



# 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 VIENTOS ESTATES No. 3 SUBDIVISION, PRECINCT No. 4 .

ENGINEER FIRM: QUINTANILLA, HEADLEY & ASSOC. DEVELOPER: KATHRYN I. EAST

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 20  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: ¼ mile East of Brushline Rd, North side of Mile 22 ½ North Rd  
SUBDIVISION LIES WITHIN THE:  The Rural Area of the County.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 01-13-15 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

Lots will be graded to have a positive flow in direction to Mile 22 ½ roadside ditch.

DRAINAGE DESIGN:

DISTANCE TO DRAIN DITCH:

ROAD R.O.W. DEDICATION:

H.C.R.O.W. PRELIMINARY APPROVAL DATE:

8 miles East of the Subdivision

27.5 addition right of way dedicated.

01-15-15 By, Joe Ochoa PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE:

SEWER SYSTEM:

01-13-15 By, Elizardo Ramos, Environmental Health Division Manager

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: ANICETO IZAGUIRRE  
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: \_\_\_\_\_

WATER SERVICE PROVIDER:

H.C.O.E.C. PRELIMINARY APPROVAL DATE:

NAWSC LINE SIZE: 8" LOCATION: North side of Mile 22 ½ Rd.

02-13-14 ; By Martin Ramirez, Environmental 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:

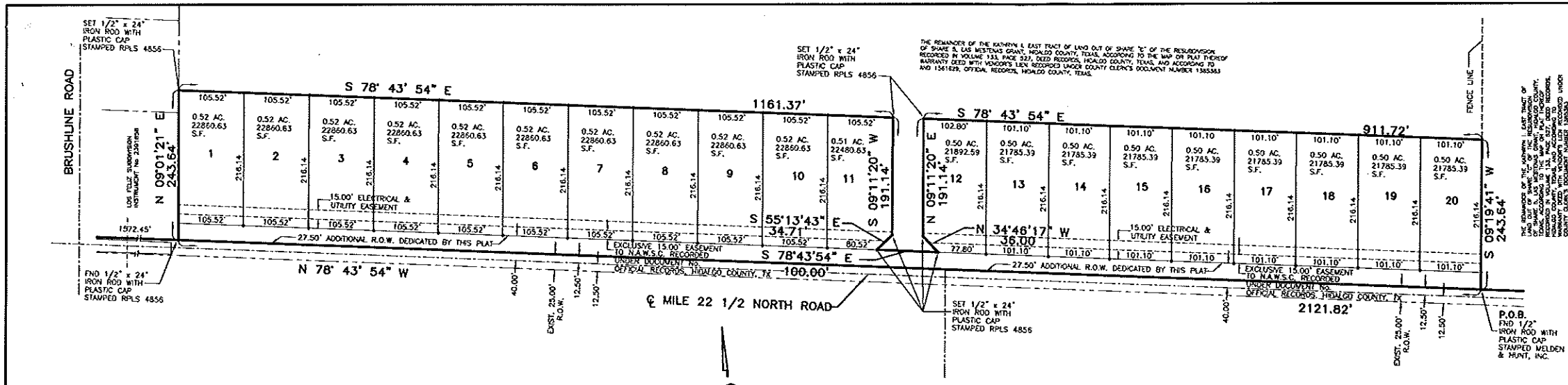
VARIANCE REQUEST ON:

Variance Request for 1/3 escrow on Mile 22 ½ North under Hidalgo County Subdivision Rules, Appendix 9, Section 9.3, Plate 9.11 "Rural Section Collector Street" And Plate No. 9.3 Class "C" Pavement.

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.



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

I, KATHRYN L. EAST AS OWNERS OF THE 11.60 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOS VIENTOS SUBDIVISION PH II, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 532.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- 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.

KATHRYN L. EAST  
 P.M.B. 703, 2112 W. UNIVERSITY DRIVE  
 EDINBURG, TEXAS 78539  
 HIDALGO COUNTY

DATE \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared KATHRYN L. EAST approved to me through his Texas Department of Public Safety Driver License to be the person whose name are 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 \_\_\_\_\_, 2015



LILIA A. QUINTANILLA-Notary Public

# LOS VIENTOS ESTATES No3

AN 11.60 ACRE TRACT OF LAND OUT OF SHARE "C" OF THE RESUBDIVISION OF SHARE 5, LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 133, PAGE 527, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1385383 AND 1561629, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

AN 11.60 ACRE TRACT OF LAND OUT OF SHARE "C" OF THE RESUBDIVISION OF SHARE 5, LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 133, PAGE 527, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1385383 AND 1561629, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED WELDEN & HUNT, INC. FOUND ON THE NORTH RIGHT OF WAY LINE OF MILE 22 1/2 NORTH ROAD FOR THE SOUTHEAST CORNER OF SHARE "C" AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 78°43'54" W, ALONG THE SOUTH LINE OF SHARE "C" AND THE NORTH RIGHT OF WAY LINE OF MILE 22 1/2 NORTH ROAD, A DISTANCE OF 2121.82 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHEAST CORNER OF LOS FELIZ SUBDIVISION PHASE I (RECORDED IN INSTRUMENT NUMBER 2391858, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 09°11'21" E, ALONG THE EAST LINE OF LOS FELIZ SUBDIVISION PHASE I, A DISTANCE OF 243.64 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 78°43'54" E, A DISTANCE OF 1,161.37 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 09°11'20" N, A DISTANCE OF 191.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 55°13'43" W, A DISTANCE OF 34.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 78°43'54" E, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 34°46'17" W, A DISTANCE OF 36.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 09°11'20" E, A DISTANCE OF 191.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 78°43'54" E, A DISTANCE OF 911.72 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF SHARE "C" FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 09°11'41" W, ALONG THE EAST LINE OF SHARE "C", A DISTANCE OF 243.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.60 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  
 R.P.L.S. No. 4856

DATE \_\_\_\_\_



HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS VIENTOS ESTATES No 3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

Hidalgo County Judge \_\_\_\_\_ date \_\_\_\_\_

Hidalgo County Clerk \_\_\_\_\_ date \_\_\_\_\_

HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LOS VIENTOS ESTATES No 3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_



ALFONSO QUINTANILLA  
 P.E. No. 95534

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

INDEX TO SHEETS

SHEET 1.- HEADING INDEX; LOCATION MAP AND E.T.; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; N.A.W.S.C. CERTIFICATE, H.C. HEALTH DEPT. CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES.

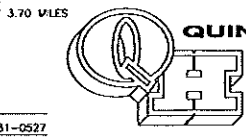
SHEET 2.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), COUNTY CLERK'S RECORDING CERTIFICATE.

SHEET 3.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES; COUNTY CLERK'S RECORDING CERTIFICATE.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
 CONSULTING ENGINEERS • LAND SURVEYORS  
 124 E. STUBBS ST. PHONE 956-381-6480  
 EDINBURG, TEXAS 78539 FAX 956-381-0527  
 ENGINEERING REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM  
 SURVEYING REGISTRATION NUMBER 100411-00



PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X"  
 AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.  
 COMMUNITY-PANEL NUMBER 480334 0350 C - REVISED TO REFLECT LOWR MAP REVISED: MAY 17, 2001  
 CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:  
 FRONT 50.00 FEET  
 REAR 15.00 FEET  
 SIDE 6.00 FEET  
 OR EASEMENT WHICHEVER IS GREATER IN ALL CASES
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 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.
- BENCHMARK NOTE:  
 THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
 BENCH MARK \_\_\_\_\_ FOUND AT \_\_\_\_\_ FEET
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 8055.42 CUBIC FEET (0.21 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET NO.3
- LEGEND - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.L.S. 4856 IN CONCRETE, UNLESS OTHERWISE NOTED.
- 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.
- EACH PURCHASE 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.

- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:  
 THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TOED AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF FOR ALL LOTS.  
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.  
 B. EACH LOT ON THIS PLAT COMPLES 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. SOL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOL EVALUATION HAS DETERMINED THAT THE SOL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.  
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- KATHRYN L. EAST, THE OWNER & SUBDIVIDER OF LOS VIENTOS ESTATES No 3 RETAINS A BASKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.

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 Alma 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 Grantor owns it, whichever is longer.

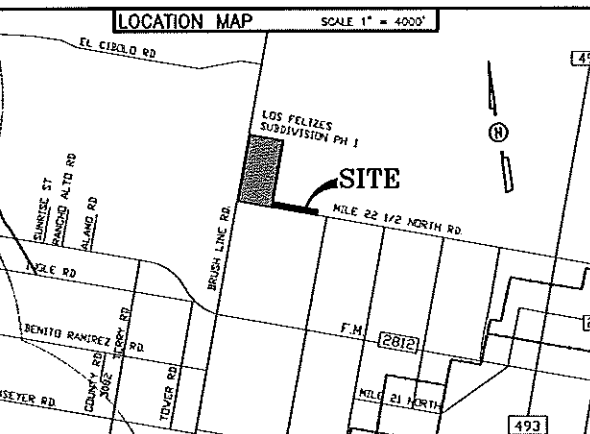
IN WITNESS WHEREOF the said Grantor executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

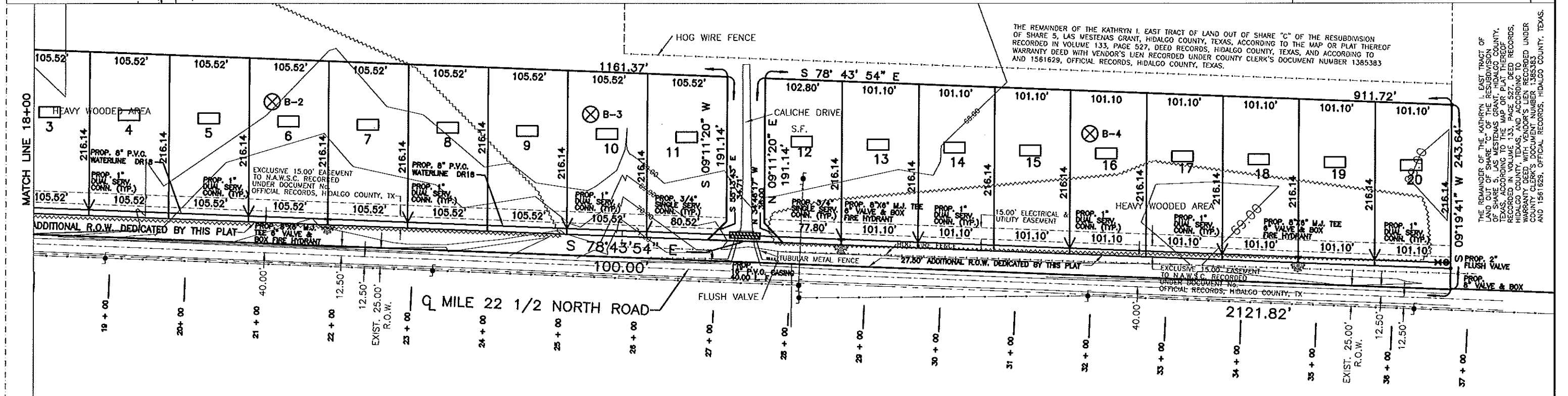
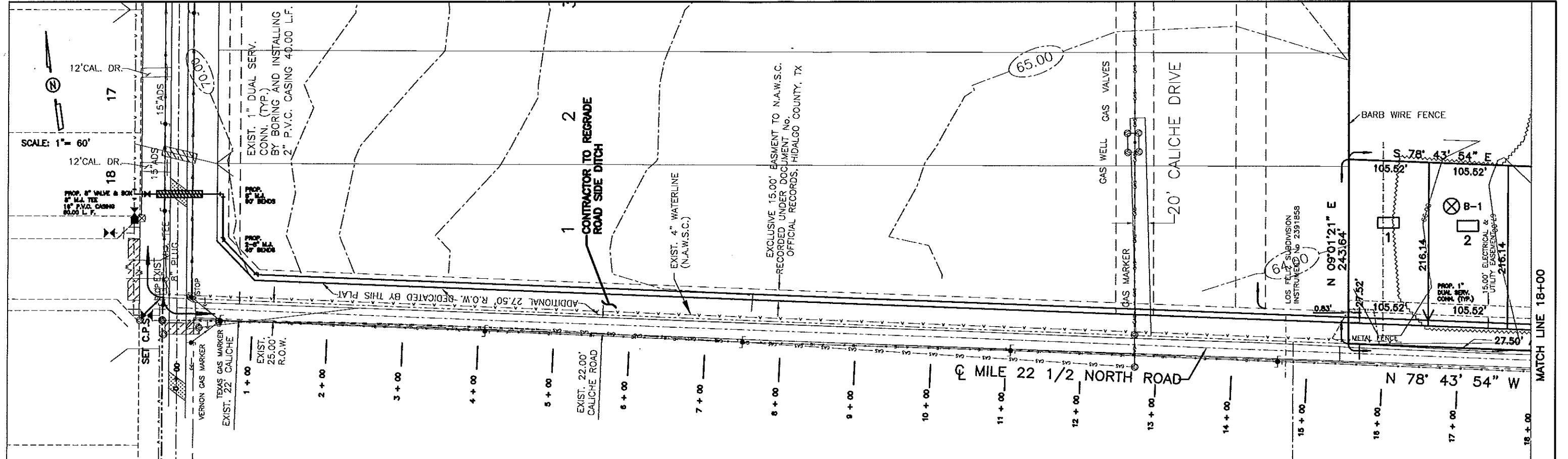
KATHRYN L. EAST

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
 LOS VIENTOS ESTATES No 3 IS LOCATED IN THE CENTRAL HIDALGO COUNTY ON THE NORTH SIDE OF MILE 22-1/2 NORTH APPROXIMATELY 1572.45 FEET EAST OF ITS INTERSECTION OF BRUSHLINE 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 VIENTOS SUBDIVISION PHASE II, LIES APPROXIMATELY 3.70 MILES FROM THE CITY LIMITS AND IT IS NOT THE CITY'S TWO-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 IT LIES IN PRESENT No. 4

PRINCIPAL CONTACTS:  
 Name Address City & Zip Phone Fax  
 OWNER: KATHRYN L. EAST P.M.B. 703 Edinburg, TX 78539  
 ENGINEER: EULALIO RAMIREZ 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

No.	Sheet	REVISION	Date	Approved





**COST ESTIMATE**

WATER DISTRIBUTION: \$1.00/FT

DRAINAGE IMPROVEMENTS: \$1.00/FT

SEPTIC TANK (600G): \$3,000.00

**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

**LEGEND**

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

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

CONSULTING ENGINEERS • LAND SURVEYORS

124 E. STUBBS ST. EDINBURG, TEXAS 78539

PHONE 956-381-8480 FAX 956-381-0827

REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM

FILED FOR RECORD IN HIDALGO COUNTY, TEXAS

ARTURO GUALJARDO, JR. HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

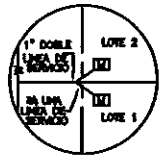
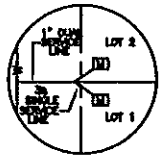
BY: \_\_\_\_\_ DEPUTY

ALFONSO QUINTERO P.E. No. 96534

DATE \_\_\_\_\_

THE REMAINDER OF THE KATHRYN I. EAST TRACT OF LAND OUT OF SHARE "C" OF THE RESUBDIVISION OF SHARE 5, LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1385383 AND 1561629, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE REMAINDER OF THE KATHRYN I. EAST TRACT OF LAND OUT OF SHARE "C" OF THE RESUBDIVISION OF SHARE 5, LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1385383 AND 1561629, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



Lot No.	Area (sq. ft.)	Owner	Area (sq. ft.)	Owner

# LOS VIENTOS ESTATES No 3

AN 11.60 ACRE TRACT OF LAND OUT OF SHARE "C" OF THE RESUBDIVISION OF SHARE 5, LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 133, PAGE 527, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1385383 AND 1561629, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

## FINAL ENGINEERING REPORT FOR LOS VIENTOS ESTATES No 3

WATER SUPPLY: Description, Costs, and Operability data

LOS VIENTOS ESTATES No 3 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 WATER SYSTEM FOR LOS VIENTOS ESTATES No 3 CONSIST OF ONE (1) 8" DIAMETER WATERLINE THAT CONNECT TO THE EXISTING 8" WATERLINE ON BRUSHLINE ROAD. THE PROP. 8" WATERLINE RUNS WEST ALONG THE NORTH SIDE OF MILE 22 1/2 ROAD AND ALONG THE EAST SIDE OF BRUSHLINE ROAD TO THE INTO THE EXISTING 8" DIAMETER WATERLINE RUNNING ALONG BRUSHLINE ROAD.

FROM THE PROPOSED 8" WATERLINE ON MILE 22 1/2 ROAD, THERE ARE NINE (9) 1" DIAMETER DUAL SERVICE LINES RUN TO PANS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SERVICE LINES. THERE ARE 2 3/4" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT.

THE ESTIMATED COST TO INSTALL THE 1" DUAL SERVICE LINES, AND THE WATER METER BOXES IS \$200.00 PER LOT OR TOTAL COST OF \$10,000.00. THE WATER DISTRIBUTION SYSTEM HAS NOT BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE PLAT OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A CASH CHECK REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN THE AMOUNT OF \$10,000.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL THE WATER DISTRIBUTION SYSTEM. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$200,000.00 OR \$1,000.00 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 MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. AFTER THE INSTALLATION OF THE WATER DISTRIBUTION SYSTEM AND UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. 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.

## SEWER FACILITIES: Description and Costs.

SEWER FROM LOS VIENTOS ESTATES No 3, IS TREATED BY INDIVIDUAL ON-SITE SEWER FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12481) 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 12481) HAD FOUR (4) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 2, 8, 10 & 14. (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 12481) INDICATES A FINE SANDY LOAM (WITH TEXTURE CLASS 10) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. DIGRATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR FLOODPLAIN BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,800.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE PLAT OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A CASH CHECK REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN THE AMOUNT OF \$30,000.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

## 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 18.343, WATER CODE, CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWER FACILITIES, DISCLOSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- THIS FACILITY ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ \_\_\_\_\_ OR \$ \_\_\_\_\_ PER LOT.

SEWER FACILITIES- THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 30,000.00 WHICH EQUALS TO \$ 1,800.00 PER LOT.



ALFONSO QUINTANILLA  
P.E. No. 96534

DATE



ALFONSO QUINTANILLA  
P.E. No. 96534

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## SUBDIVIDER CERTIFICATION

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE IN ACCORD WITH STATE AND COUNTY REGULATIONS.

## SUBDIVIDER STATEMENT

1.- I (WE), KATHRYN L. EAST, SUBDIVIDERS OF LOS VIENTOS ESTATES No 3 HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE WILL BE AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

KATHRYN L. EAST  
P.O. BOX 705, 8112 N. UNIVERSITY DRIVE  
EDINBURG, TEXAS 78539.

DATE

## REVISION NOTES

No.	Sheet	REVISION	Date	Approved

## COST ESTIMATE

WATER DISTRIBUTION: \$ \_\_\_\_\_  
DRAINAGE IMPROVEMENTS: \$ \_\_\_\_\_  
SEPTIC TANK (OSSF): \$ 30,000.00

## REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION DE LOS VIENTOS ESTATES No 3

PROVISION DE AGUA: Descripción, Costos, y Fecha de Inicio

LOS VIENTOS ESTATES No 3 SERA PROVEIDA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION ("N.A.W.S.C."). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA 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 COMPANIA DE AGUA N.A.W.S.C. HA PROVEIDO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD DE AGUA A LARGO PLAZO QUE SERAN 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.

EL SISTEMA DE AGUA PARA LOS VIENTOS ESTATES No 3 CONSISTE DE UNA (1) LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA CON UNA LINEA EXISTENTE DE 8" DE DIAMETRO QUE PASA POR LA CALLE BRUSHLINE RD. LA PROPIETA LINEA DE AGUA DE 8" DE DIAMETRO CORRE AL OESTE A LO LARGO DEL LADO NORTE DE LA CALLE MILE 22 1/2 ROAD Y A LO LARGO DEL LADO ESTE DE LA CALLE BRUSHLINE ROAD CONECTANDOSE CON LA LINEA EXISTENTE DE AGUA DE 8" DE DIAMETRO QUE CORRE A LO LARGO DE LA CALLE BRUSHLINE RD.

DE LA LINEA PROPIETA DE 8" DE DIAMETRO LOCALIZADO EN LA CALLE 22 1/2 RD, NUEVE (9) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA QUE CORREN A LA PAR DE LOTES ANTES DE SEPARARSE EN DOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE. DASHEN 2 LINEAS SERVICIALES DE 3/4" DE PULGADA, OCHO SERVICIO TERMINANDO EN LA OJA DEL MEDIDOR DE AGUA PARA CADA LOTE.

EL COSTO ESTIMADO PARA LA INSTALACION DE LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO Y LAS OJAS DE LOS MEDIDORES DE AGUA SON POR SOLAR US\$ 200.00 O UN COSTO TOTAL DE US\$ 10,000.00. EN ESTOS MOMENTOS EL SISTEMA DE DISTRIBUCION DE AGUA NO HA SIDO INSTALADO. CON EL APROBAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESEMPEÑO EN FORMA DE UN CHEQUE DE CANTIDAD REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR N.A.W.S.C. EN LA CANTIDAD DE US\$ 10,000.00 QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR EL SISTEMA DE DISTRIBUCION DE AGUA. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE US\$ 200,000.00 O US\$ 1,000.00 POR SOLAR DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE EL CUAL CUBRE LOS MEDIDORES DE AGUA, INSTALACION, CONDONO Y MEMBRERIAS. DESPUES DEL INSTALACION DEL SISTEMA DE DISTRIBUCION DE AGUA Y CUANDO EL DUEÑO DE AGUA LEA SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN GASTO AL DUEÑO. 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 Costos.

EL DRENAJE DE LOS VIENTOS ESTATES No 3, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 12481) DE DRENAJE HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EVALUADO 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 AMENIADO. EL EVALUADOR (LIC# OS 12481) Hizo CUATRO (4) PRUEBAS CON AGUJERO EN EL CENTRO DE LOS LOTES 2, 8, 10 & 14 (PRUEBAS AGUJERAS NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UNIFORME HAYRA DE BARRO AMENIADO (CON TEXTURA CLASE 10) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12481). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA OJA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 1,800.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION DEL PLAN FINAL. CON EL APROBAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESEMPEÑO EN FORMA DE UN CHEQUE DE CANTIDAD REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE 30,000.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSAS SEPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO EXISTENTE O LLAMADO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVADO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

## CERTIFICACION

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLAN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 18.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA 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\$ 30,000.00 POR LOTE (TODOS INCLUIDO) A UN COSTO TOTAL DE US\$ 1,800.00 PARA TODA LA SUBDIVISION.



ALFONSO QUINTANILLA  
P.E. No. 96534

DATE



LELA A. QUINTANILLA-- NOTARY PUBLIC

## DRAINAGE REPORT FOR LOS VIENTOS ESTATES No 3

Los Vientos Estates No 3 is an 11.60 acre tract of land out of Share "C" of the Resubdivision of Share 5, Las Mestenas Grant, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 133, Page 527, deed records, Hidalgo County, Texas, and according to Warranty Deed with Vendor's Lien Recorded in County Clerk's Document Number 1385383, official records, Hidalgo County, Texas. The site is brush. The property is located on the north side of Mile 22 1/2 North Road 1.572.0 feet east of Brushline Road. The proposed subdivision will consist of 20 residential lots.

The land is Zone "C" as per FEMA Flood Insurance Rate Map, Community Panel No. 43034 030 C, dated on June 8, 2000 with LOMR dated May 17, 2001.

This soil is sandy clay loam, fine sandy loam. This soil is well drained. Permeability is moderate. Plasticity Index has a range of 5-22. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site runoff flows overland in a northeasterly direction. The existing runoff for the proposed subdivision is 0.934 cubic feet per second based on a 10-year storm.

After development the runoff will be 0.23 30 cubic feet per second for an increase of 0.1+13.98 cubic feet per second. Detention will be 9.065 A2 cubic feet (0.21 acre feet). The proposed detention will be obtained in the green area at the foot of the lot. Runoff will flow to the roadside ditch on the south side of the subdivision along the north side of Mile 22 1/2 North Road. The roadside ditch will be graded properly to continue easterly and ultimately discharge into the North Main Drain.

Drainage calculations are attached.

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

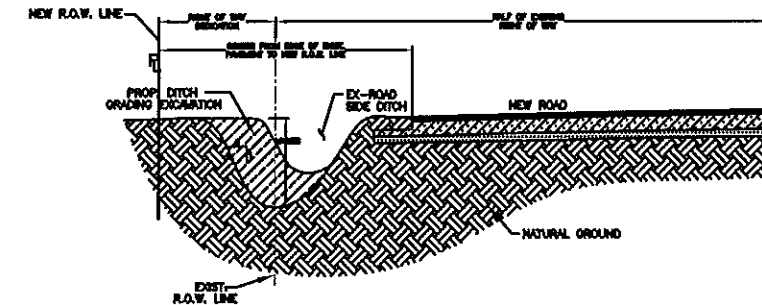
## CERTIFICATION

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "C" (AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOOD PLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 43034 030 C, REVISED TO REFLECT LOMR-MAY 17, 2001 IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



ALFONSO QUINTANILLA  
P.E. No. 96534

DATE



RECONSTRUCTION OF ROAD SIDE DITCH

NOT TO SCALE



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

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

SHEET NO. 3 OF 3 SHEETS	DATE	PREPARED BY	CHECKED BY	APPROVED BY



## QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS      LAND SURVEYORS  
124 E. STUBBS ST.      PHONE 956-381-6480  
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REGISTRATION NUMBER F-1513      OFFICE@QHAENGINEERING.COM