SUBDIVISION is a 29.815-acre tract of land, being a part or portion of a certain 133.44-acre tract out of PORCION 79. The property is located along the west side of Western Road, and approximately 650 feet north from U.S. Expressway 83. Said property is currently a golf course, with a proposed educational use (La Joya I.S.D.). This subdivision is in zone "C" (no shading) on FEMA's Flood Insurance Rate Map Community Panel No. 480334 0400 C, map revised November 16, 1982. Zone "C" (no shading) is defined as areas of minimal flooding.

The soils are mostly Fine Sandy Loam with some Clay Loam, which are in Hydrologic Group "B" & "C" respectively, these soils have a moderate perviousness, and a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas"). Existing runoff is in a westerly direction, with a runoff of 35.02 c.f.s. during the 100-year storm frequency as per attached calculations.

In accordance with the Hidalgo County drainage policy, since this development does not have an outfall it has been designed with the 100-year storm frequency and the peak rate of runoff shall not be increased due to the development of this subdivision, therefore as per attached calculations, 106,464 cubic feet of runoff (2,444 Ac-Ft) shall be retained within a proposed retention pond inside this subdivision with a designed capacity of 106,000 cubic feet and a diversion swale with a capacity of 30,000 cubic feet for a total of 136,000 cubic feet. Runoff from the proposed paved areas and structures shall be discharged into the said retention pond via a network of inlets and pipes. Also, excess runoff from golf course along the west side shall be intercepted and diverted via an earthen swale into said retention pond. (See paving and drainage layout & watershed exhibit).

The finished floor elevation for the proposed buildings shall be a minimum of 18 inches above the top of paved road (Western Road) measured at center of the lot. Natural ground shall be graded in such manner that it will allow runoff to drain away from the buildings and avoiding concentrated runoff onto other properties.

CERTIFICATION FOR DRAINAGE REPORT:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE AREA WITHIN THIS SUBDIVISION CORRESPONDING TO THE 100-YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY-PANEL NUMBER: 480334 0400 C MAP REVISED: NOVEMBER 16, 1982 IS CONTAINED IN THE PROPOSED DRAINAGE POND AND SWALE WITHIN THIS SUBDIVISION.

MARIO A. REYNA DATE _____
 PROFESSIONAL LICENSED ENGINEER No. 117368



COST ESTIMATES:

PAVING IMPROVEMENTS:	PRIVATE
DRAINAGE IMPROVEMENTS:	\$ XXXXXX
WATER DISTRIBUTION:	\$ XXXXXX
SEWER DISTRIBUTION:	\$ XXXXXX
TOTAL:	\$ XXXXXXXX