



# HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 03-03-2015

PROPOSED LOS FELIZ PHASE 2 SUBDIVISION, PRECINCT No. 4 .

ENGINEER FIRM: QUINTANILLA, HEADLEY & ASSOC. DEVELOPER: FORREST N. RUNNELS JR.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE  
NUMBER OF LOTS: 38  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

LOCATION DESCRIPTION: ½ mile North of Mile 22 ½ Rd, East side of Brushline Rd.  
SUBDIVISION LIES WITHIN THE:  The Rural Area of the County.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 01-21-15 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.  
Detention will be accommodated by drainage swales which will be located at the rear of each lot which is the natraul low area of the subdivision.  
DRAINAGE DESIGN: Detention will be accommodated by drainage swales which will be located at the rear of each lot which is the natraul low area of the subdivision.

ROAD R.O.W. DEDICATION: 30 ft. to Brushline Rd  
H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-28-15 By, Joe Ochoa PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 02-04-15 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: East side of Brushline Rd.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 02-02-15 ; By Martin Ramirez, Envirmental Compliance Coordinator

**SMALL CONSTRUCTION**

*The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.*

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:  
VARIANCE REQUEST ON:

Hidalgo County Subdivision Rules Appendix 9.E; County details and specifications, Plate 9.13 Rural Section Arterial Street.

STAFF RECOMMENDS:  Staff Recommending No Action  
 Preliminary Approval with Variance Request *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.*

\*

SUBDIVISION PLAT OF:  
**LOS FELIZ SUBDIVISION PHASE II**

A 139.92 ACRE TRACT OF LAND OUT OF SHARE "C" OF THE PARTITION OF SHARE No.5 LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2282805, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**

A 139.92 ACRE TRACT OF LAND OUT OF SHARE "C" OF THE PARTITION OF SHARE No.5 LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2282805, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE WEST RIGHT OF WAY LINE OF BRUSHLINE ROAD FOR THE SOUTHWEST CORNER OF LOS FELIZ SUBDIVISION PHASE I (RECORDED IN INSTRUMENT NUMBER 2391858, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 78°43'53" W, 3,694.27 FEET AND N 09°11'20" E, 3,027.50 FEET FROM THE SOUTHEAST CORNER OF SHARE "C".

THENCE: N 09°11'20" E, ALONG THE WEST RIGHT OF WAY LINE OF BRUSHLINE ROAD, A DISTANCE OF 3,944.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THE TEXAS REGIONAL BANK, AS SUCCESSOR CUSTODIAN FOR RICHARD W. RUPPERT AND CARROLL W. RUPPERT TRACT (THE WEST 1/2 OF LOTS 8, 9 AND 10, SHARE "B" IN ORIGINAL SHARE OF THE PARTITION OF LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO SPECIAL WARRANTY DEED RECORDED IN COUNTY CLERK'S DOCUMENT NUMBER 2554344, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 78°59'17" E, ALONG THE SOUTH LINE OF THE TEXAS REGIONAL BANK, AS SUCCESSOR CUSTODIAN FOR RICHARD W. RUPPERT AND CARROLL W. RUPPERT TRACT, PASSING AT 400.00 FEET THE EAST RIGHT OF WAY LINE OF BRUSHLINE ROAD, A TOTAL DISTANCE OF 1,552.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THE KATHRYN L. EAST TRACT (A 98.20 ACRE TRACT OUT OF SHARE "C" OF THE RESUBDIVISION OF SHARE No.5, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN COUNTY CLERK'S DOCUMENT NUMBER 1561629, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE THE NORTH-EAST CORNER OF THIS TRACT.

THENCE: S 09°01'21" W, ALONG THE WEST LINE OF THE KATHRYN L. EAST TRACT, A DISTANCE OF 3,885.82 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF LOS FELIZ SUBDIVISION PHASE I AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 80°48'40" W, ALONG THE NORTH LINE OF LOS FELIZ SUBDIVISION PHASE I, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE EAST RIGHT OF WAY LINE OF BRUSHLINE ROAD, A TOTAL DISTANCE OF 1,582.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 139.92 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH LOS FELIZ SUBDIVISION PHASE I, RECORDED IN INSTRUMENT NUMBER 2391858, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**STATE OF TEXAS  
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 4856

1-9-15  
DATE

**PLAT NOTES AND RESTRICTIONS:**

1.- FLOOD ZONE DESIGNATION: ZONE "X"  
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

COMMUNITY-PANEL NUMBER 480334 0325 D - REVISED TO REFLECT LOMR  
MAP REVISED: MAY 17, 2001

2.- MINIMUM FINISH FLOOR NOTE:  
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE 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. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

3.- LEGEND: ● - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.

4.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

5.- SETBACKS:  
FRONT 50.00 FEET  
REAR 15.00 FEET  
SIDE 6.00 FEET  
CORNER SIDE 15.00 FEET  
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.

6.- 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 MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

7.- 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 2,192,727.73 CUBIC FEET (5.23 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. 5.

8.- BENCHMARK NOTE:  
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
B.M. No.1- ELEV= , 1/2" IRON ROD ON THE SOUTHWEST CORNER OF THE SUBDIVISION. N.A.V.D. 88 DATUM.

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.- DRAINAGE SWALE EASEMENTS NOTE:  
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALE OR UTILITY EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES.

11.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE:  
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL THE LOTS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

CWL LIMITED  
BY: THREE LLC  
IT'S: GENERAL PARTNER  
12.- BY: FORREST N. RUNNELS JR., VICE-PRESIDENT, THE OWNER & SUBDIVIDER OF LOS FELIZ SUBDIVISION PHASE II  
RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 4 OF THIS PLAT.

13.- 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.

14.- 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 SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL/MULTIFAMILY USE.  
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 AUTHORIZED DEPARTMENT.  
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPT 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 OCCUPYING A LOT.

15.- ALL LOTS IN LOS FELIZ SUBDIVISION PHASE II ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN LOS FELIZ SUBDIVISION PHASE II TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF LOS FELIZ SUBDIVISION PHASE II THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS ("COUNTY"), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 ("DRAINAGE DISTRICT") MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND / OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND / OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING LOS FELIZ SUBDIVISION PHASE II BECAUSE OF AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATION, IS FULLY OPERATIONAL AND ACTUALLY SERVICING ALL THE LOTS IN LOS FELIZ SUBDIVISION PHASE II, THE COUNTY AND DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN LOS FELIZ SUBDIVISION PHASE II ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY) TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AND INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

16.- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF DRIVEWAY CULVERT PIPE, OF NO LESS THE 15" IN DIAMETER AND 24' IN LENGTH BY DEVELOPER.

**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 paid by North Adams 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 thereafter 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 of 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 relocate 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

\_\_\_\_\_, 20\_\_\_\_

CWL LIMITED  
BY: THREE LLC  
IT'S: GENERAL PARTNER  
BY: FORREST N. RUNNELS JR., VICE-PRESIDENT  
P.O. BOX 118  
EDINBURG, TEXAS. 78540

**HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL**

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS FELIZ SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**INDEX OF SHEETS**

- SHEET 1.- HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, DESCRIPTION (METES AND BOUNDS), ENGINEER'S & SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, COUNTY JUDGE CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, H.C.D.D. No. 1 CERTIFICATION, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, REVISION NOTES
- SHEET 2.- MAP: LOT, STREETS, AND EASEMENT LAYOUT, HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: ENGINEER'S & SURVEYOR'S CERTIFICATION: REVISION NOTES
- SHEET 3.- MAP: LOT, STREETS, AND EASEMENT LAYOUT, HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: ENGINEER'S & SURVEYOR'S CERTIFICATION: REVISION NOTES
- SHEET 4.- MAP OF WATER DISTRIBUTION SYSTEM, MAP OF TOPOGRAPHY AND DRAINAGE, COUNTY CLERK'S RECORDING CERTIFICATE, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE WITH ENGINEER'S CERTIFICATION, CONSTRUCTION DETAILS, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

I, FORREST N. RUNNELS JR., VICE-PRESIDENT \_\_\_\_\_, AS OWNER OF THE 139.92 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOS FELIZ SUBDIVISION PHASE II, HEREBY SUBDIVIDE 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 ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

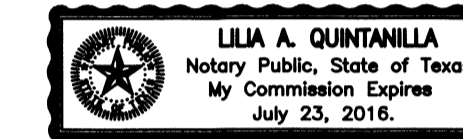
CWL LIMITED \_\_\_\_\_ DATE \_\_\_\_\_  
BY: THREE LLC  
IT'S: GENERAL PARTNER  
BY: FORREST N. RUNNELS JR., VICE-PRESIDENT  
P.O. BOX 118  
EDINBURG, TEXAS. 78540

**STATE OF TEXAS  
COUNTY OF HIDALGO**

BEFORE ME, the undersigned notary public, on this day personally appeared  
FORREST N. RUNNELS JR., VICE-PRESIDENT

proved to me through his Texas Department of Public 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 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\_\_\_\_.



LILIA A. QUINTANILLA- NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LOS FELIZ SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, \_\_\_\_\_.

Hidalgo County Judge \_\_\_\_\_ Date \_\_\_\_\_  
ATTEST: Hidalgo County Clerk \_\_\_\_\_ Date \_\_\_\_\_

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 NO. 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: \_\_\_\_\_

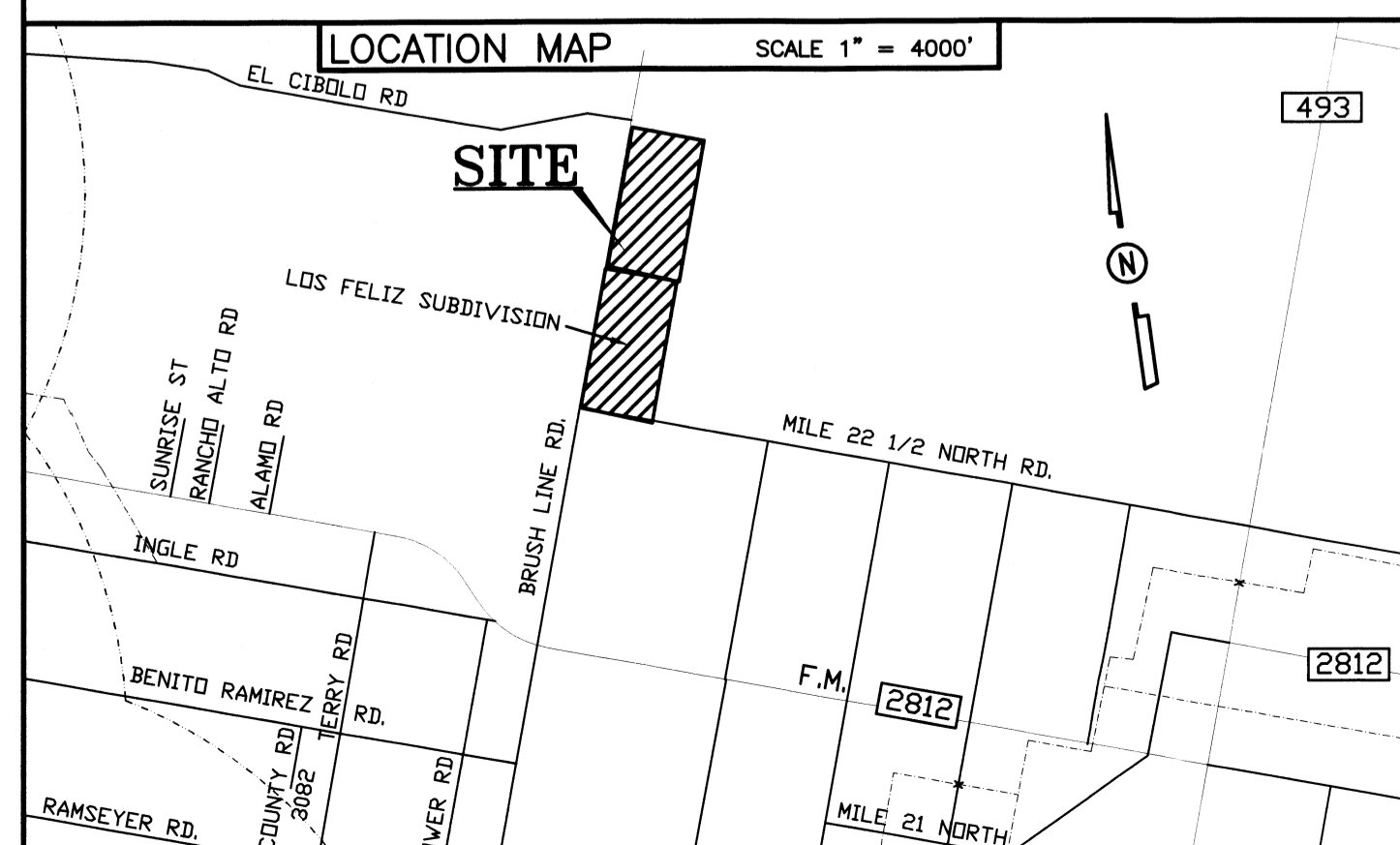
**STATE OF TEXAS  
COUNTY OF HIDALGO**

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.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 9534  
DATE 1-19-15

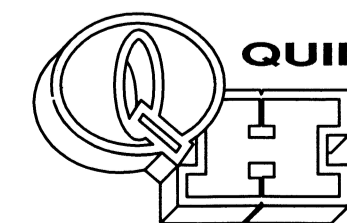
REVISION NOTES			
No.	Sheet	REVISION	Approved



**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**

LOS FELIZ SUBDIVISION PHASE II, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE NORTHEAST CORNER OF THE INTERSECTION OF BRUSHLINE ROAD AND MILE 22 1/2 NORTH 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). LOS FELIZ SUBDIVISION PHASE II, LIES APPROXIMATELY 3.40 MILES FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S TWO-MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PRECINCT No. 4.

PRINCIPAL CONTACTS:	Name	Address	City & Zip	Phone	Fax
FORREST N. RUNNELS JR.	VICE-PRESIDENT OF CWL LIMITED	P.O. BOX 118	EDINBURG, TX 78540	(956)383-7032	(956)383-0660
OWNER:	GENERAL PARTNER OF THREE LLC	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
ENGINEER:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527



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

CONSULTING ENGINEERS • LAND SURVEYORS  
124 E. STUBBS ST. PHONE 956-381-6480  
EDINBURG, TEXAS 78539 956-381-0527  
REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM

DATE OF PREPARATION: 1-9-2014

FILENAME	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBD\HIDALGO CO\LOS FELIZ\INPLAT	Jan. 9, 2014	M. GONZALEZ	
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

**SHEET NO.  
1 OF 4**

SANTA CRUZ RANCHES No. 1,  
RECORDED IN VOLUME 45, PAGE 71,  
MAP RECORDS, HIDALGO COUNTY, TEXAS.

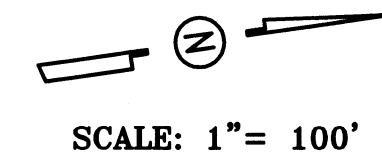
2  
N 09°11'20" E 3027.50'  
15" RCP

FND. 1/2" x 24"  
IRON ROD WITH  
PLASTIC CAP  
STAMPED RPLS 4856

N 09°11'20" E

WEST R.O.W. LINE  
EAST LINE OF TRACT 156

3944.21'



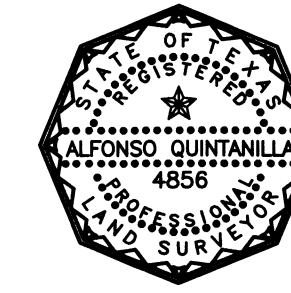
SCALE: 1" = 100'

SUBDIVISION PLAT OF:  
**LOS FELIZ SUBDIVISION PHASE II**

A 139.92 ACRE TRACT OF LAND OUT OF SHARE "C" OF THE PARTITION OF SHARE No.5 LAS MESTERAS GRANT, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2282805, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 4856

1-9-15  
DATE

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.



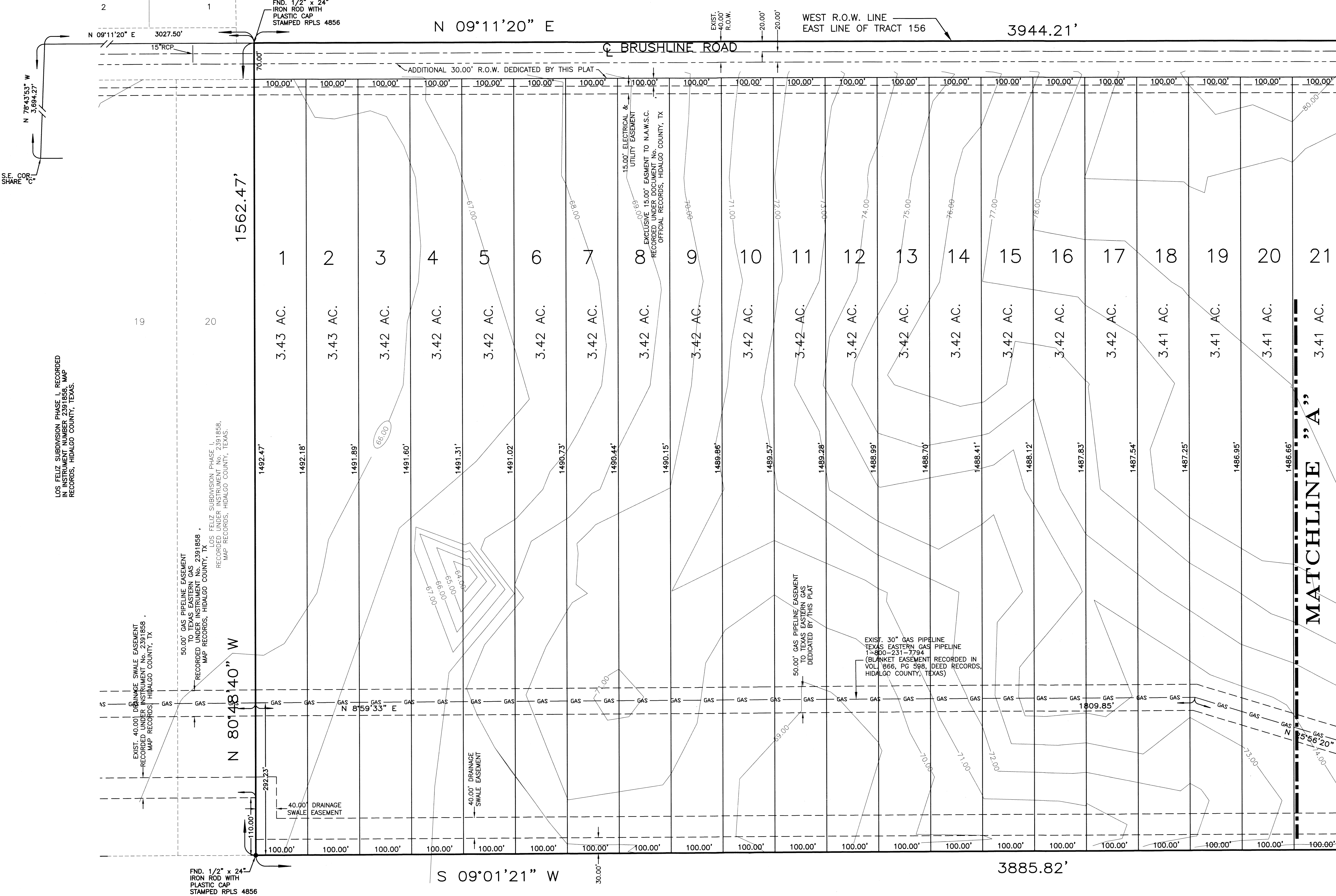
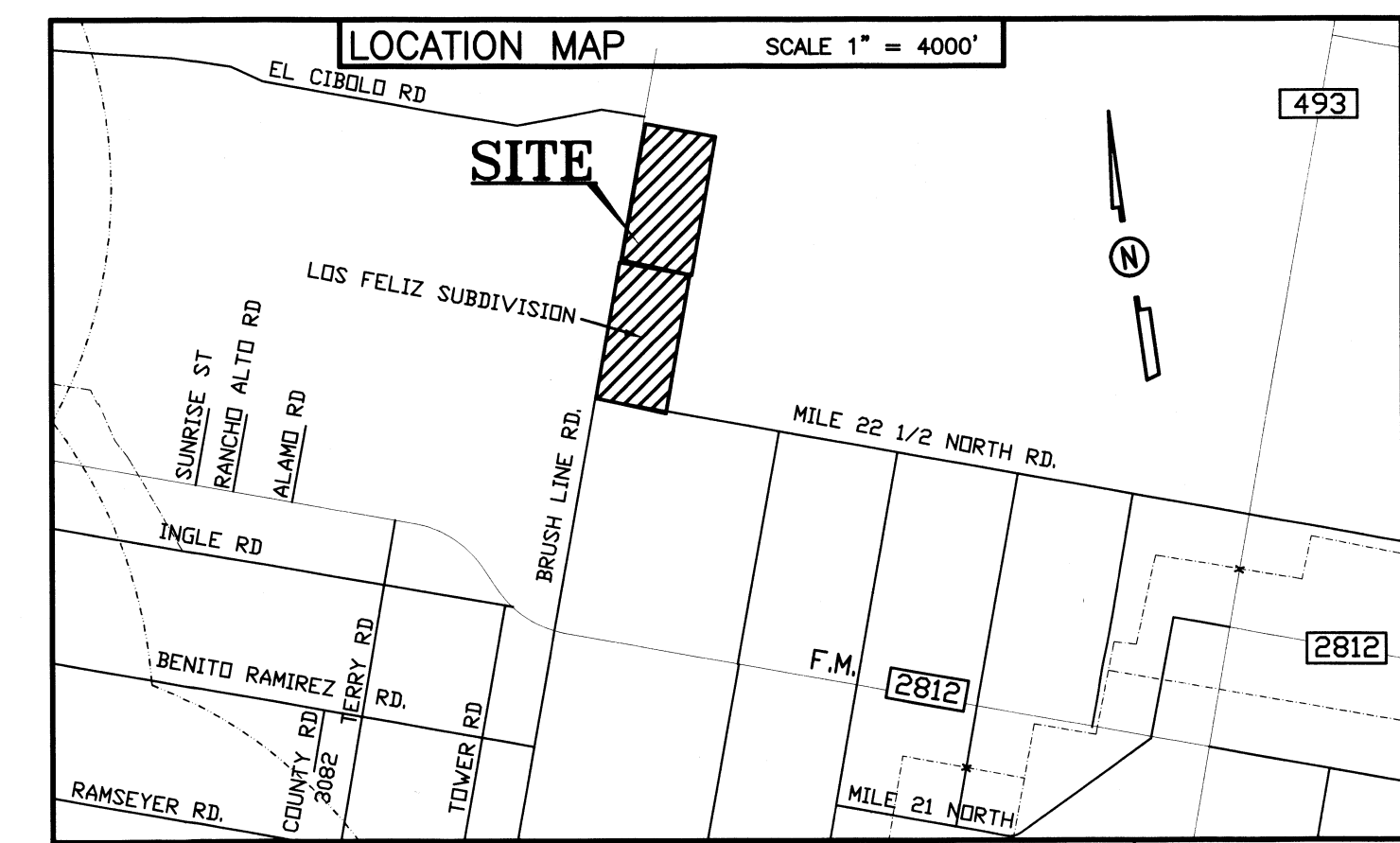
*Alfonso Quintanilla P.E.*  
ALFONSO QUINTANILLA  
P.E. No. 9654

1-19-15  
DATE



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



THE KATHRYN L. EAST TRACT:  
A 98.20 ACRE TRACT OUT OF SHARE "C" OF THE PARTITION OF SHARE No.5,  
LAS MESTERAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED  
WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER  
1561629, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

PRINCIPAL CONTACTS:

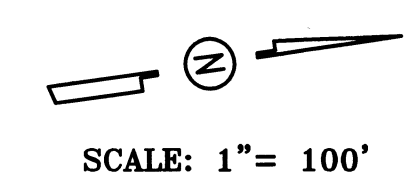
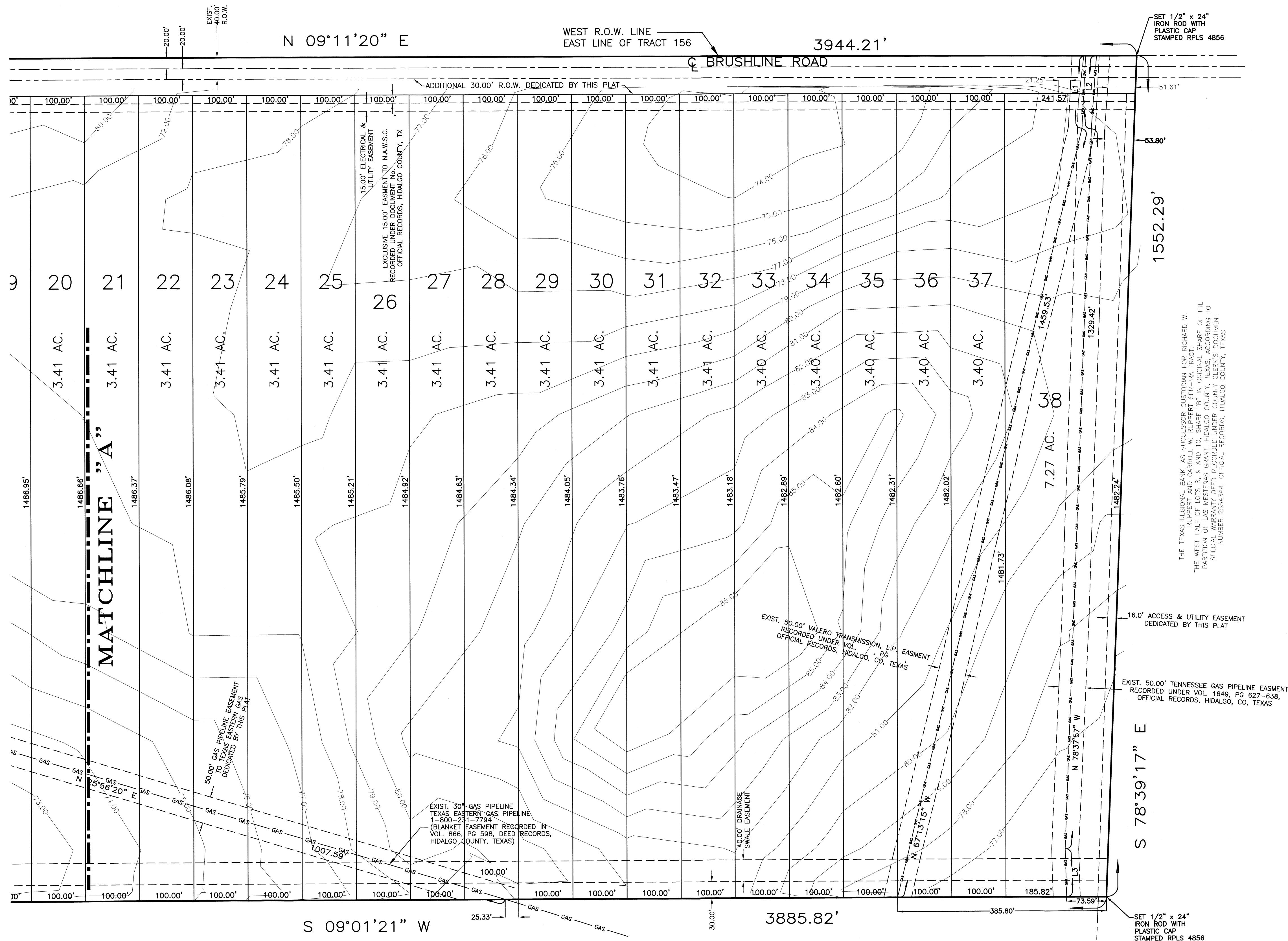
Name	Address	City & Zip	Phone	Fax
OWNER: EIA PROPERTIES, LTD BY EIA MANAGEMENT, LLC CULLEN R. LOONEY, PRESIDENT	506 E. CANTON ROAD	EDINBURG, TX 78539	(956)383-1341	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS LAND SURVEYORS  
124 E. STUBBS ST. PHONE 956-381-6480  
EDINBURG, TEXAS 78539 FAX 956-381-0527  
REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM

DATE OF PREPARATION: 1-9-2014

FILENAME: F:\DATA\SUBD\HIDALGO CO\LOS FELIZ II\PLAT	DATE PREPARED: 1-9-2014	PREPARED BY: M. GONZALEZ	CHECKED BY: _____	APPROVED BY: _____
	DATE REVISED: _____	REVISED BY: _____	CHECKED BY: _____	APPROVED BY: _____

SHEET NO.  
2 OF 4



SCALE: 1" = 100'

SUBDIVISION PLAT OF:  
**LOS FELIZ SUBDIVISION PHASE II**  
 A 139.92 ACRE TRACT OF LAND OUT OF SHARE "C" OF THE PARTITION OF SHARE No.5 LAS MESTERAS GRANT, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2282805, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 R.P.L.S. No. 4856  
 1-9-15  
 DATE

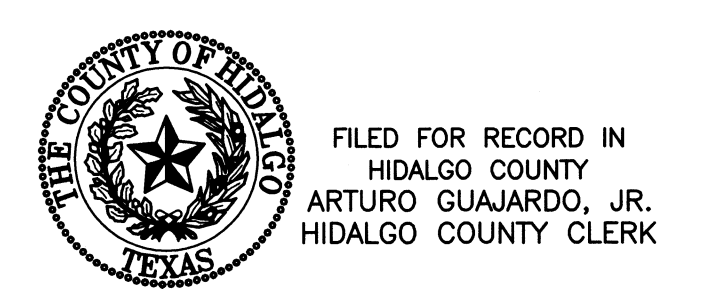
STATE OF TEXAS  
 COUNTY OF HIDALGO

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.

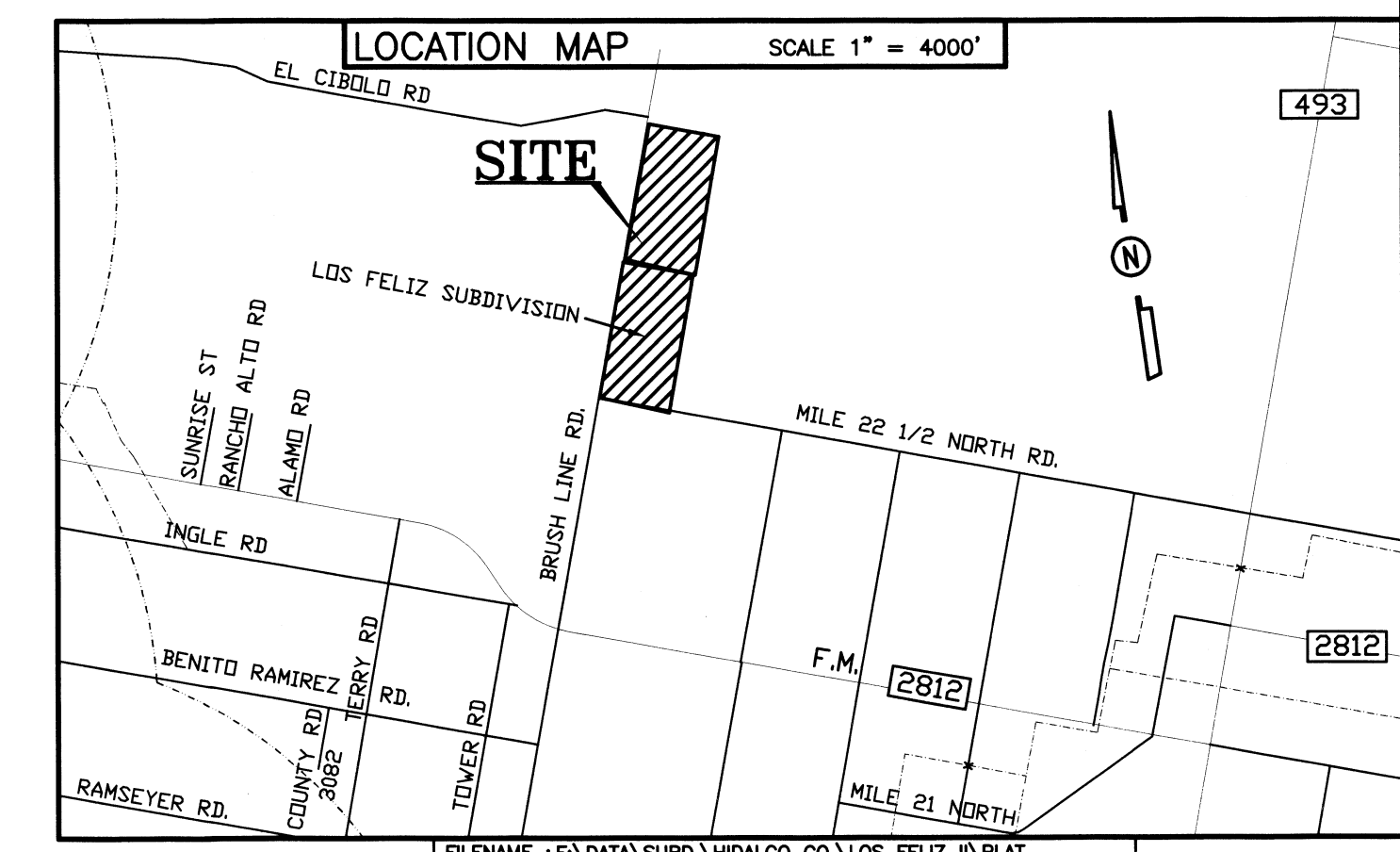


*Alfonso Quintanilla P.E.*  
 ALFONSO QUINTANILLA  
 P.E. No. 95534  
 1-19-15  
 DATE

DIMENSIONS DATA		
DATA	BEARING	LENGTH
L1	N 77°49'7" W	133.83'
L2	N 76°44'7" W	135.00'
L3	N 82°24'23" W	88.32'



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



THE KATHRYN L. EAST TRACT:  
 A 98.20 ACRE TRACT OUT OF SHARE "C" OF THE PARTITION OF SHARE No.5, LAS MESTERAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1561629, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
OWNER: EIA PROPERTIES, LTD BY EIA MANAGEMENT, LLC CULLEN R. LOONEY, PRESIDENT	506 E. CANTON ROAD	EDINBURG, TX 78539	(956)383-1341	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480 381-0527	
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480 381-0527	

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS LAND SURVEYORS  
 124 E. STUBBS ST. PHONE 956-381-6480  
 EDINBURG, TEXAS 78539 FAX 956-381-0527  
 REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM

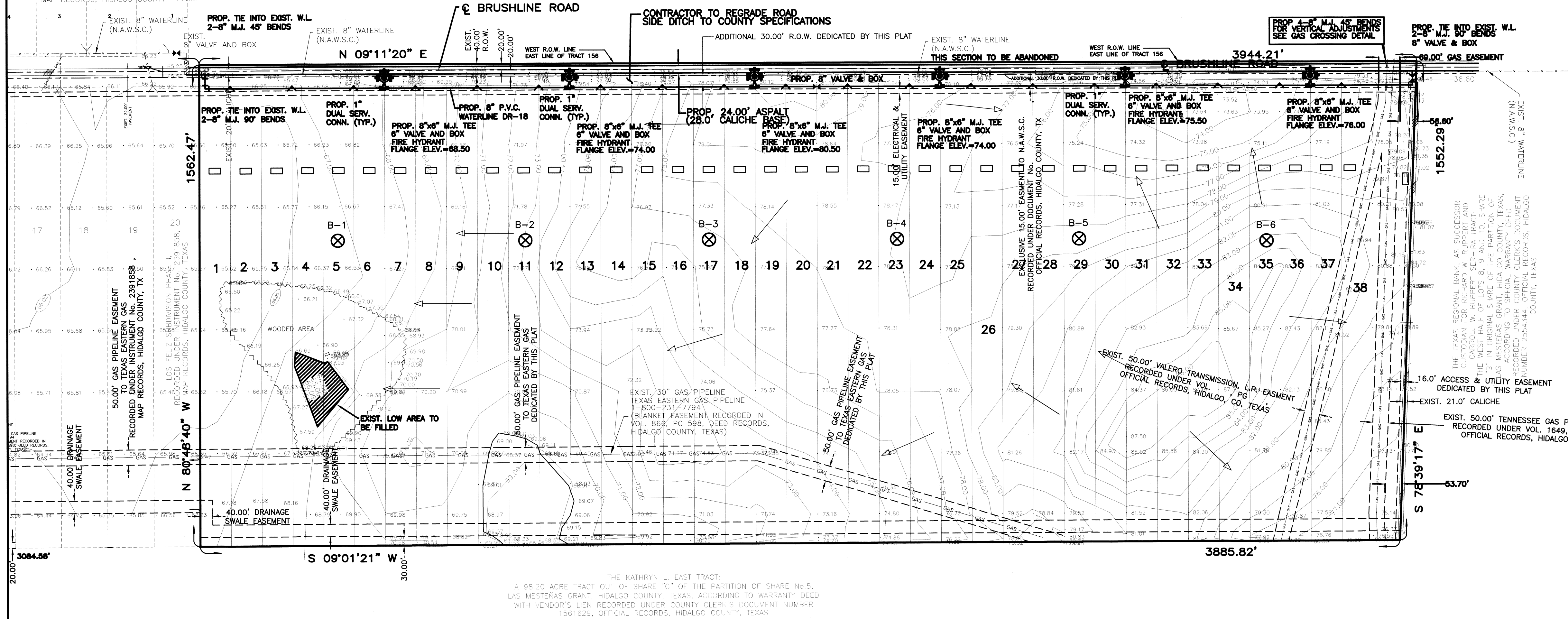
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	SHEET NO. <b>3 OF 4</b>
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	
DATE OF PREPARATION: 1-9-2014				

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

LOS FELIZ SUBDIVISION PHASE II

A 139.92 ACRE TRACT OF LAND OUT OF SHARE "C" OF THE PARTITION OF SHARE No.5 LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1355500, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SCALE: 1" = 200'



DRAINAGE REPORT FOR LOS FELIZ SUBDIVISION PHASE II

Los Feliz Subdivision Phase II is a 139.92 acre out of Share "C" of the Partition of Share No. 5 Las Mestenas Grant, Hidalgo County, Texas, and according to correction deed without warranty recorded under County Clerk's Document Number 2282805, official records, Hidalgo County, Texas. This subdivision is located 3,027.50 feet north of Mile 22 1/2 North Road on the east side of Brushline Road. The proposed subdivision will consist of 38 residential lots. The site is currently open land.

The tract is Zone "X" as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 D, dated on June 6, 2000 with LOMR dated May 17, 2001.

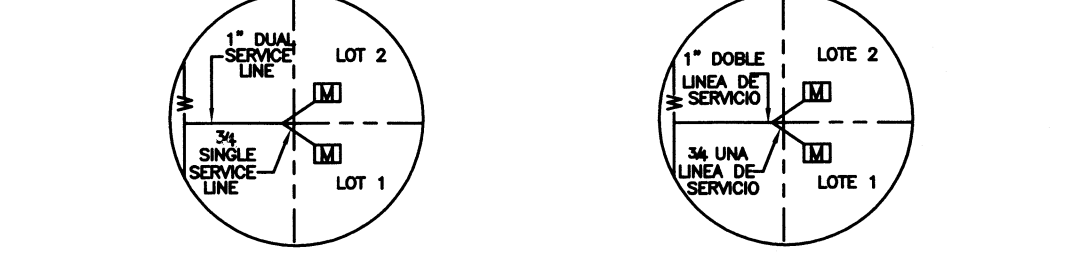
Presently, the site runoff flows overland in a Southeasterly direction. The existing runoff for is Q=27.71 cubic feet per second based on a 10-year storm. After development the runoff will be Q=70.69 cubic feet per second for an increase of Q=42.98 cubic feet per second. Detention will be 219,209.73 cubic feet (5.03 acre feet) in accordance with the County's drainage requirements. Excess runoff and runoff created by this new development will be directed to the drainage swales which will be located at the rear of the lots as shown on the plat.

**CERTIFICATION:**  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D, DATED ON JUNE 6, 2000 (LOMR-MAY 17, 2001) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



Alfonso Quintanilla, P.E.  
DATE: 1-19-15

- B-1 BORINGS
- SEPTIC TANK
- WATER METER BOX
- 8" WATER SUPPLY LINE
- SERVICE LINES
- B-1 POZOS
- FOSAS SEPTICAS
- CAJA DE MEDIDOR DE AGUA
- 8" LINEA DE AGUA
- LINEAS DE SERVICIOS



FINAL ENGINEERING REPORT FOR LOS FELIZ SUBDIVISION PHASE II SUBDIVISION BY ALFONSO QUINTANILLA, P.E.

**WATER SUPPLY: Description, Costs, and Operability date**  
LOS FELIZ SUBDIVISION PHASE II WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAVE PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE WEST SIDE OF BRUSHLINE ROAD.  
THE EXISTING WATERLINE THAT RUNS ALONG THE WEST SIDE OF SUBDIVISION WILL BE LOCATED INSIDE THE 15.00' N.A.W.S.C. EASEMENT FROM THE 8" DIAMETER WATERLINE, THERE ARE NINETEEN (19) 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT.  
THE 8" WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ OR \$ PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ OR \$ PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE SUBDIVIDER HAS INSTALLED SIX (6) 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 and Costs.**

SEWAGE FROM LOS FELIZ SUBDIVISION PHASE II, IS 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 SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD SIX (6) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 5, 11, 17, 23, 29 & 35 (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 LOAM (WITH TEXTURE CLASS II) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR FLOODPLAIN BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.  
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 0. HIDALGO COUNTY HAS INSPECTED AND APPROVED THE INSTALLATION OF THE OSSF'S ON ALL THE LOTS ON

**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, CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:  
**WATER FACILITIES-** THIS FACILITY ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ OR \$ PER LOT.  
**SEWAGE FACILITIES-** THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ WHICH EQUALS TO \$ PER LOT.



Alfonso Quintanilla, P.E.  
DATE: 1-19-15

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION DE LOS FELIZ SUBDIVISION PHASE II BY ALFONSO QUINTANILLA, P.E.

**PROVISION DE AGUA: Descripción, Gastos, y Fecha de Inicio**  
LOS FELIZ SUBDIVISION PHASE II SERA PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE AGUA N.A.W.S.C. SE HAN COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPAÑIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UN LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE POR EL LADO OESTE DE LA CALLE BRUSHLINE ROAD.  
DE LA LINEA DE 8" DE DIAMETRO LOCALIZADO EN LA CALLE BRUSHLINE ROAD SER REUBICADO DENTRO DE N.A.W.S.C. EASEMENT DE 15.00'. DEL LA LINEA DE AGUA DE 8 PULGADAS SE PRODUCIRAN DIEZ Y NUEVE (19) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE.  
LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4" DE PULGADAS DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE US\$ 0 US\$ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA S.W.S.C. US\$ QUE 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 COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN PARA SEIS (6) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US\$ POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL US\$. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

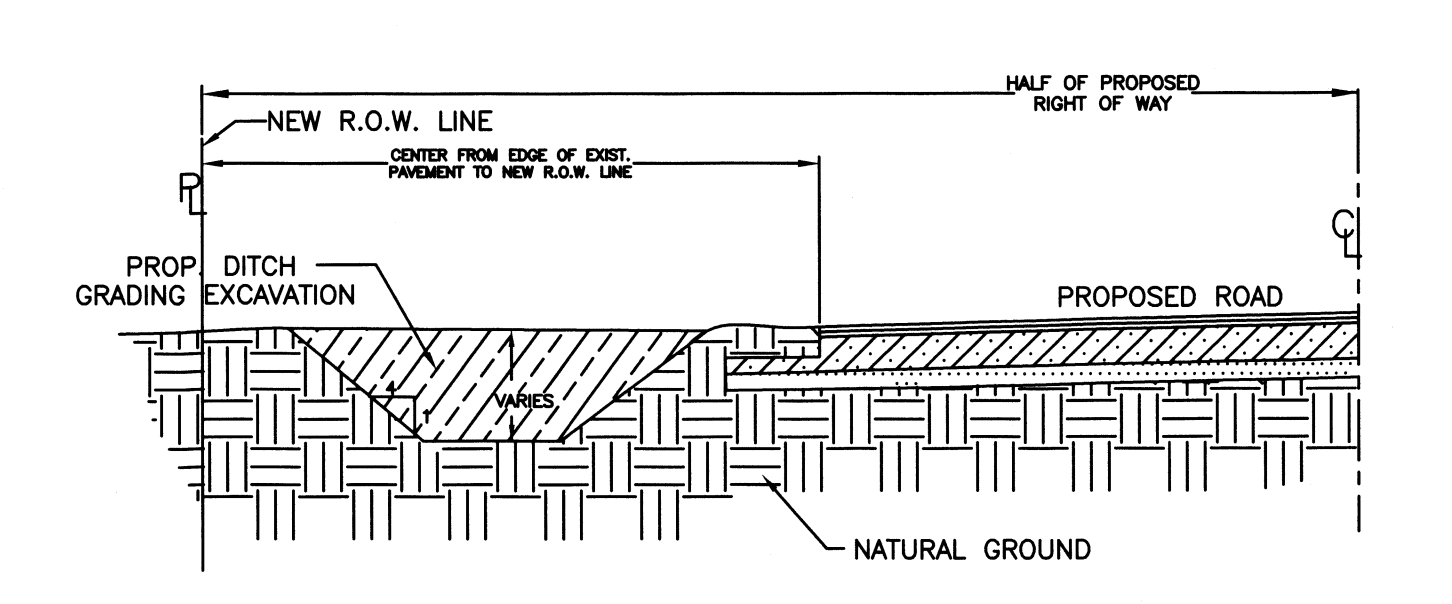
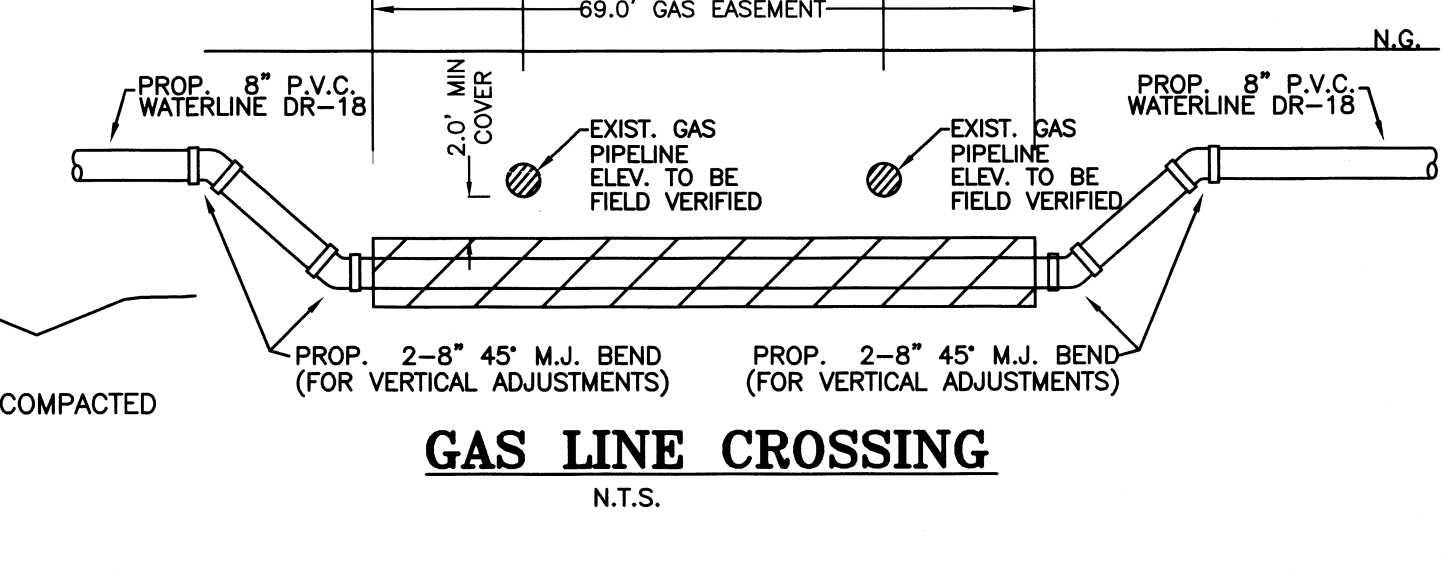
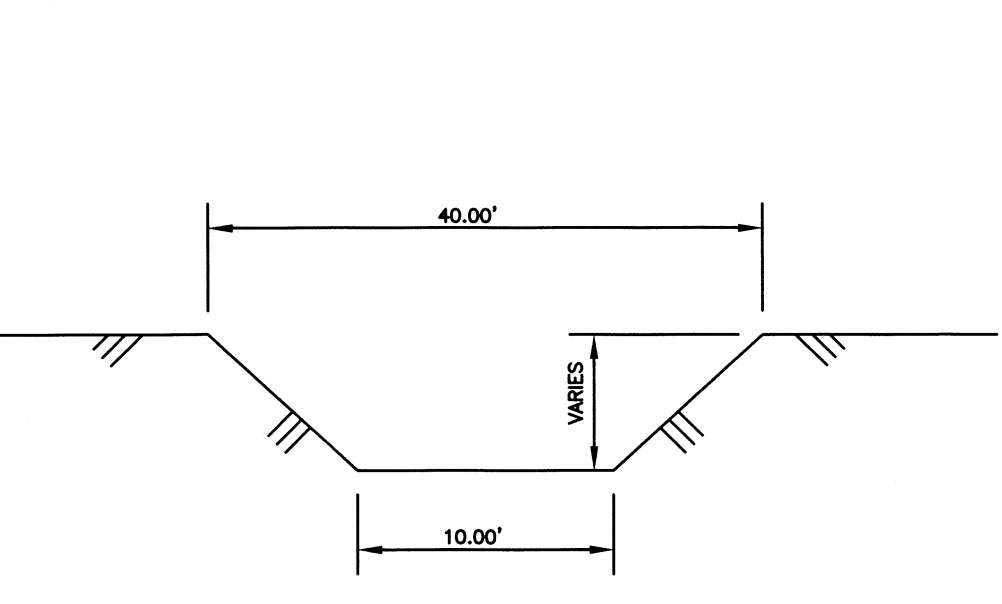
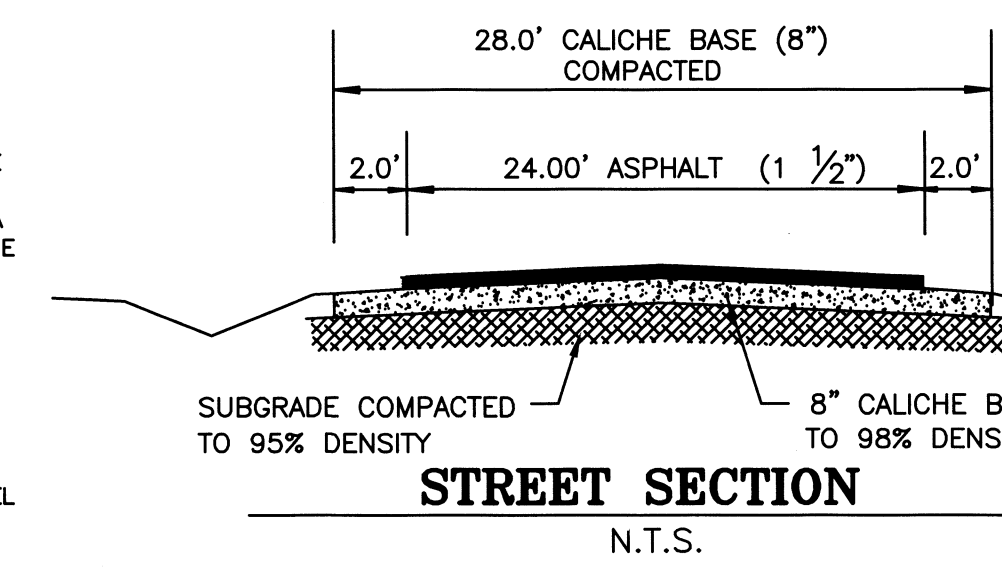
**DRENAJE: Descripción y Gastos.**

EL DRENAJE DE LOS FELIZ SUBDIVISION PHASE II, 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 ENSUCIE 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 SEIS (6) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 5, 11, 17, 23, 29 & 35 (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UNIFORME MARGA DE BARRO ARENOSO (CON TEXTURA CLASE II) EXTENDIENDO 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 TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 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 US\$ 0 US\$ POR LOTE. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACION EN TODOS LOS LOTE EN EL

**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 DE AGUA FUE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL COSTO TOTAL ES DE US\$ 0 US\$ POR LOTE.  
**DRENAJE:** SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ POR LOTE (TODO INCLUIDO) A UN COSTO TOTAL DE US\$ PARA TODA LA SUBDIVISION.



Alfonso Quintanilla, P.E.  
DATE: 1-19-15



**COST ESTIMATE**

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

FLOW DIRECTION OF WATER

**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS · LAND SURVEYORS  
124 E. STUBBS ST. PHONE 956-381-6480  
EDINBURG, TEXAS 78539 FAX 956-381-0527  
REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM

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

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

**SHEET NO. 4 OF 4 SHEETS**

FILENAME: F:\DATA\SUBDIVISIONS\HIDALGO CO\LOS FELIZ II-B\PLAT	DATE PREPARED: 9-9-11	PREPARED BY: N.G.	CHECKED BY:	APPROVED BY:
DATE REVISED:			CHECKED BY:	APPROVED BY: