



# 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: 02-03-2015

PROPOSED LAS BRISAS HEIGHTS SUBDIVISION, PRECINCT No. 4 .

ENGINEER FIRM: KK ENGINEERING DEVELOPER: KYNDEL W. BENNETT

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 44  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: Northeast corner of Tower Rd and Iowa Rd.  
SUBDIVISION LIES WITHIN THE:  The rural area of the County

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-14-14 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

Storm Drainage pipe system, discharging into a regional detention pond dedicated to the HCDD No. 1. A 18" Storm Drainage Pipe will connect to an existing 24" storm drainage pipe running South along the East right of way line of

DRAINAGE DESIGN: Tower Rd

ROAD R.O.W. DEDICATION: 30 feet onto Iowa Rd and 20 feet onto Tower Rd

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 12-14-14 By, Jesse Ozuna PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 12-14-14 By, Elizardo Ramos, Environmental Health Division Manager

SEWER SYSTEM:  OSSF & SOIL ANALYSIS WERE CONDUCTED BY: JOSE A. GONZALEZ  
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: \_\_\_\_\_

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: Iowa Rd and 12" on Tower Rd

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 01-07-15 : By Martin Ramirez, Environmental Compliance Coordinator

**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.  
 **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.*

# PLAT OF LAS BRISAS HEIGHTS SUBDIVISION

A 27.98 ACRE TRACT OF LAND OUT OF LOT 6 BLOCK 61, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 1 PAGES 24-26 MAP RECORDS OF HIDALGO COUNTY, TEXAS,  
 PREPARED BY: K K ENGINEERING CONSULTANT  
 DATE: DECEMBER, 2014

STATE OF TEXAS COUNTY OF HIDALGO  
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION  
 LAS BRISAS HEIGHTS ROV, L.P., AS OWNER OF THE 27.98 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS BRISAS HEIGHTS SUBDIVISION HEREBY SUBDUDES THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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;  
 (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.

OWNER: LAS BRISAS HEIGHTS ROV, L.P.  
 A TEXAS LIMITED PARTNERSHIP  
 BY: KRJ ROV, L.L.C.  
 A TEXAS LIMITED LIABILITY COMPANY  
 ITS: GENERAL PARTNER  
 BY: KYNDEL W. BENNETT, PRESIDENT  
 P.O. BOX 365  
 LA BLANCA, TX 78558

STATE OF TEXAS COUNTY OF HIDALGO  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KYNDEL W. BENNETT, KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 201\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES \_\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

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

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

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 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: \_\_\_\_\_

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS BRISAS HEIGHTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

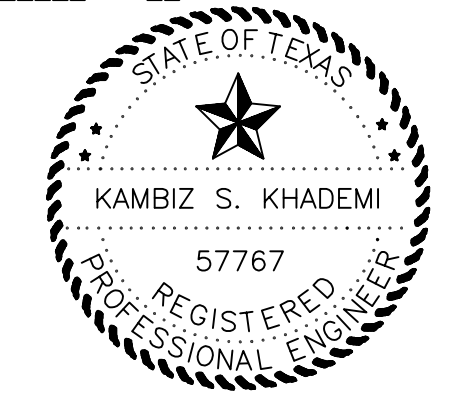
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS COUNTY OF HIDALGO

I, KAMBIZ S. KHADEMI A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 201\_\_

REGISTERED PROFESSIONAL ENGINEER  
 No. 57767 STATE OF TEXAS



STATE OF TEXAS COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THE LAS BRISAS HEIGHTS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 201\_\_

REGISTERED PROFESSIONAL SURVEYOR  
 NO. 5521 STATE OF TEXAS



## METES AND BOUNDS

A 27.98 ACRE TRACT OF LAND OUT OF Lot 6 Block 61, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 1 PAGES 24-26 MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 27.98 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE FOUND AT THE SOUTHWEST CORNER OF LOT 6 BLOCK 61, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, THENCE N 08°34'23" E, WITH THE WEST LINE OF SAID LOT 6, BLOCK 61, A DISTANCE OF 339.53' TO A NAIL SET FOR A CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE N 08°34'23" E, CONTINUING WITH SAID WEST LINE, A DISTANCE OF 650.87' TO A NAIL SET AT THE SOUTHWEST CORNER OF THE HERNANDEZ TRACT RECORDED IN DOC# 1158040 OFFICIAL RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 81°25'37" E, WITH THE SOUTH LINE OF SAID HERNANDEZ TRACT, THE SOUTH LINE OF TOWER TRAILS SUBDIVISION RECORDED IN VOLUME 42, PAGE 175 MAP RECORDS, AT 30.00' PASS A 1/2" ROD FOUND AT THE EAST RIGHT OF WAY LINE OF TOWER ROAD, AT 1319.92' IN ALL TO A 1/2" ROD FOUND AT THE EAST LINE OF SAID LOT 6, THE WEST LINE OF MAYAN PHASE III SUBDIVISION, RECORDED IN VOLUME 36 PAGE 179 MAP RECORDS FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 08°34'03" W, WITH THE EAST LINE OF SAID LOT 6, THE WEST LINE OF SAID MAYAN PHASE III SUBDIVISION, AT 970.08' PASS A 1/2" ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF IOWA ROAD, AT 990.08' IN ALL TO A COTTON PICKER SPINDLE FOUND AT THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 61, THE SOUTHWEST CORNER OF MAYAN PHASE III SUBDIVISION, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 81°25'41" W, WITH THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 1061.16' TO A NAIL SET AT THE SOUTHWEST CORNER OF THE VALDEZ TRACT RECORDED IN VOLUME 1615 PAGE 711 DEED RECORDS FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 08°37'21" E, WITH THE EAST LINE OF SAID VALDEZ TRACT, AT 20.0' PASS A 1/2" ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF SAID IOWA ROAD, AT 339.52' IN ALL TO A 1/2" ROD FOUND AT THE NORTHEAST CORNER OF SAID VALDEZ TRACT FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 81°29'23" W, WITH THE NORTH LINE OF SAID VALDEZ TRACT, AT 229.15' PASS (A 1/2" I.R. SET) THE EAST RIGHT OF WAY LINE OF SAID TOWER ROAD, AT 230.56' PASS A 1/2" PIPE FOUND ON LINE, AT 259.15' IN ALL TO THE POINT OF BEGINNING, CONTAINING 27.98 ACRES OF LAND MORE OR LESS.

## 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 herein, in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and lay thereover use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

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 relocating said water line as 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 relocated.

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 an easement for the benefit of the Grantee, 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. This easement is 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 Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this \_\_\_\_ day of \_\_\_\_\_ 201\_\_.

KYNDEL W. BENNETT, PRESIDENT  
 P.O. BOX 365  
 LA BLANCA ROAD, TX 78558



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

STATE OF TEXAS COUNTY OF HIDALGO  
 UNDER LOCAL GOVERNMENT CODE § 232.028(c)

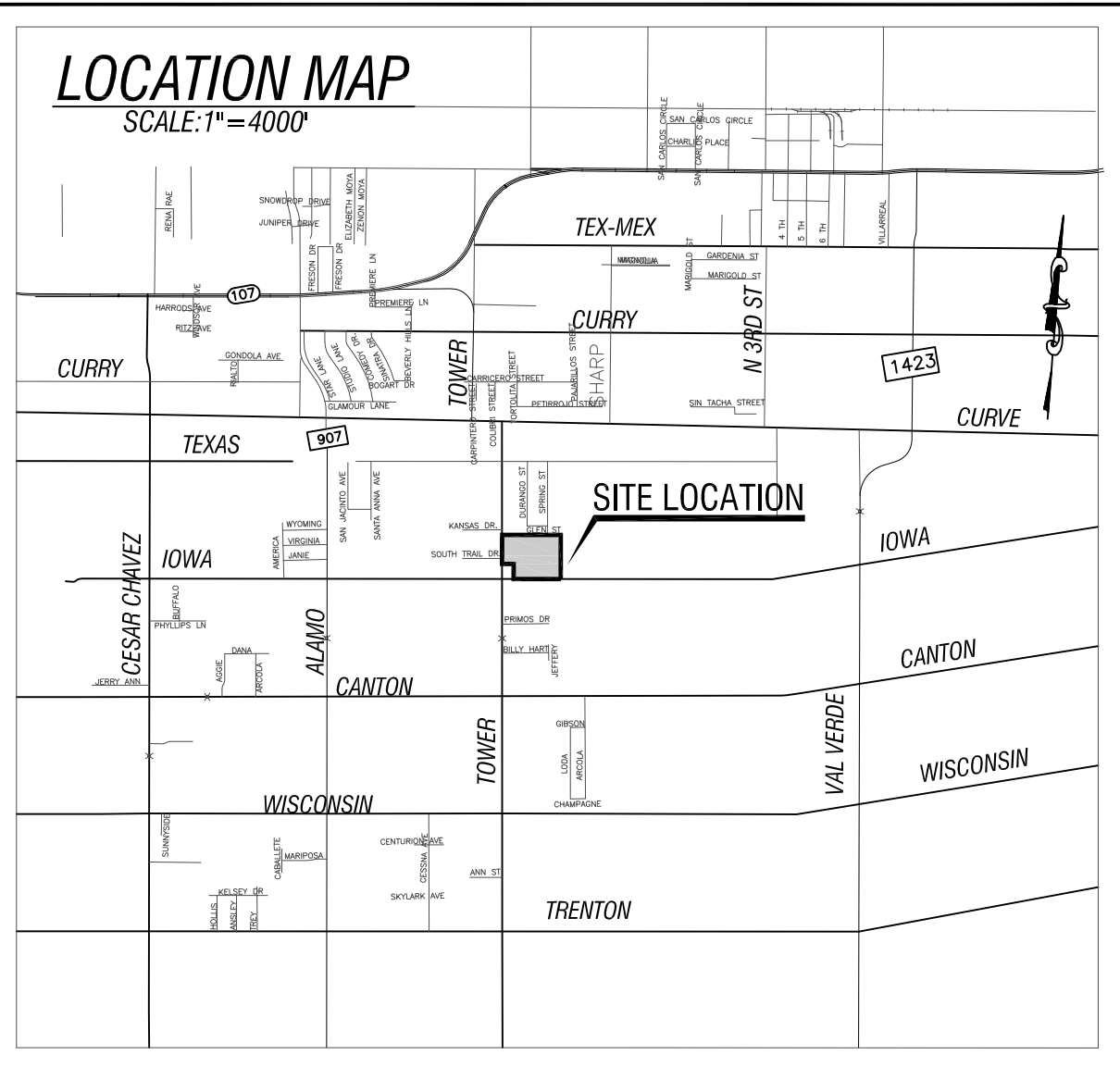
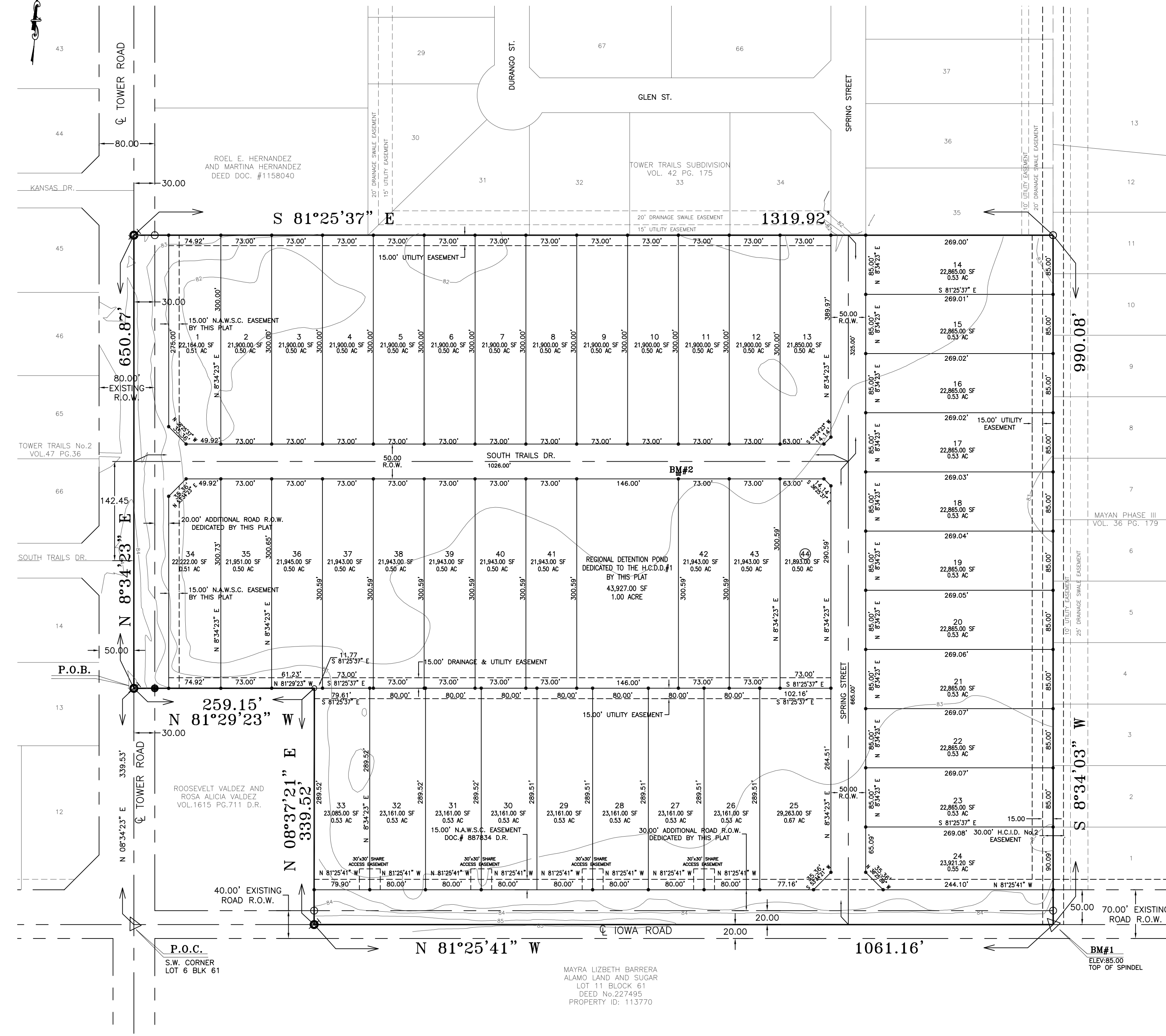
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LAS BRISAS HEIGHTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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

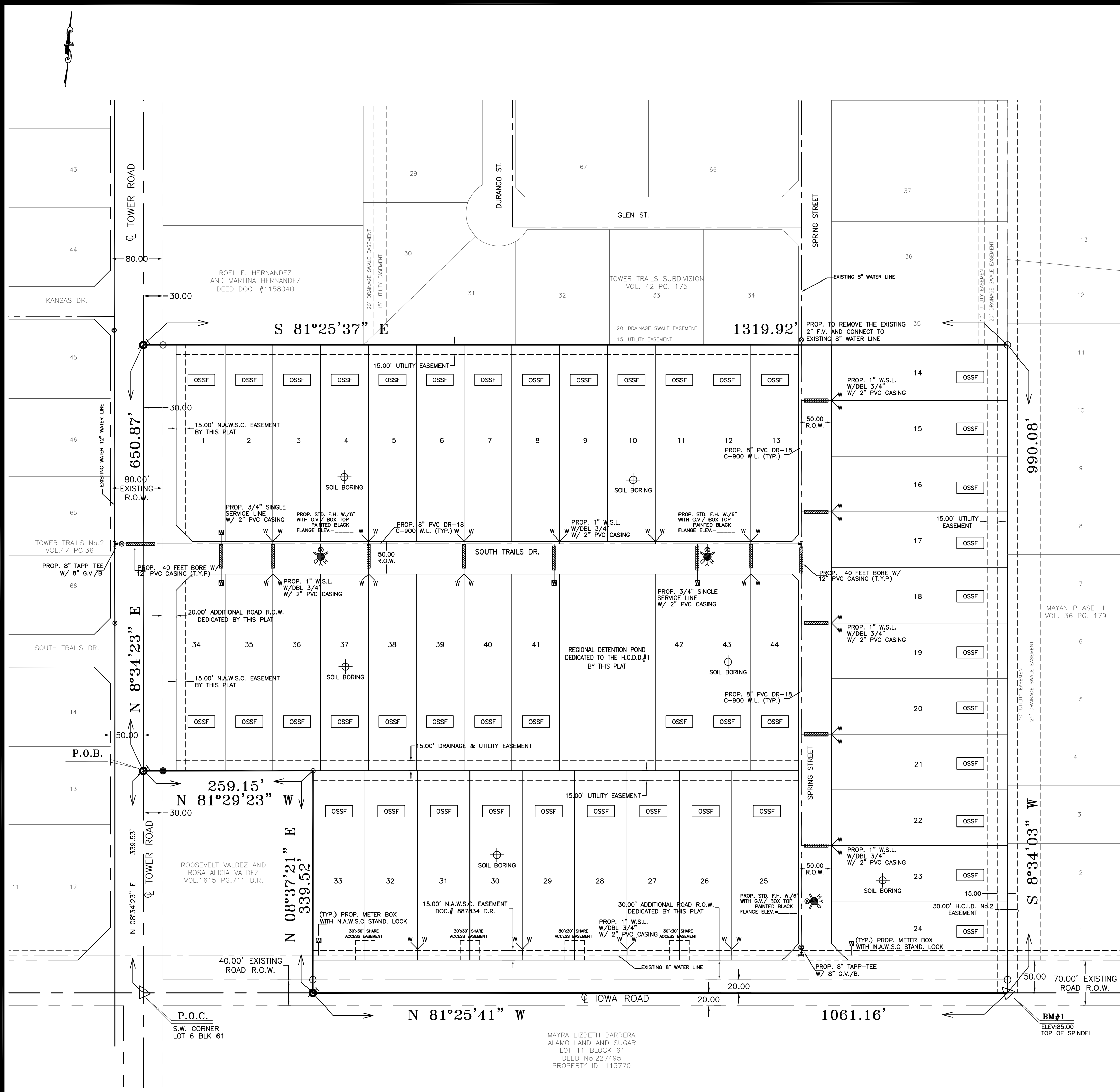
SCALE: 1"=100'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL  
 LAS BRISAS HEIGHTS IS LOCATED ON THE NORTH EAST CORNER OF TOWER ROAD AND IOWA ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100 - 2010 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF EDINBURG UNDER LOCAL GOVERNMENT CODE 212.001 PRECINCT. No. 4.

PRINCIPAL CONTACTS:  
 Name Address City & Zip Phone Fax  
 OWNER: KYNDEL W. BENNETT, BENNETT-FLORES P.O. BOX 365 LA BLANCA 78558 (956) 464-4431 (956) 464-2597 INVESTMENTS, L.L.C.  
 ENGINEER: KAMBIZ S. KHADEMI, P.E. 410 E. DOVE AVE. McALLEN 78504 (956) 630-2125 (956) 630-2219  
 SURVEYOR: JOSE MARIO GONZALEZ, R.P.L.S. 24593 FM88 MONTE ALTO 78538 (956) 380-5154 (956) 380-5156

**K K Engineering Consultant**  
 GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES  
 (FIRM REGISTRATION #F-1334)  
 410 E. DOVE McALLEN, TEXAS 78502  
 (956) 630-2125 FAX (956) 630-2219



CONSTRUCTION COST ESTIMATE:	
1-WATER:	\$52,800.00
2-OSSF:	\$
3-PAVING:	\$
4-DRAINAGES:	\$
TOTAL:	\$

**FINAL WATER AND SEWER ENGINEERING REPORT**

**WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:**  
 LAS BRISAS HEIGHTS SUBDIVISION HAS BEEN 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 12" WATER LINE ALONG THE WEST R.O.W. LINE OF TOWER ROAD AND A 8" WATER LINE ALONG THE NORTH ROW OF IOWA RD WITHIN A 15 FOOT N.A.W.S.C. EASEMENT. FROM THESE PREVIOUSLY MENTIONED 12" WATER LINES DEVELOPER WILL INSTALL ONE (1) NEW 8" WATER LINES RUNNING NORTH ALONG SOUTH TRAIL ROAD AND WEST ALONG SPRING STREET RUNNING NORTH AND SOUTH CONNECTING TO THE EXISTING 8" WATER SYSTEM OF TOWER TRAILS SUBDIVISION AND IOWA ROAD.

**WATER DISTRIBUTION FOR THE LAS BRISAS HEIGHTS SUBDIVISION CONSISTS OF THIRTY EIGHT (38)-1" DIAMETER DUAL SERVICE LINES AND SIX (6) 3/4" SINGLE SERVICE LINES. THE 8" WATERLINES, THE DUAL SERVICE LINES, THE METER BOXES & LOCKS HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$52,800.00 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, 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 2 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 THIS PLAT.**

**SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES**  
 SEWAGE FROM LAS BRISAS HEIGHTS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. JOSE A. GONZALEZ SITE EVALUATOR REG.# 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

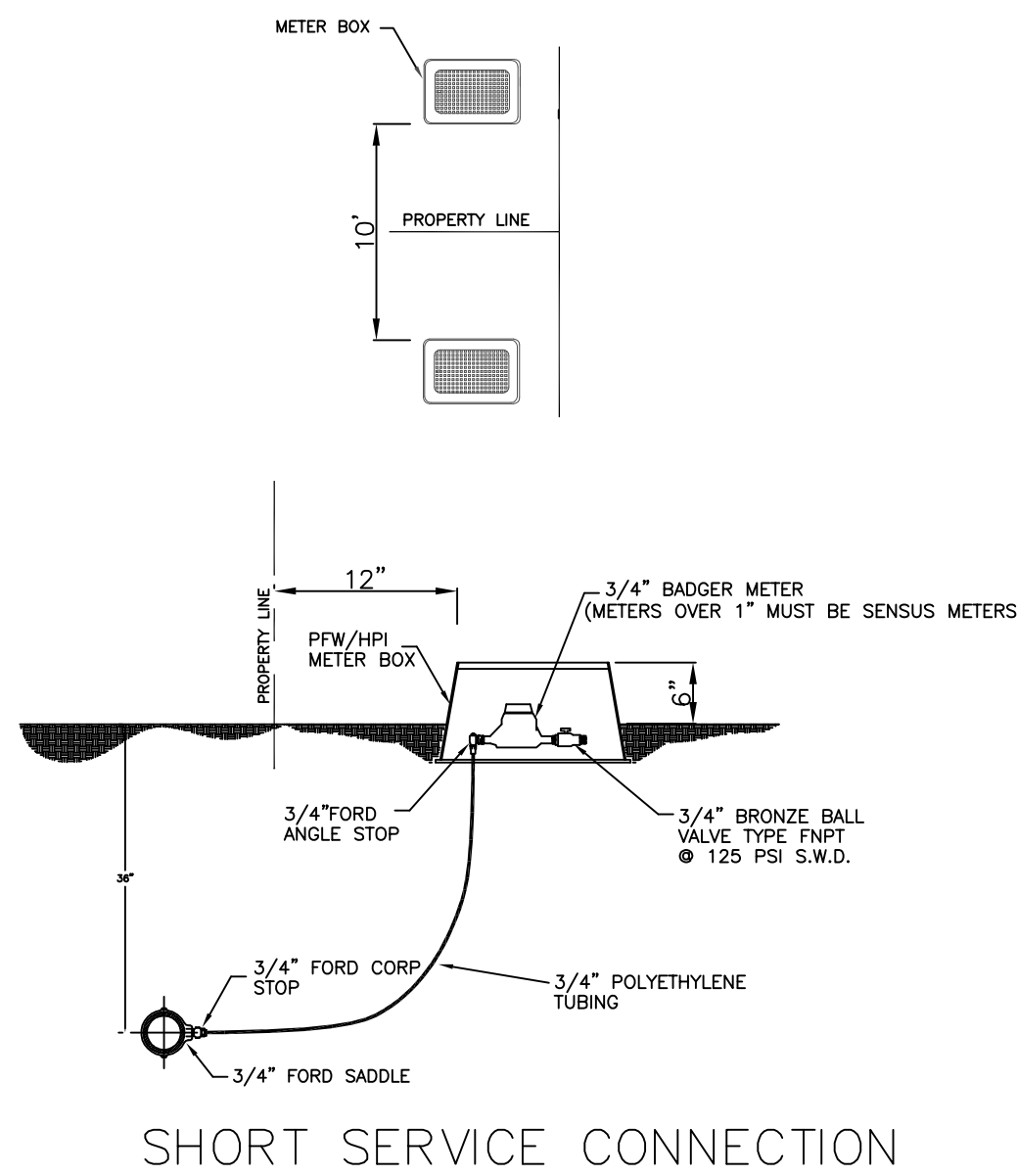
**EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. TOTAL OF 8 BORES WERE DONE (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM CLASS III, EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.**

**THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT WAS \$1,200.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AND FINALIZED AT THIS TIME AT A TOTAL COST OF \$76,800.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF.**

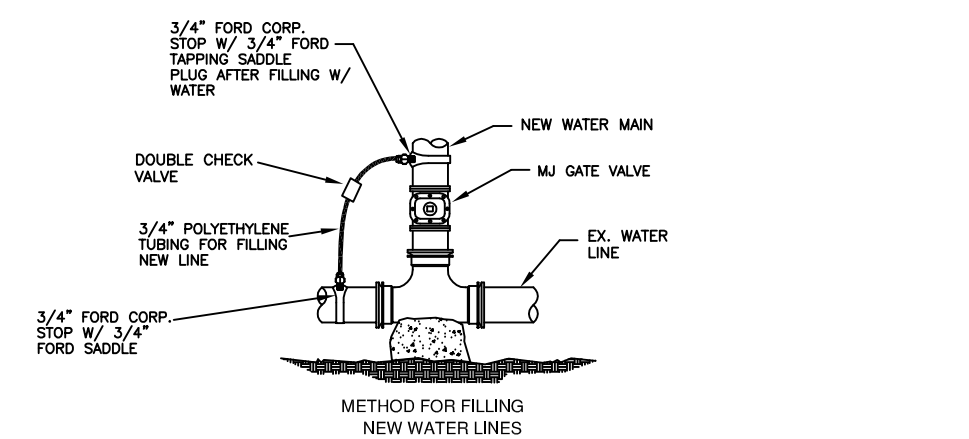
**ENGINEER CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

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

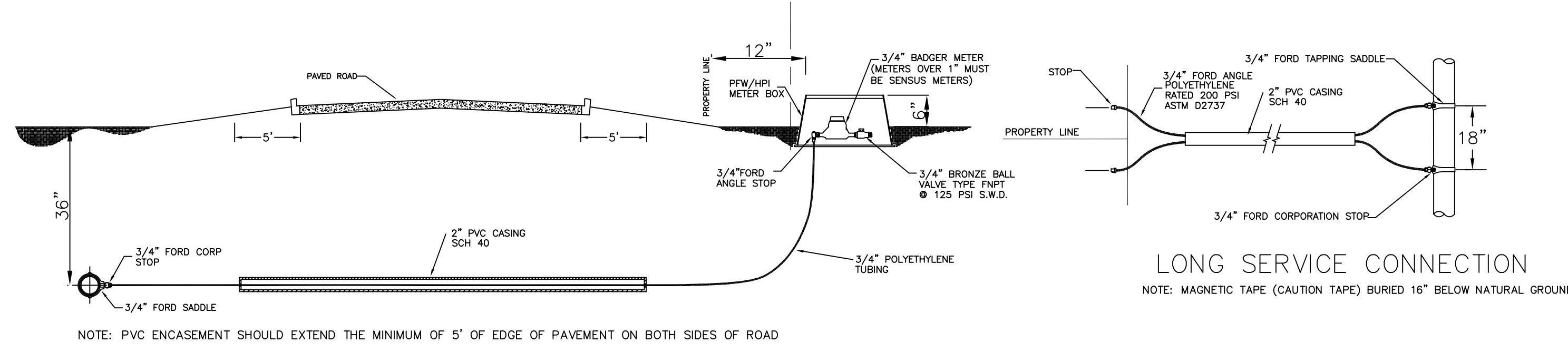
**SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$1,200.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$76,800.00 FOR THE ENTIRE SUBDIVISION.**



SHORT SERVICE CONNECTION

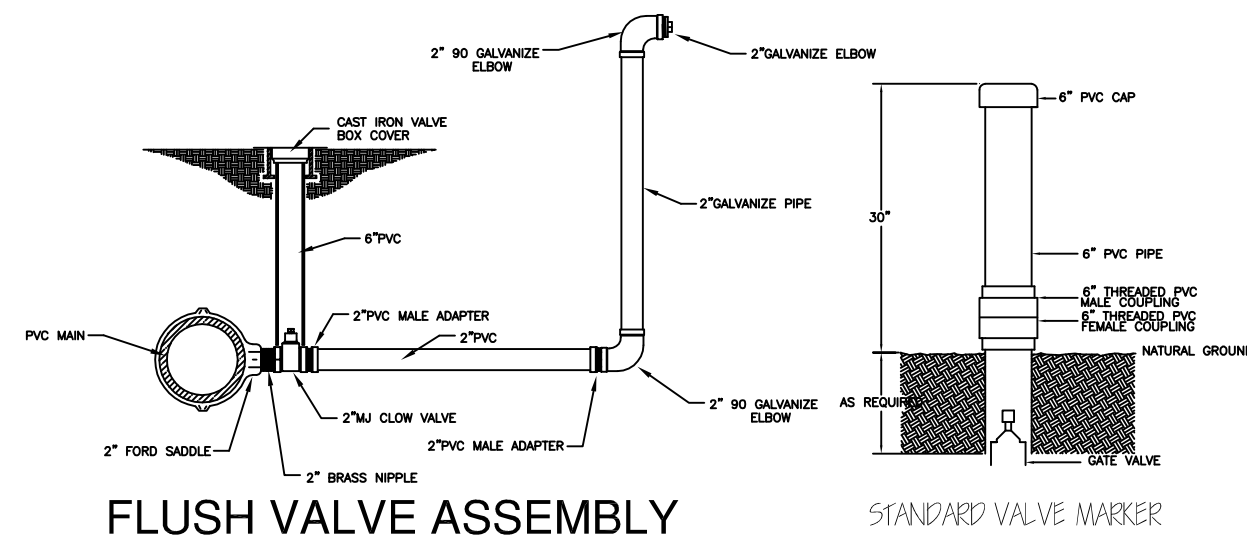


FIRE HYDRANT ASSEMBLY



LONG SERVICE CONNECTION

NOTE: MAGNETIC TAPE (CAUTION TAPE) BURIED 16" BELOW NATURAL GROUND



FLUSH VALVE ASSEMBLY

**PROVISION DE AGUA, DESCRIPCION, GASTOS Y FECHAS DE INICIO**  
 LAS BRISAS HEIGHTS SUBDIVISION HA SIDO PROVEIDA CON POTABLE POR NORTH ALAMO WATER SUPPLY CORP. (N.A.W.S.C.). EL DUEÑO Y N.A.W.S.C. HAN HECHO UN CONTRATO EN CUAL N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE 12" A LADO OESTE DE LA CALLE TOWER ROAD Y UNA LINEA DE 8" A LADO NORTE DE LA CALLE IOWA ROAD CORRIENDO DENTRE DE UN DERECHO DE PASO DE 15' QUE LE PERTENECE A N.A.W.S.C. DE ESTA LINEA YA MENCIONADA DE 12" SE INSTALARA UNA NUEVA LINEA DE 8 PULGADAS A LADO NORTE DE LA CALLE SOUTH TRAIL DRIVE Y OTRA LINEA DE 8" QUE SE INSTALARA A LADO OESTE DE LA CALLE SPRING CON DIRECCION NORTE Y SUR CONECTANDO AL SISTEMA EXISTENTE DE LA SUBDIVISION TOWER TRAILS Y LA CALLE IOWA ROAD.

**DISTRIBUCION DE AGUA PARA LAS BRISAS HEIGHTS SUBDIVISION CONSISTE EN SEIS (6) LINEAS DE 3/4" SERVICIO TREINTA Y OCHO (38) LINEAS DE 1" DIAMETRO DE SERVICIO DUALES CUALES TERMINAN EN LAS CAJAS DEL MEDIDOR CON CANDADOS DE CADA SOLAR. LAS LINEAS DE SERVICIO DUALES Y SENCILLAS DE 3/4" Y LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$ O \$ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ , DE ACUERDO AL CONTRATO DE LA CARTA DE 30 AÑOS LA CUAL CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 2 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO INDIVIDUAL DE \$ A UN COSTO TOTAL DE \$ . 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.**

**DRENAJE, DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION**  
 SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. JOSE A. GONZALEZ EVALUADOR DE SUELOS REG.# 12258 EH AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

**CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON 8 EXCAVACIONES DE EVALUACION DE SUELO EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.**

**EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1,200.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$76,800.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DEL SISTEMA DE FOSAS SEPTICAS.**

**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:

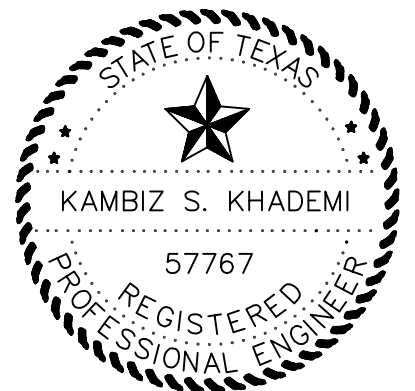
**AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ O \$ POR LOTE**

**DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,200.00 POR SISTEMA A UN COSTO TOTAL DE \$76,800.00 TODA LA SUBDIVISION.**

**ENGINEER CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND 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 \$ WHICH EQUALS TO \$ PER LOT.**

**SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$1,200.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$76,800.00 FOR THE ENTIRE SUBDIVISION.**



KAMBIZ S. KHADEMI, PE DATE  
 P.E. # 57767

**K K Engineering Consultant**  
 GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES  
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 (946) 630-2125  
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 P.O. BOX 3422

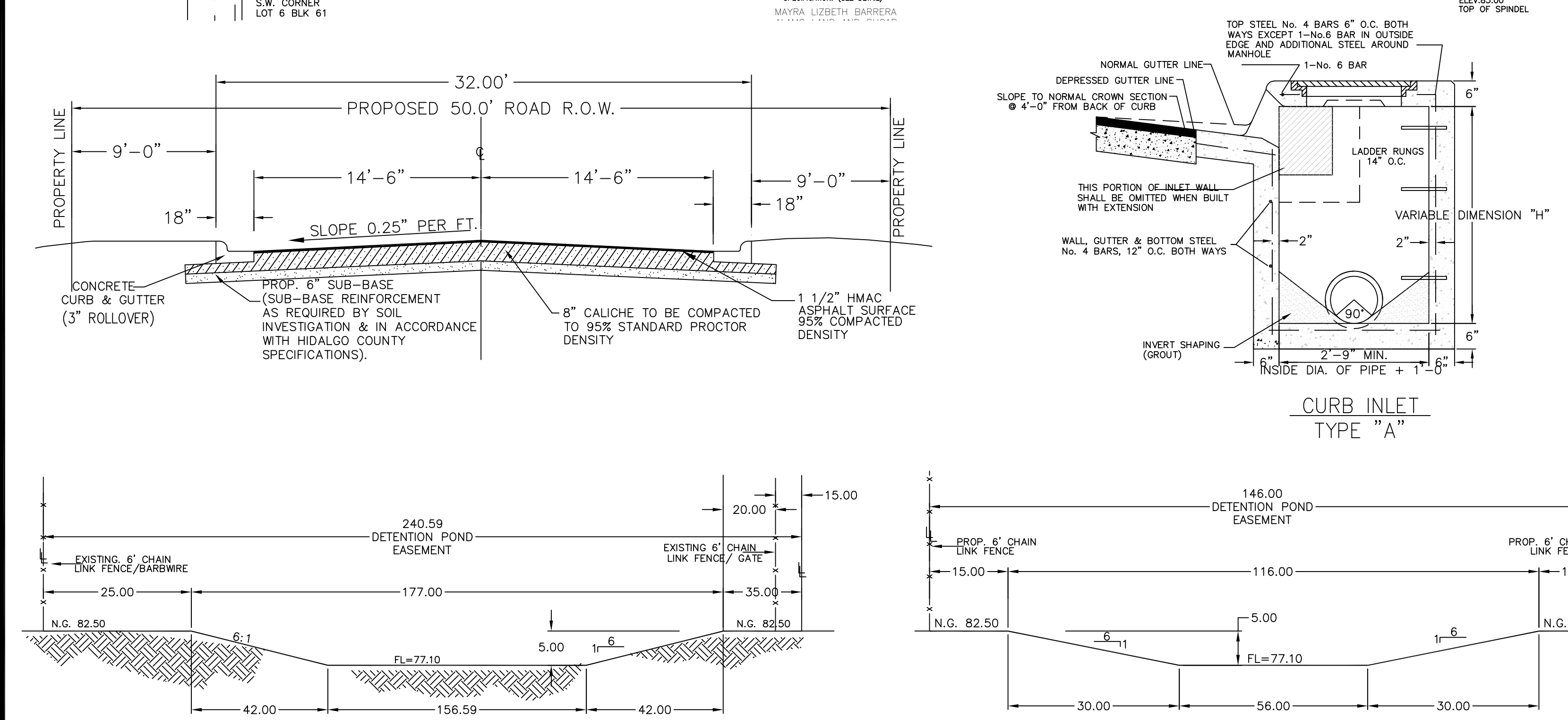
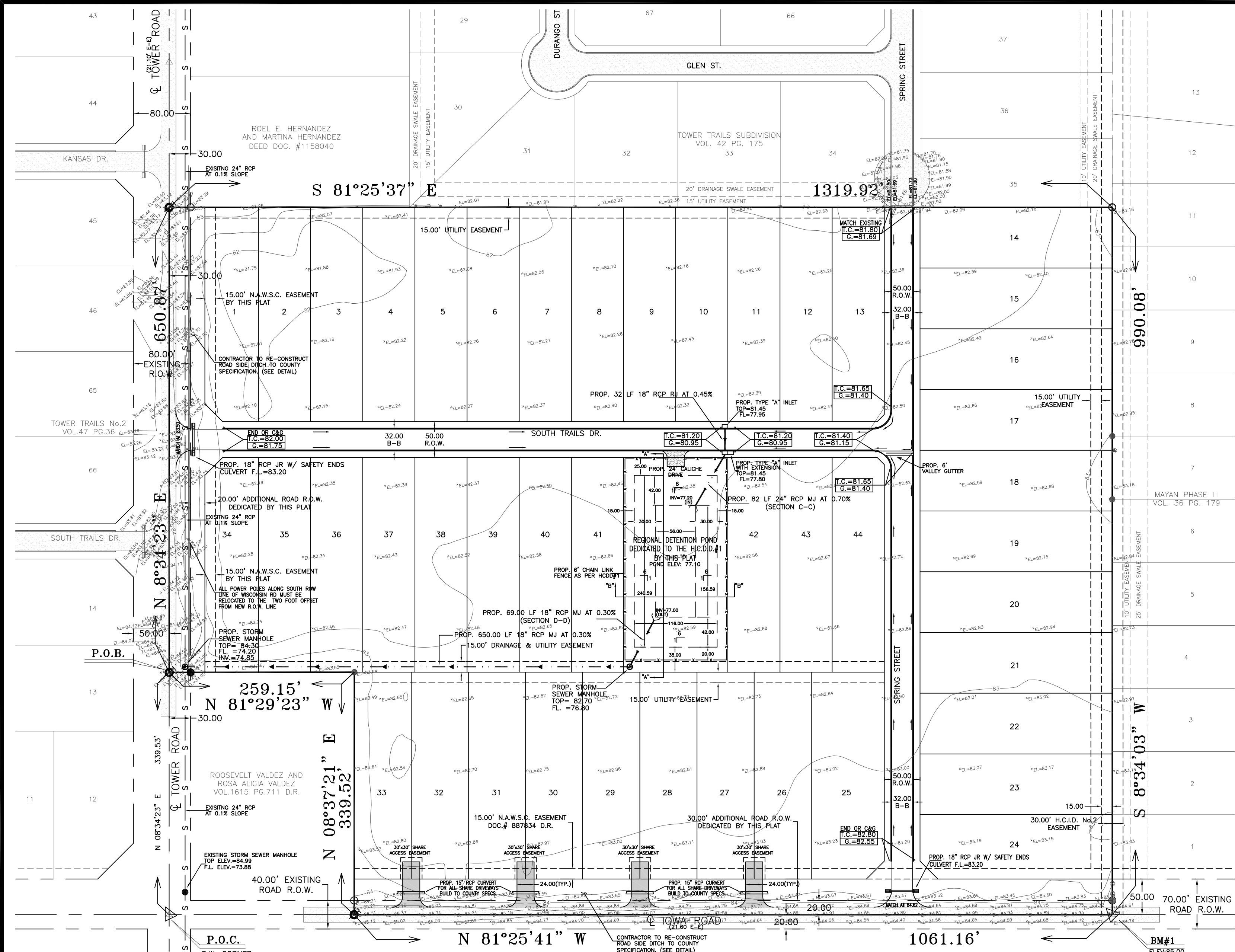
DRAWING DATE: DECEMBER, 2014  
 RELEASE DATE:  
 DESIGNED BY: K.K.  
 DRAWN BY: F.D.  
 CHECKED BY: K.K.  
 UPDATED DWG. BY:  
 SCALE: 1" = 100'

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KAMBIZ S. KHADEMI, P.E. 57767 DECEMBER/2014 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

LAS BRISAS HEIGHTS SUBDIVISION  
 HIDALGO COUNTY  
 Pct. 4

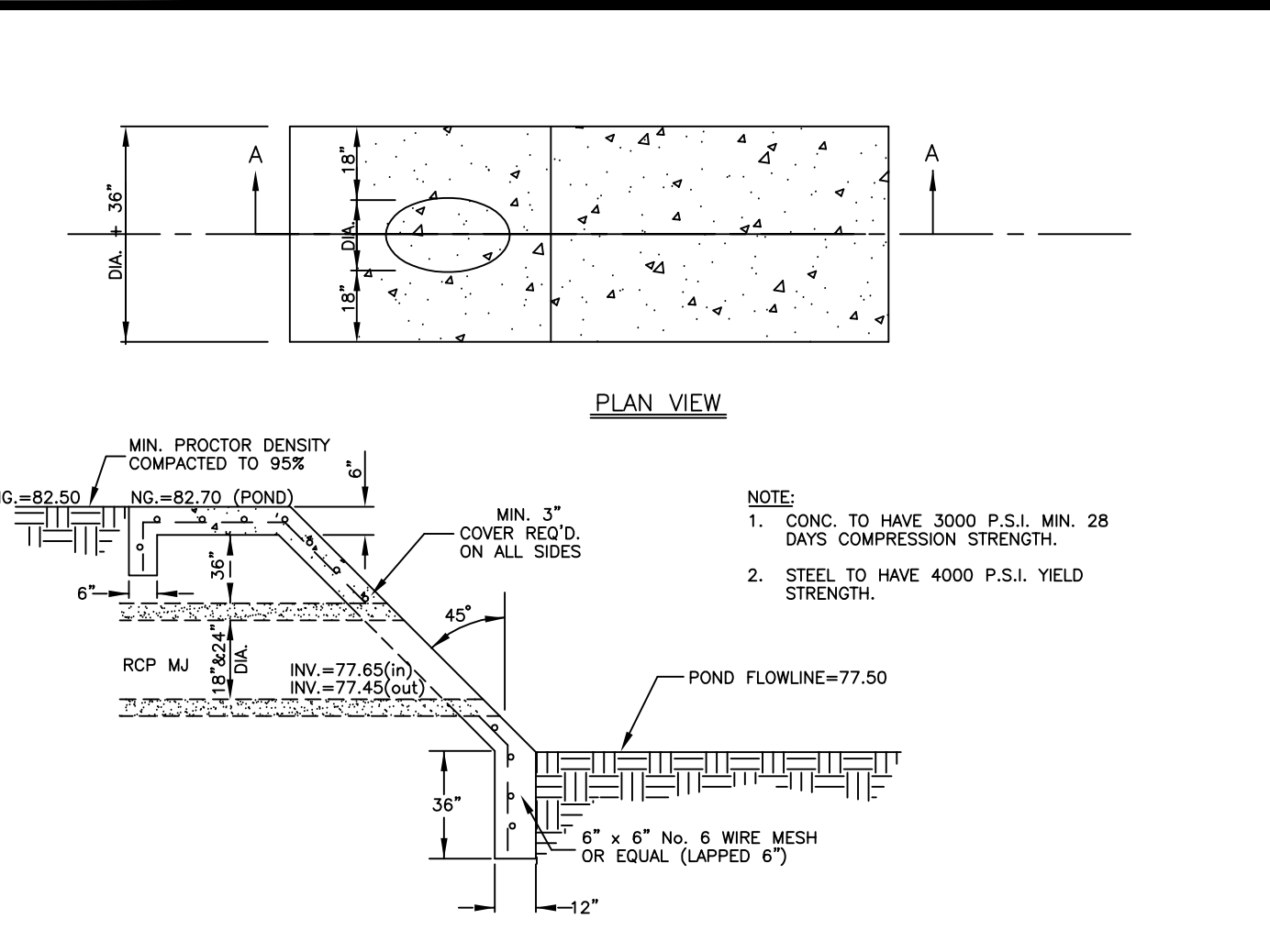
EXISTING TOPO AND PROPOSED WATER IMPROVEMENTS (N.A.W.S.C.) AND SEPTIC TANKS  
 LAS BRISAS HEIGHTS, L.P.

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 File Name: SEPTIC & WATER  
 SHEET 2 OF 3

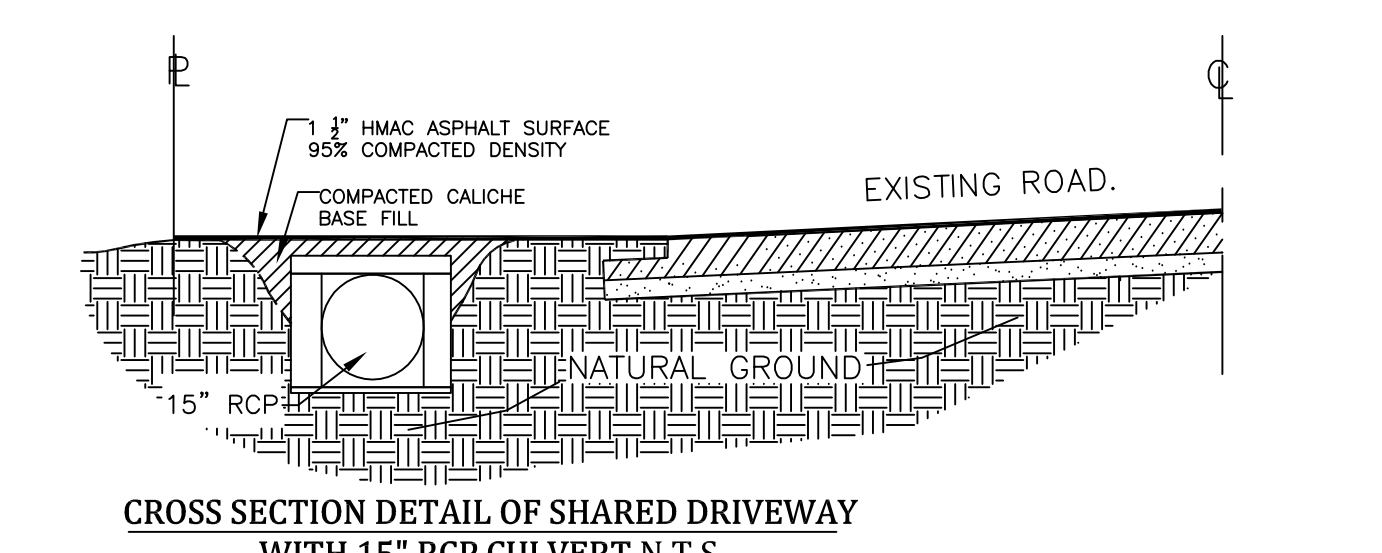


CROSS SECTION A-A DETAIL  
N.T.S.

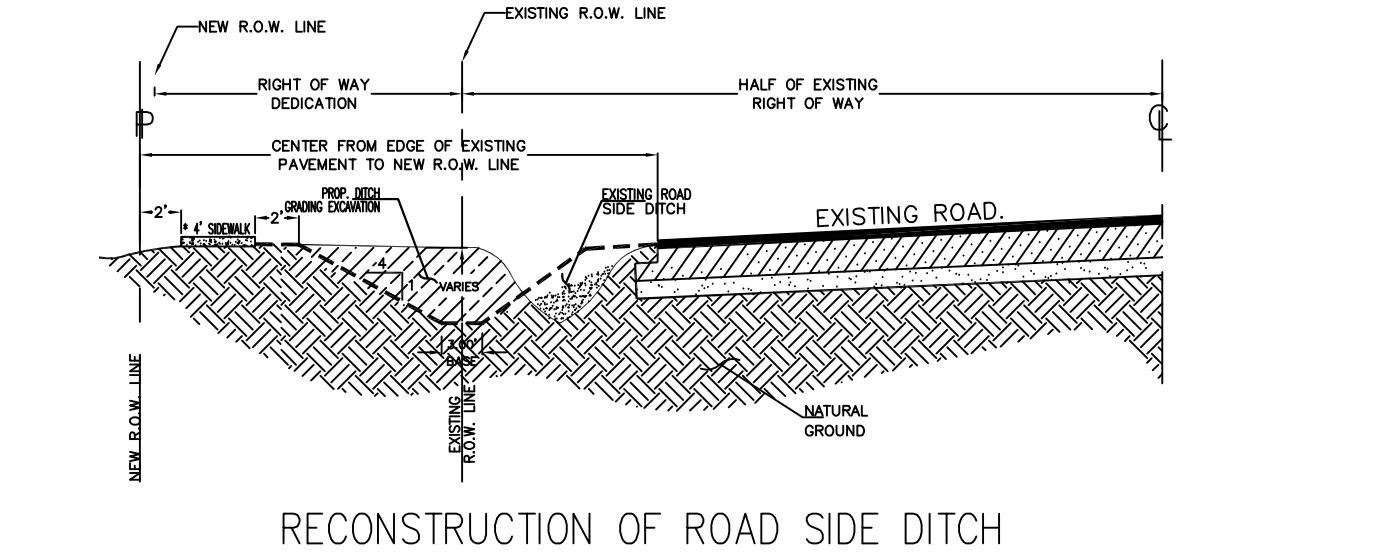
CROSS SECTION B-B DETAIL  
N.T.S.



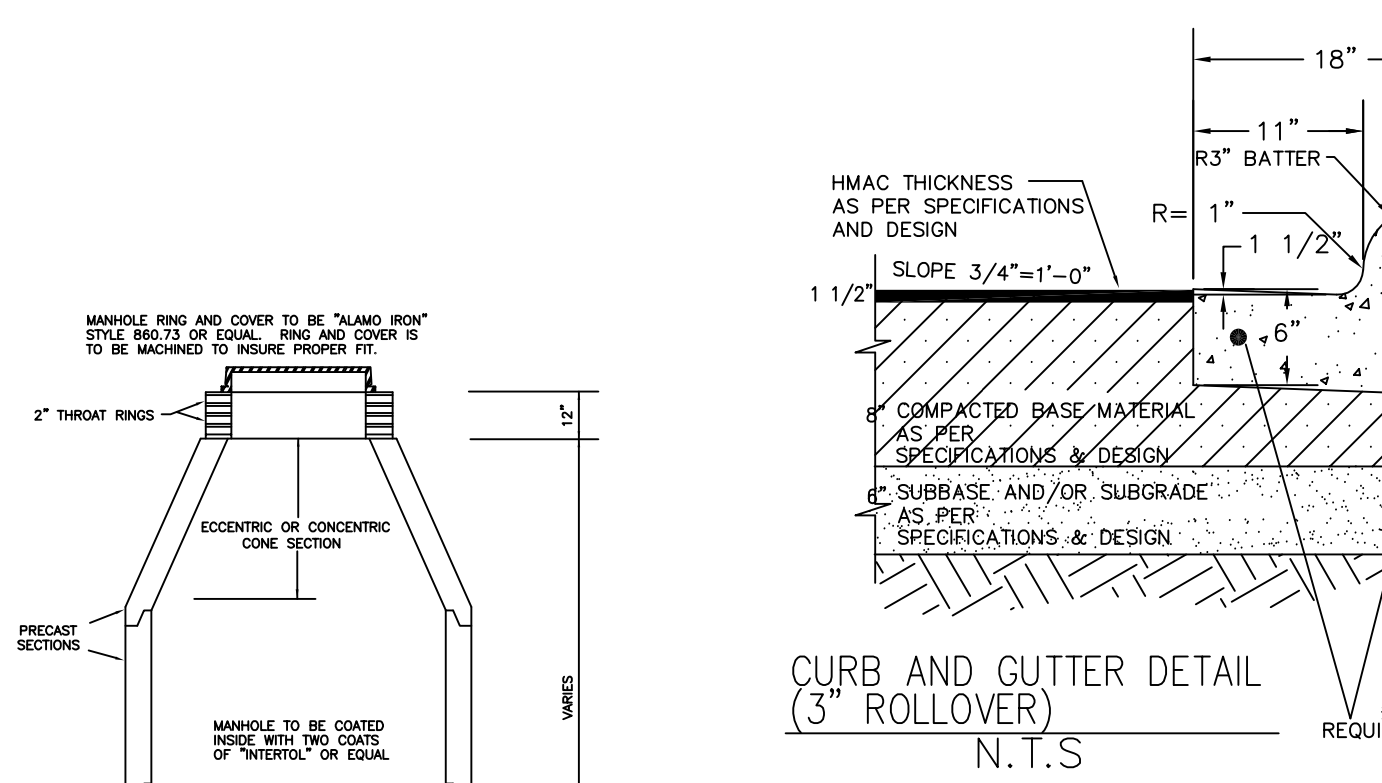
LAS BRISAS HEIGHTS SUBD. DETENTION POND RIP-RAP



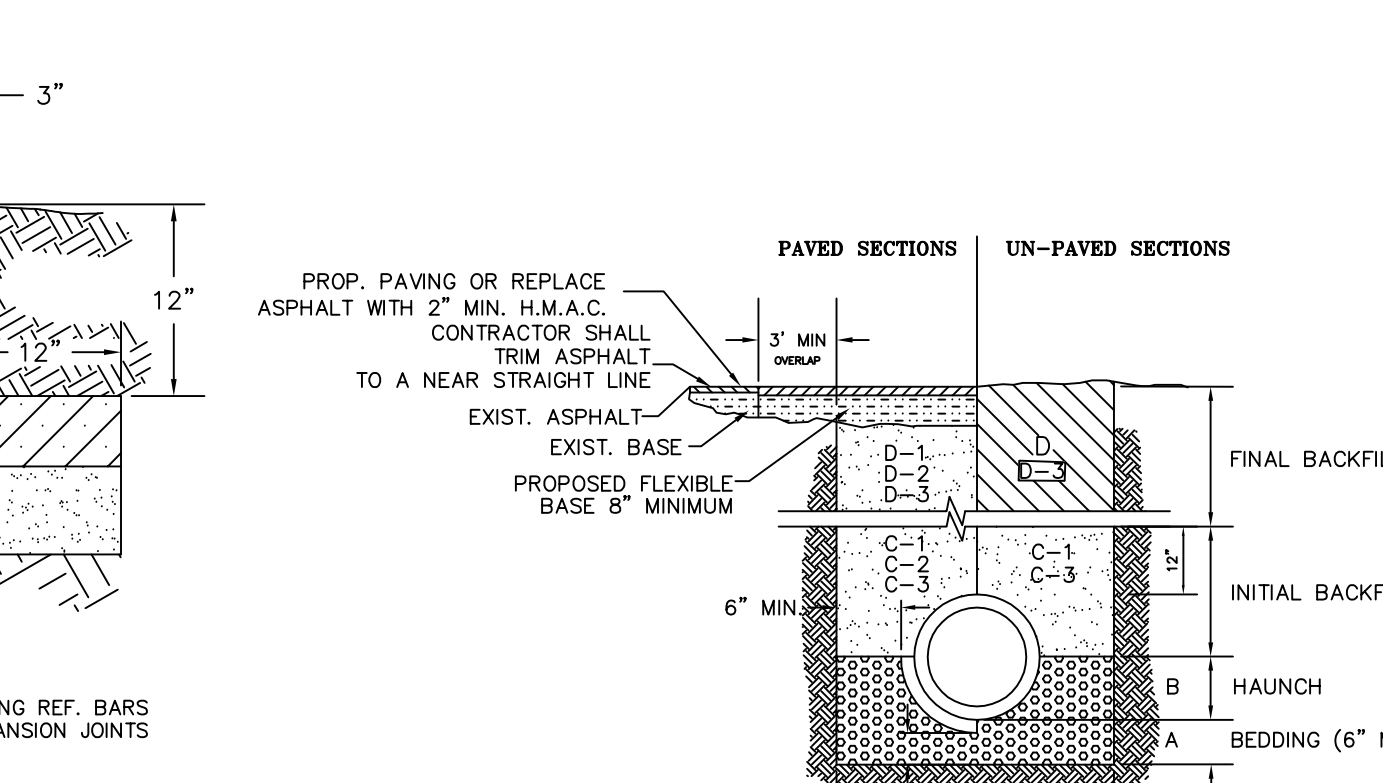
CROSS SECTION DETAIL OF SHARED DRIVEWAY WITH 15' RCP CULVERT N.T.S.



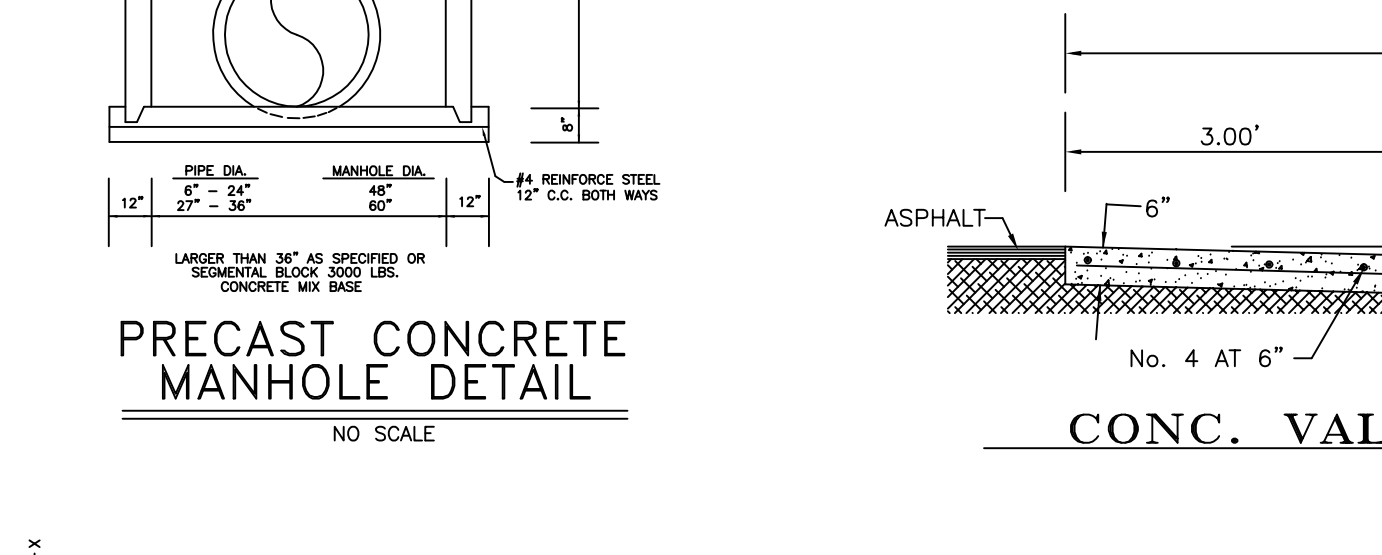
RECONSTRUCTION OF ROAD SIDE DITCH WITH SIDEWALK TO BE LOCATED WHEN REQUIRED.



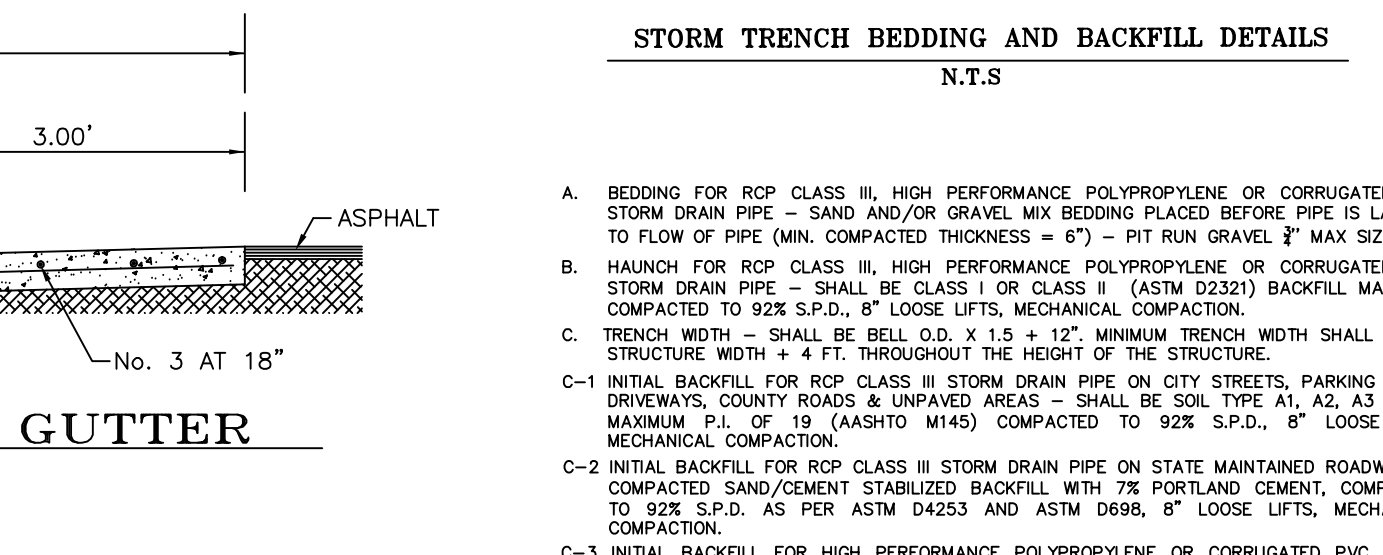
CURB AND GUTTER DETAIL (3' ROLLOVER) N.T.S.



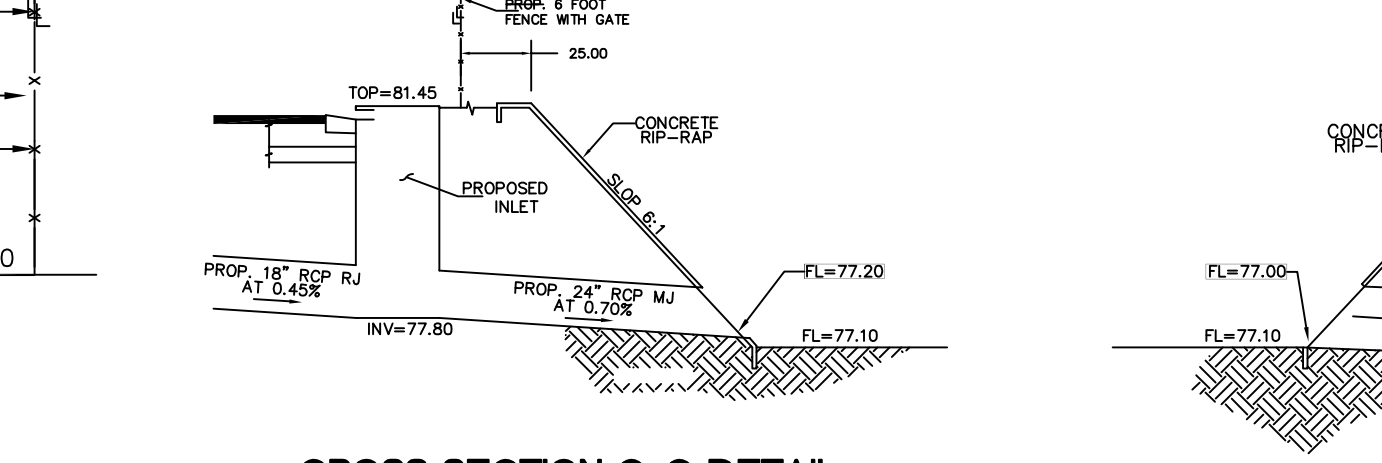
STORM TRENCH BEDDING AND BACKFILL DETAILS N.T.S.



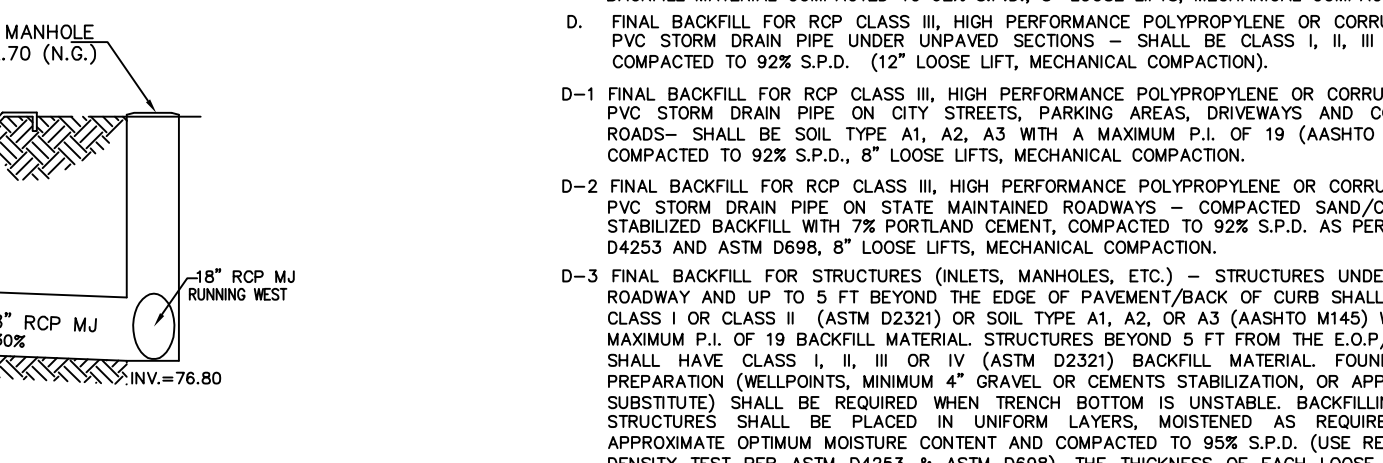
PRECAST CONCRETE MANHOLE DETAIL NO SCALE



CONC. VALLEY GUTTER N.T.S.



CROSS SECTION C-C DETAIL N.T.S.



CROSS SECTION D-D DETAIL N.T.S.

THE REFERENCED SUBDIVISION IS A 327.98-ACTRACT OF LAND LOCATED ON THE NORTH EAST CORNER OF IOWA AND TOWER ROADS. THIS AREA IS IN THE 5 MILE ETJ OF CITY OF EDINBURG.

THE PROPOSED USE IS MOSTLY FOR SINGLE-FAMILY RESIDENTIAL LOTS (44). THE NATURAL DRAINAGE IN THE GENERAL AREA IS TO THE WEST INTO THE EXISTING IOWA ROAD SIDE DITCH RUNNING SOUTH INTO EXISTING 24" DRAINAGE PIPE OUT FALLING INTO THE EXISTING DRAINAGE DITCH (H.CID #2). THE EXISTING RUNOFF FROM THE SITE FOR A 10-YEAR STORM IS 11.81 CUBIC FEET PER SECOND. (SEE TABLES I, IA, AND II).

THE PROPOSED DEVELOPMENT (DUE TO LARGE LOTS & SMALL HOMES) WILL VERY SLIGHTLY INCREASE RUNOFF WITHOUT DETENTION TO 15.46 CUBIC FEET PER SECOND BASED ON A 10-YEAR STORM. BASED ON THE COUNTY'S POLICY THAT THERE BE NO ADDITIONAL RUNOFF FROM A 10-YEAR STORM, A 42,242 CUBIC FEET (0.97 ACRE-Feet) OF DETENTION IS REQUIRED. A DETENTION POND WILL BE PROVIDED, DEDICATED TO THE COUNTY & SHOWN ON THE PLAT.

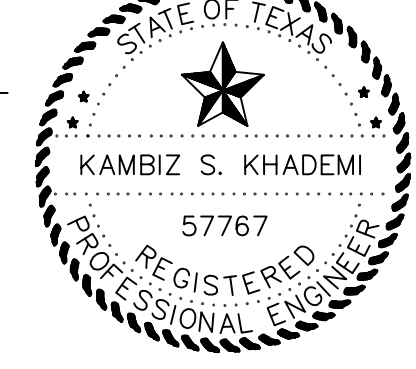
ADDITIONAL DRAINAGE IMPROVEMENTS ARE PROVIDED VIA STREET/GUTTER POSITIVE FLOW WITH CURB INLETS AND 24" R.C.P. AS WELL AS AN 18" R.C.P. RESTRICTED OUTFALL CONNECTING TO THE EXISTING 24" DRAINAGE PIPE, ALONG THE EAST SIDE OF IOWA ROAD.

FLOOR ELEV. (SEE PLAT NOTE) WILL BE SET ABOVE THE 100 YR. FLOOD. THIS SUBD. IS IN ZONE "C" FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.480334 0425 C REVISED NOV. 16, 1982.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION IS LOCATED IN ZONE "C" AREAS OF MINIMAL FLOODING (NO SHADING), COMMUNITY PANEL NO. 480334 0425 C REVISED NOVEMBER 6, 1982.

KAMBIZ S. KHADEMI DATE  
P.E. 5767



BY: \_\_\_\_\_ DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

DESIGNED BY: K.K.  
DRAWN BY: F.D.  
CHECKED BY: K.K.  
UPDATED DWG. BY: \_\_\_\_\_  
SCALE: 1" = 100'

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY \_\_\_\_\_ DECEMBER 2014 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

LAS BRISAS HEIGHTS SUBDIVISION  
HIDALGO COUNTY  
Pct. 4

EXISTING TOPO AND PROPOSED PAVING, STORM DRAINAGE AND DETENTION POND  
LAS BRISAS HEIGHTS, L.P.

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File Name: PAVING & DRAINAGE  
SHEET 3 OF 3

