



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-23-2015

PROPOSED SAN DIEGO ESTATES SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: JOSE I. QUIROGA (HQ INVESTMENTS GROUP)

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 10 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: West of Gwin Road approximate 900 feet of Benito Ramirez.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-22-2015 PROPERTY LIES WITHIN FLOOD ZONE: "X" shaded AS PER FEMA.

DRAINAGE DESIGN: Reconstructing Gwin Road side ditch to County specs.

DISTANCE TO A DRAIN DITCH: Approximately 1800 feet north of proposed Subdivision.

ROAD R.O.W. DEDICATION: No R.O.W. dedication is required by M.P.O.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-20-2015 By, Jose Ochoa, Pct.4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-16-2015 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY:
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: Ingle Road

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 5-16-2015 : By Martin Ramirez Environmental Compliance Coordinator

LARGE CONSTRUCTION

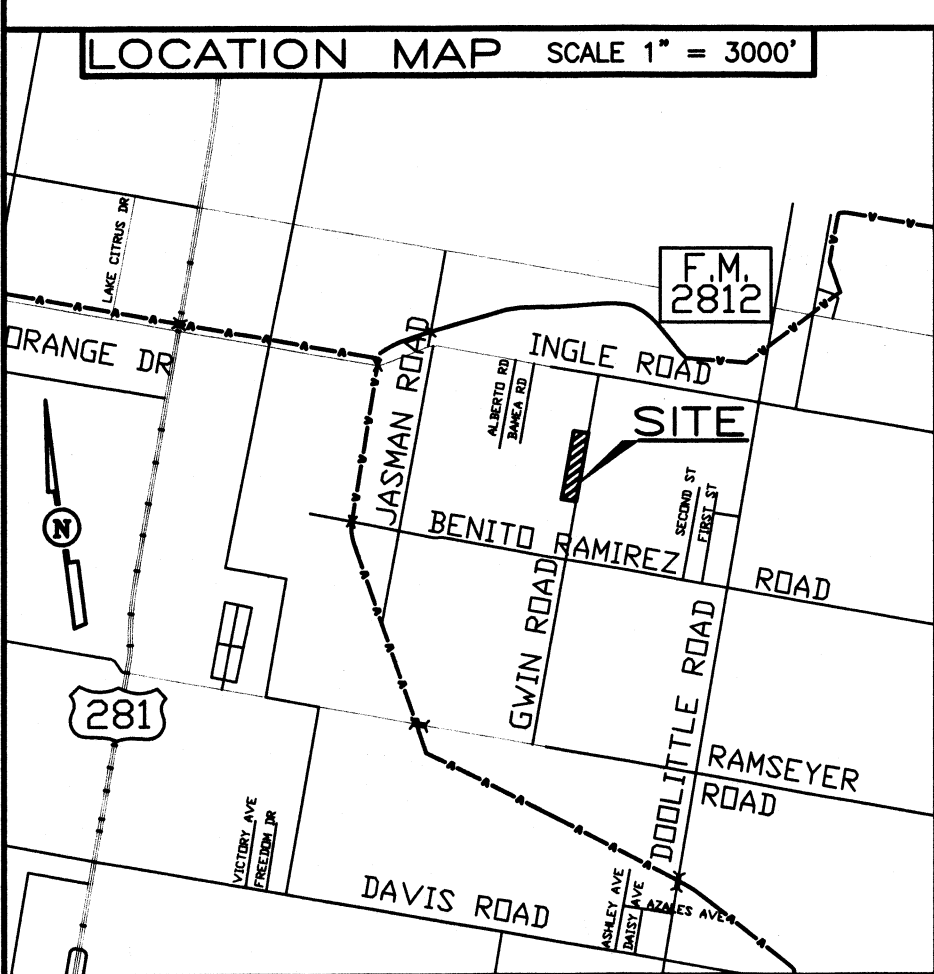
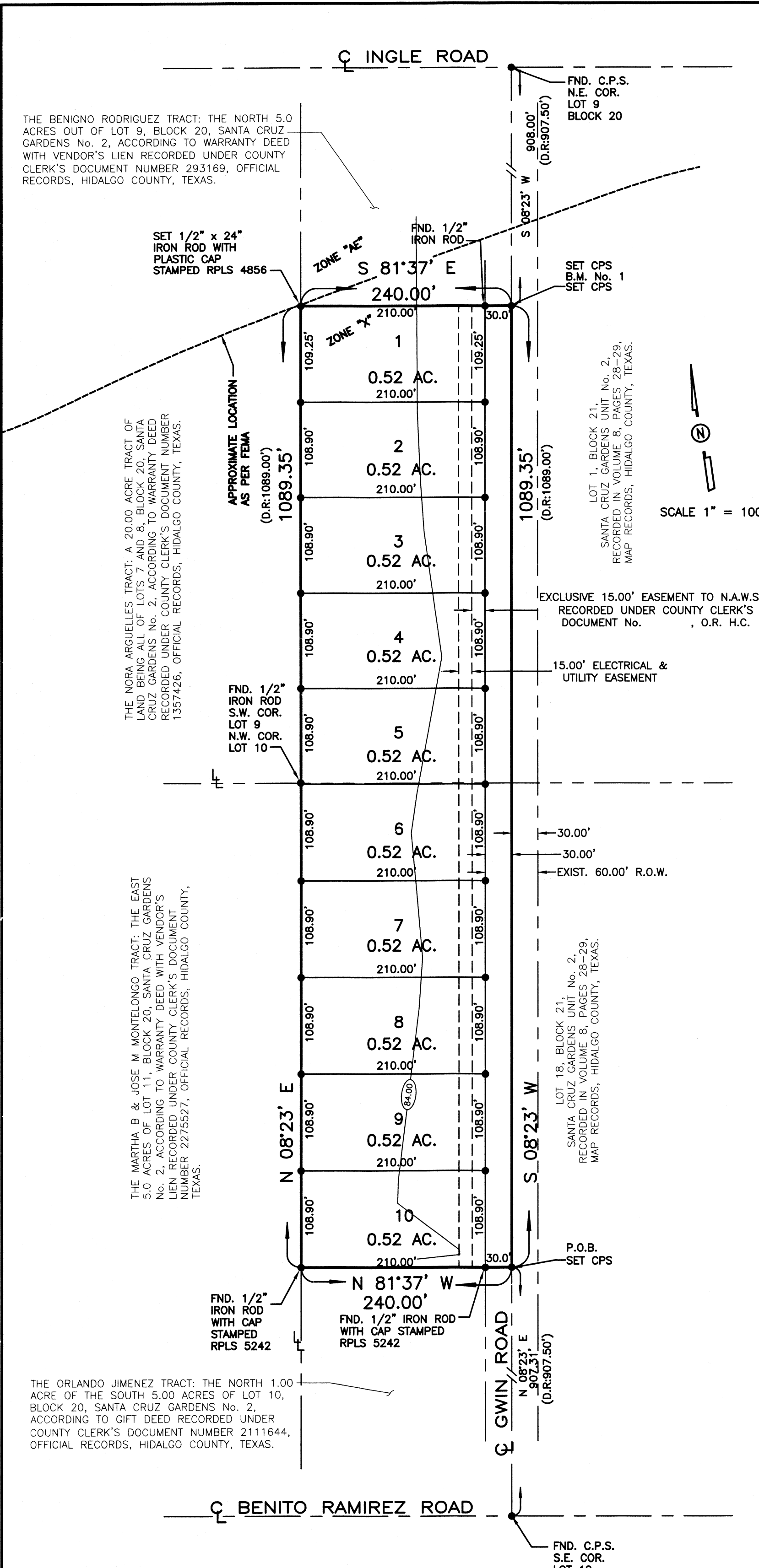
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS
 A Letter of Credit Financial Institution: _____ L.O.C No. _____
Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

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

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.



REVISION NOTES

No.	Sheet	REVISION	Date	Approved

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 SAN DIEGO ESTATES IS LOCATED IN NORTH HIDALGO COUNTY ON WEST SIDE OF GWIN, APPROXIMATELY 907.31 FEET NORTH OF BENITO RAMIREZ ROAD. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100), SAN DIEGO ESTATES LIES APPROXIMATELY 0.50 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE TWO-MILE EXTRA TERRITORIAL JURISDICTION (ETJ) CITY'S UNDER LOCAL GOVERNMENT CODE § 42.021 AND LIES IN PCT. 4.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: HO INVESTMENT GROUP, LLC JOE QUIROGA, MEMBER	319 QUARTZ STREET	EDINBURG, TX 78539		
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

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:**
 FLOOD ZONE DESIGNATION: ZONE "X" (SHADED)
 AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
 COMMUNITY-PANEL NUMBER 480334 0325 D
 MAP REVISED: JUNE 6, 2000 (MAY 17, 2001 LOMR)
- LEGEND** * - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- SETBACKS:**
 FRONT: 30.00 FEET
 REAR: 20.00 FEET
 SIDE: 6.00 FEET
 GARAGE FRONT: 18.00 FEET
 OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE:**
 NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ALL LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR NOTE:**
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF THE PAVEMENT OF GWIN ROAD OR BENITO RAMIREZ 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:
 B.M. No.1 - ELEV.= ON COTTON PICKER SPINDLE SET ON THE NORTHEAST CORNER OF THE SUBDIVISION. N.A.V.D. 88 DATUM.
- 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 10,655.32 CUBIC FEET (0.24 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENT SHALL BE ACCOMPLISHED AS FOLLOWS:
 SEE DRAINAGE REPORT ON SHEET No.3.
- 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.
 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 EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER 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.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.**
- HO INVESTMENT GROUP, LLC**
 JOE QUIROGA, MEMBER, THE OWNERS & SUBDIVIDERS OF **SAN DIEGO ESTATES** RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSED OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
- 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 PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN THE WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.**
- 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 COMPY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.**
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO SANTA CRUZ IRRIGATION DISTRICT No. 15, AND NO OTHER UTILITIES OR USE IS ALLOWED WITHOUT EXPRESS APPROVAL BY THE DISTRICT.**
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT. (SANTA CRUZ IRRIGATION DISTRICT No. 15)**
- NO PERMANENT STRUCTURES, (EXAMPLE: FENCES OF ANY CONSTRUCTION WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.**
- 100% OF PARKLAND FEE (\$600.00) PER LOT HAS BEEN PAID BY DEVELOPER (\$6,000.00 TOTAL PAID)**
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE (RCP) OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.**
- A FIVE (5.0') FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG GWIN ROAD BY LOT OWNER DURING BUILDING PERMIT STAGE**

SUBDIVISION PLAT OF:
SAN DIEGO ESTATES

A 6.00 ACRE TRACT OF LAND BEING THE SOUTH 3.0 ACRES OF LOT 9 AND THE NORTH 3.0 ACRES OF LOT 10, BLOCK 20, SANTA CRUZ GARDENS, UNIT No. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2265707, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
 A 6.00 ACRE TRACT OF LAND BEING THE SOUTH 3.0 ACRES OF LOT 9 AND THE NORTH 3.0 ACRES OF LOT 10, BLOCK 20, SANTA CRUZ GARDENS, UNIT No. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2265707, 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 COTTON PICKER SPINDLE SET ON THE EAST LINE OF LOT 10 AND IN THE CENTERLINE OF GWIN ROAD FOR THE NORTHEAST CORNER OF THE ORLANDO JIMENEZ TRACT (THE NORTH 1.00 ACRE OF THE SOUTH 5.00 ACRES OF LOT 10, BLOCK 20, SANTA CRUZ GARDENS No. 2, ACCORDING TO GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2111644, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 08°23' E, 907.31 FEET (DEED RECORD: 907.50 FEET) FROM A COTTON PICKER SPINDLE FOUND FOR THE SOUTHWEST CORNER OF LOT 10.

THENCE: N 81°37' W, ALONG THE NORTH LINE OF THE ORLANDO JIMENEZ TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 5242 FOUND AT 30.00 FEET FROM THE WEST RIGHT OF WAY LINE OF GWIN ROAD, A TOTAL DISTANCE OF 240.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 5242 FOUND ON THE WEST LINE OF LOT 10 TO THE NORTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°23' E, ALONG THE WEST LINE OF LOTS 9 AND 10, A DISTANCE OF 1,089.35 FEET (DEED RECORD: 1,089.00 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THE BENIGNO RODRIGUEZ TRACT (THE NORTH 5.0 ACRES OUT OF LOT 9, BLOCK 20, SANTA CRUZ GARDENS No. 2, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 293169, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°37' E, ALONG THE SOUTH LINE OF THE BENIGNO RODRIGUEZ TRACT, PASSING A 1/2" IRON ROD FOUND AT 210.00 FEET FOR THE WEST RIGHT OF WAY LINE OF GWIN ROAD, A TOTAL DISTANCE OF 240.00 FEET TO A COTTON PICKER SPINDLE SET ON THE EAST LINE OF LOT 9 AND IN THE CENTERLINE OF GWIN ROAD FOR THE SOUTHWEST CORNER OF THE BENIGNO RODRIGUEZ TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°23' W, ALONG THE EAST LINE OF LOTS 9 AND 10 AND THE CENTERLINE OF GWIN ROAD, A DISTANCE OF 1,089.35 FEET (DEED RECORD: 1,089.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 6.00 ACRES OF LAND MORE OR LESS.

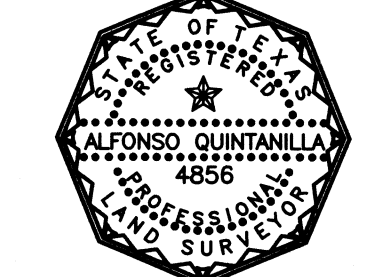
BEARINGS ARE IN ACCORDANCE WITH KAUFOLD SUBDIVISION No. 1, RECORDED IN VOLUME 25, PAGE 170B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE 4th DAY OF MARCH 20 15.

Alfonso Quintanilla
 REGISTERED PROFESSIONAL SURVEYOR
 No. 4856 STATE OF TEXAS



NOTE:
 HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS 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: _____

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 Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby 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.

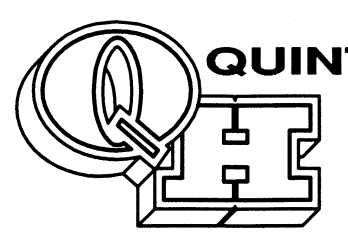
In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this 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, Thus 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 ____.

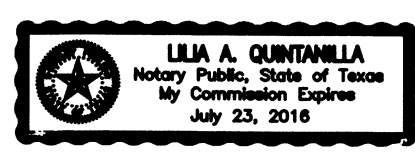
HO INVESTMENT GROUP, LLC
 JOE QUIROGA, MEMBER
 319 QUARTZ STREET
 EDINBURG, TEXAS 78539



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

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 I, JOE QUIROGA, MEMBER OF HO INVESTMENT GROUP, LLC, AS OWNERS OF OF THE 6.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN DIEGO ESTATES, 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.

HO INVESTMENT GROUP, LLC
 JOE QUIROGA, MEMBER
 319 QUARTZ STREET
 EDINBURG, TEXAS 78539
STATE OF TEXAS
COUNTY OF HIDALGO
 BEFORE ME, the undersigned authority, on this day personally appeared JOE QUIROGA, MEMBER OF HO INVESTMENT GROUP, LLC known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.
 Given under my hand and seal of office this ____ day of _____, 20 ____.



LILIA A. QUINTANILLA - NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN DIEGO ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS' COURT ON _____

Hidalgo County Judge _____ date _____
 ATTEST: Hidalgo County Clerk _____ date _____

SANTA CRUZ IRRIGATION DISTRICT No. 15

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15 ON THIS ____ DAY OF ____ 20 ____, SUBJECT TO THE FOLLOWING: 1) NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE; 2) FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL; 3) ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY- AND EASEMENTS OF DISTRICT; AND 4) IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, WITH THE LOT OWNER BEING RESPONSIBLE TO INSTALL SUCH NECESSARY FACILITIES.

SECRETARY _____ PRESIDENT _____
STATE OF TEXAS
COUNTY OF HIDALGO

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND SEWER FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES HAVE BEEN CONSTRUCTED AT A TOTAL COST OF \$ _____
 SEWER FACILITIES: OSSF'S ARE ESTIMATED TO COST \$ 1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 15,000.00 FOR THE SUBDIVISION.

DATED THIS THE 9TH DAY OF MARCH 20 15

Alfonso Quintanilla P.E.
 LICENCED PROFESSIONAL ENGINEER
 No. 95534 STATE OF TEXAS



MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

ATTEST: _____
 MAYOR'S SIGNATURE _____ DATE _____ CITY SECRETARY _____ DATE _____

PLANNING & ZONING COMMISSION CERTIFICATION

"I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as SAN DIEGO ESTATES conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the ____ day of ____ 20 ____.

CHAIRPERSON-PLANNING & ZONING COMMISSION



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 ETJ; PRINCIPAL CONTACTS: MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; ADMINISTRATOR'S CERTIFICATE; N.A.W.S.C. CERTIFICATE; HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION, SANTA CRUZ IRRIGATION DISTRICT No. 15 CERTIFICATION, REVISION NOTES.
 SHEET 2.
 WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, 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 AND MAP OF TOPOGRAPHY AND DRAINAGE, AND COUNTY CLERK'S RECORDING CERTIFICATE AND ENGINEERING CERTIFICATION, REVISION NOTES.

DATE OF PREPARATION: MARCH 4, 2015

SHEET NO. 1 OF 2 SHEETS	F:\DATA\SUBD\EDINBURG\SAN DIEGO ESTATES\PLAT			
	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	MARCH 4, 2015	AG/MJC		
	DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY

SAN DIEGO ESTATES

A 6.00 ACRE TRACT OF LAND BEING THE SOUTH 3.0 ACRES OF LOT 9 AND THE NORTH 3.0 ACRES OF LOT 10, BLOCK 20, SANTA CRUZ GARDENS, UNIT No. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2265707, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR SAN DIEGO ESTATES

San Diego Estates is a 6.00 acre tract of land being the south 3.0 acres of Lot 9 and the north 3.0 acres of Lot 10, Block 20, Santa Cruz Gardens, Unit No. 2, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 8, Pages 28 and 29, map records, Hidalgo County, Texas, and according to Warranty Deed recorded under County Clerk's Document Number 2265707, official records. The site is brush. The property is located on the west side of Gwin Road approximately 907 feet north of Benito Ramirez Road. The proposed subdivision will consist of 10 residential lots.

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

This soil is sandy clay loam, clay loam, and fine sandy loam. This soil is well drained. Permeability is moderate. Plasticity index has a range of 4-23. 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=1.88 cubic feet per second based on a 10-year storm.

After development the runoff will be Q=6.14 cubic feet per second for an increase of Q=4.26 cubic feet per second. Detention will be 10,665.32 cubic feet (0.24 acre feet). The proposed detention will be obtained in the green area at the front of the lots. An engineered detention plan showing detention of 1,066.53 cubic feet will be submitted to the Hidalgo County Planning Department for each lot at the time of building permit. Runoff will flow to the roadside ditch on the east side of the subdivision along the west side of Gwin Road. The roadside ditch will be graded properly to flow southerly and ultimately discharge into the North Main Drain.

THE COUNTY DRAINAGE DITCH FLOWS NORTH THEN EAST. THE DRAINAGE DITCH CARRIES WATER EASTWARD WHERE IT EMPTIES INTO LAGUNA MADRE. THE 10 YEAR STORM 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 RUNOFF.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X"-SHADED (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) & ZONE "X"-UNSHADED (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD-PLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480344 0450 C (L.O.M.R.; MAY 30, 2002) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



Alfonso Quintanilla PE
 ALFONSO QUINTANILLA
 P.E. 95534
 DATE 5-19-15

SUBDIVIDER CERTIFICATION

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

SUBDIVIDER STATEMENT:

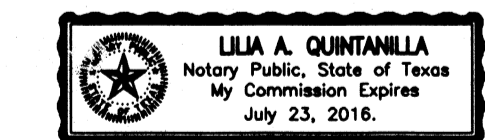
HQ INVESTMENT GROUP, LLC
 1-1 (WE), JOE QUIROGA, MEMBER
 SUBDIVIDERS OF SAN DIEGO ESTATES HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

HQ INVESTMENT GROUP, LLC
 JOE QUIROGA, MEMBER
 319 QUARTZ STREET
 EDINBURG, TEXAS 78539

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared
 JOE QUIROGA, MEMBER OF HQ INVESTMENT GROUP, LLC
 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

Given under my hand and seal of office this _____ day of _____, 20____.



LILIA A. QUINTANILLA - NOTARY PUBLIC

FINAL ENGINEERING REPORT FOR SAN DIEGO ESTATES:

BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.

SAN DIEGO ESTATES 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 SOUTH SIDE OF INGLE ROAD.

THE WATER SYSTEM FOR SAN DIEGO ESTATES CONSIST OF AN 8" WATERLINE RUNNING ALONG THE WEST SIDE OF GWIN ROAD AND ENDS WITH A 2" FLUSH VALVE ON THE SOUTHEAST CORNER OF LOT 10.

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

THE 8" DIAMETER WATERLINE, THE 1" DUAL SERVICE LINES, AND THE WATER METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$ _____ OR \$ _____ 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. UPON REQUEST BY THE LOT OWNER OF A LOT, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER WILL INSTALL TWO (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 THE PLAT.

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM SAN DIEGO ESTATES, 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:

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 () TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS _____ AND _____ (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 CLAY LOAM AND SANDY CLAY LOAM (WITH TEXTURE CLASS II) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR STORM BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

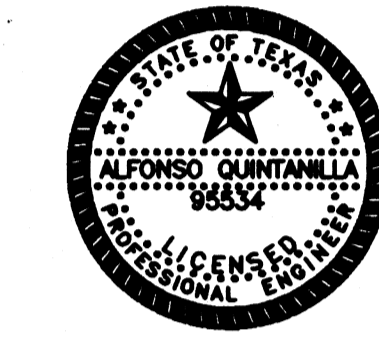
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ _____ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS WILL BE INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ _____. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF 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. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- THESE FACILITIES WILL BE 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 PE
 ALFONSO QUINTANILLA
 P.E. 95534
 DATE 5-19-15

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION SAN DIEGO ESTATES:

BY ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Description y Costos.

SAN DIEGO ESTATES SERA PROVISITA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUERO 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 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 UNA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO SUR DE LA CALLE INGLE ROAD.

EL SISTEMA DE AGUA PARA SAN DIEGO ESTATES CONSISTE DE LA LINEA EXISTENTE DE AGUA DE 8" DE DIAMETRO QUE CORRE POR EL LADO OESTE DE LA CALLE GWIN ROAD Y TERMINA CON UNA VALVULA DE 2" PULGADAS EN LA ESQUINA SURESTE DEL LOTE 10.

DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN CINCO (5) SERVICIOS DOBLES DE 1" DE DIAMETRO QUE CORREN EN PARES HACIA LOS LOTES PARA DESPUES DIVIDIRSE Y QUE VAYAN HACIA LOS MEDIDORES DE CADA LOTE.

LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO DOBLE DE 1" DE DIAMETRO, Y LAS CAJAS DE LOS MEDIDORES DE AGUA SERAN INSTALADAS A UN COSTO TOTAL DE US\$ _____. PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES Y PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA. EL SUELO ES UN MARGA DE BARRO ARENOSO Y MARGA DE BARRO (CON TEXTURA CLASE II) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

EL COSTO 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 SERAN INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ _____. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL _____.

DRENAJE: Description y Costos.

EL DRENAJE DE SAN DIEGO ESTATES, 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 ENSUCHE 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 TAMARO. 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 () PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES Y PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA. EL SUELO ES UN MARGA DE BARRO ARENOSO Y MARGA DE BARRO (CON TEXTURA CLASE II) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

EL COSTO 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 SERAN INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ _____. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL _____.

CERTIFICACION:

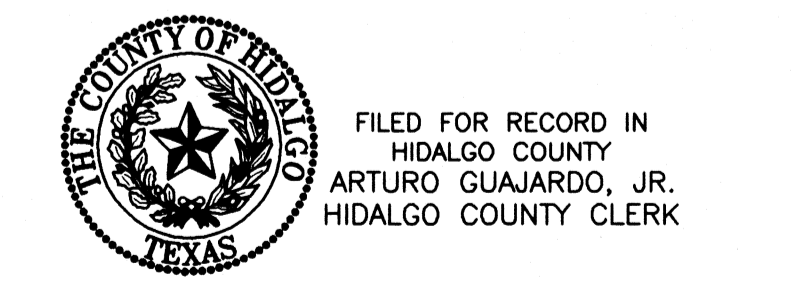
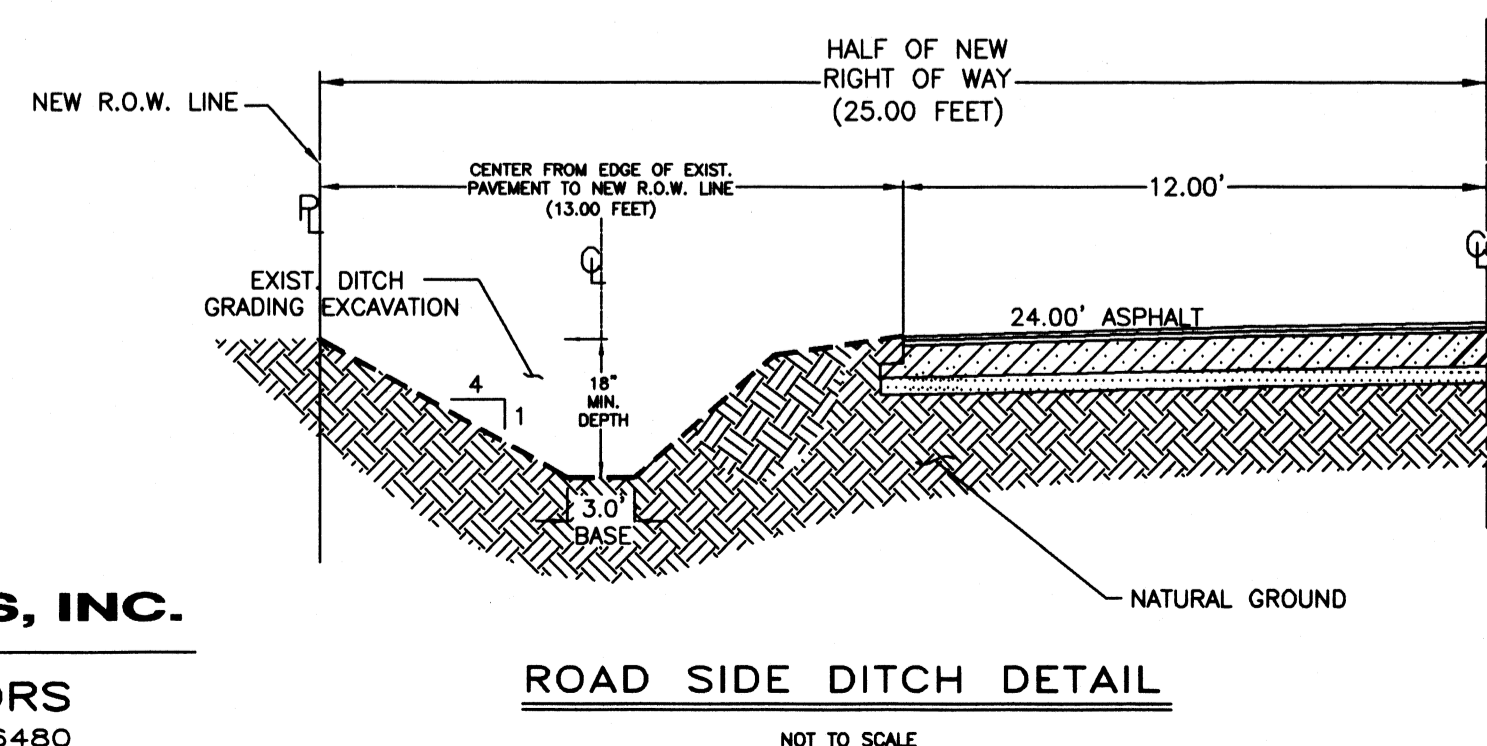
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA DE AGUA (TODO INCLUSO) SERA 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 INCLUSO) A UN COSTO TOTAL DE US\$ _____ PARA TODA LA SUBDIVISION.



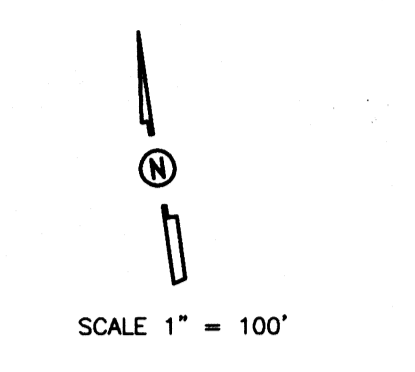
Alfonso Quintanilla PE
 ALFONSO QUINTANILLA
 P.E. 95534
 DATE 5-19-15



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

FILENAME : F:\DATA\SUB\EDINBURG\SAN DIEGO ESTATES\BPLAT	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
3-10-2015	XZ			
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	



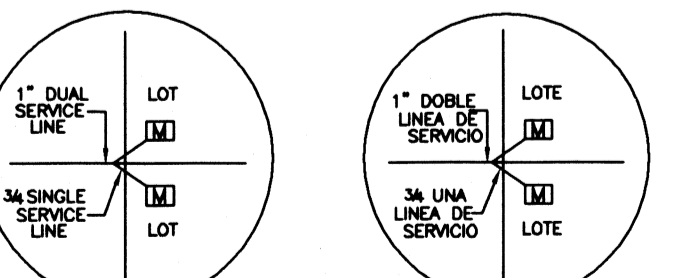
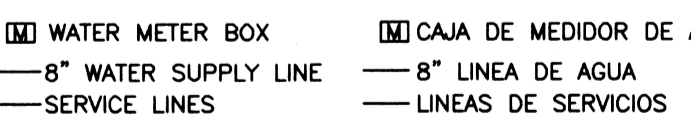
THE NORA ARBULELES TRACT, A 20.00 ACRE TRACT OF LAND BEING ALL OF LOTS 7 AND 8, BLOCK 20, SANTA CRUZ GARDENS No. 2, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1937426, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE BENIGNO RODRIGUEZ TRACT, THE NORTH 5.0 ACRES OUT OF LOT 9, BLOCK 20, SANTA CRUZ GARDENS No. 2, ACCORDING TO WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2265707, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE MATHA B. & JOSE M. MONTELONGA TRACT, THE EAST 3.0 ACRES OF LOT 9, BLOCK 21, SANTA CRUZ GARDENS No. 2, ACCORDING TO WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2275527, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LOT 1, BLOCK 21, SANTA CRUZ GARDENS UNIT No. 2, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 18, BLOCK 21, SANTA CRUZ GARDENS UNIT No. 2, MAP RECORDS, HIDALGO COUNTY, TEXAS.



REVISION NOTES

No.	Sheet	REVISION	Date	Approved

- ⊗ TEST BORINGS
- SEPTIC TANK (OSSF)

COST ESTIMATE

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

← FLOW DIRECTION OF WATER

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