



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: 7-05-2016

PROPOSED BORDER TOWN NO. 2 SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: BORDER TOWN DEV., LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 107 *SINGLE FAMILY *MULTI-FAMILY 9 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: NORTHEAST CORNER OF F.M. 2812 & URESTI ROAD.

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 2-01-2016 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY A STORM SEWER PIPE SYSTEM DISCHARGING TO THE DRAIN DITCH ABUTTING WEST OF DEVELOPMENT. DETENTION WILL BE ACCOMPLISHED BY WIDENING OF THE EXISTING DITCH.

ROAD R.O.W. DEDICATION: 20.02 FEET ON F.M. 2812 & 18.00 FEET ON URESTI ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-16-2016 By, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-17-2016 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: JOSE ANGEL GONZALEZ

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 10" LOCATION: NORTHSIDE OF F.M. 2812.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 5-18-2016 : 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.

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SUBDIVISION PLAT OF:
BORDER TOWN SUBDIVISION No. 2

A 69.62 ACRE TRACT OF LAND BEING ALL OF LOT 15 AND 29.62 ACRES OUT OF LOT 16, BLOCK 70, ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2460925, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 69.62 ACRE TRACT OF LAND BEING ALL OF LOT 15 AND 29.62 ACRES OUT OF LOT 16, BLOCK 70, ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2460925, 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 FOUND IN THE CENTERLINE OF URESTI ROAD AND WITHIN THE RIGHT OF WAY OF F.M. 2812 FOR THE SOUTHWEST CORNER OF LOT 15 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°59'45" E, ALONG THE WEST LINE OF LOT 15 AND THE CENTERLINE OF URESTI ROAD, A DISTANCE OF 1,320.00 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 15 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°00'00" E, ALONG THE NORTH LINE OF LOT 15, PASSING A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND AT 20.00 FEET FOR THE EAST RIGHT OF WAY LINE OF URESTI ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF LOT 15, THE NORTHWEST CORNER OF THE AAA TRACT (A 0.00 ACRE TRACT OUT OF LOT 16, BLOCK 70, ENGELMAN RE-SUBDIVISION, ACCORDING TO DEED RECORDED IN VOLUME 00, PAGE 00, DEED RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 08°59'45" W, ALONG THE EAST LINE OF LOT 15, THE WEST LINE OF LOT 16 AND THE WEST LINE OF THE AA TRACT, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 81°00'00" E, ALONG THE SOUTH LINE OF THE AA TRACT, A DISTANCE OF 330.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 08°59'45" E, ALONG THE EAST LINE OF THE AA TRACT, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF LOT 16 FOR THE NORTHWEST CORNER OF SAID TRACT AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 81°00'00" E, ALONG THE NORTH LINE OF LOT 16, A DISTANCE OF 659.85 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THE MIRNA BLANCA FLORES TRACT (THE EAST HALF OF THE EAST HALF OF LOT 16, BLOCK 70, ENGELMAN RE-SUBDIVISION, ACCORDING TO GIFT DEED RECORDED IN VOLUME 3147, PAGE 695, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 08°59'45" W, ALONG THE WEST LINE OF THE MIRNA BLANCA FLORES TRACT, PASSING A 1/2" IRON ROD FOUND AT 1,300.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF F.M. 2812, A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF LOT 16 AND WITHIN THE RIGHT OF WAY OF F.M. 2812 FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 81°00'00" W, ALONG THE SOUTH LINE OF LOTS 15 AND 16 AND WITHIN THE RIGHT OF WAY OF F.M. 2812, A DISTANCE OF 2,309.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 69.62 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH ENGELMAN RE-SUBDIVISION, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**STATE OF TEXAS
COUNTY OF HIDALGO**

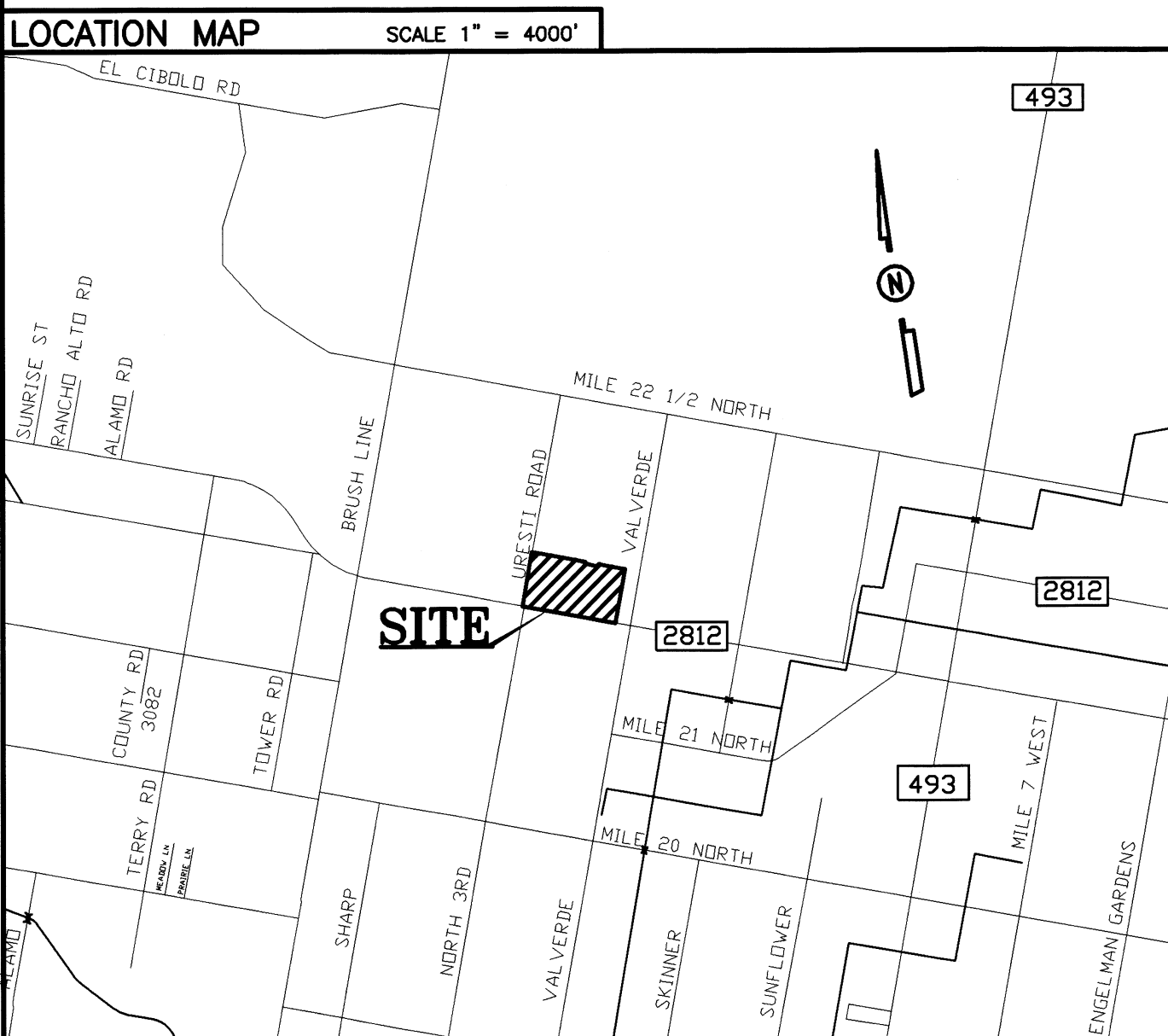
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
R.R.S. No. 4856

11-23-15
DATE

REVISION NOTES			
No.	Sheet	REVISION	Approved

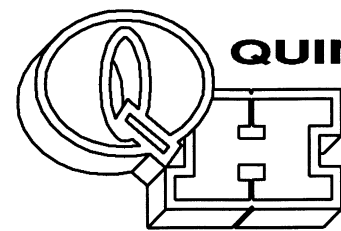


LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

BORDER TOWN SUBDIVISION No. 2, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE NORTHEAST CORNER OF THE INTERSECTION OF FM 2812 AND URESTI 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). BORDER TOWN SUBDIVISION No. 2, LIES APPROXIMATELY 3.00 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 3 1/2 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
OWNER: BORDER TOWN DEVELOPMENT, LLC				
KYLE RUPPERT, MANAGER	P.O. BOX 959	EDINBURG, TX 78540	(956)383-0868	383-2301
ENGINEER: MARCO A. GONZALEZ	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

PLAT NOTES AND RESTRICTIONS:

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

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

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY-PANEL NO. 480334 0350 C EFFECTIVE DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

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 WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

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

5.- SETBACKS:

FRONT	25.00 FEET
FRONT (LOTS 106-116)	50.00 FEET
REAR	15.00 FEET
SIDE	5.00 FEET
CORNER SIDE	10.00 FEET
CORNER SIDE, WHERE ROW IS GREATER THAN 50.0 FEET	20.00 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 217,876.13 CUBIC FEET (5.00 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.

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=73.07'. COTTON PICKER SPINDLE FOUND ON THE SOUTHWEST CORNER OF THE SUBDIVISION. N.A.V.D. 88 DATUM.
B.M. No.2- ELEV= 66.70', 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTHWEST CORNER OF LOT 86 THE SUBDIVISION. N.A.V.D. 88 DATUM.
B.M. No.3- ELEV= 70.10', 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTHWEST CORNER OF LOT 43 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.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
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. NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 1-27, 30-49, 52-71, 74-93, AND 96-118. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

11.-GENERAL NOTE FOR COMMERCIAL LOTS:
LOTS 28, 29, 50, 51, 72, 73, 94, 95 & 116 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 28, 29, 50, 51, 72, 73, 94, 95 & 116 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

12.- 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.

13.- 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 SEPARATED DESIGN SHALL BE SUBMITTED FOR COMMERCIAL 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 EXCERPT 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.

14.- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.

15.- NO ACCESS SHALL BE PERMITTED FOR LOTS 28, 29, 50, 51, 72, 73, 94, 95, & 116

16.- NO ACCESS SHALL BE PERMITTED FOR LOT 1 FROM URESTI ROAD.

17.- DRIVEWAY FOR LOT 116 SHALL BE CONSTRUCTED ON THE NORTHWEST CORNER OF LOT 166

18.- AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED.

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 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 Grantor 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 as relocated.

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____.

BORDER TOWN DEVELOPMENT, LLC
KYLE RUPPERT, MANAGER
P.O. BOX 959
EDINBURG, TEXAS 78540

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BORDER TOWN SUBDIVISION No. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

**STATE OF TEXAS
COUNTY OF HIDALGO**

THIS PLAN IS HEREBY APPROVED BY THE ENGELMAN IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

DISTRICT PRESIDENT _____ DATE _____

SECRETARY _____ DATE _____

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

KYLE RUPPERT, MANAGER OF BORDER TOWN DEVELOPMENT, LLC, AS OWNER OF THE 69.62 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BORDER TOWN SUBDIVISION No. 2, 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:
- 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; AND
 - GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

BORDER TOWN DEVELOPMENT, LLC
KYLE RUPPERT, MANAGER
P.O. BOX 959
EDINBURG, TEXAS 78540

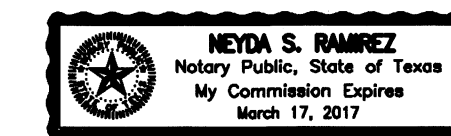
DATE _____

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, the undersigned notary public, on this day personally appeared
KYLE RUPPERT, MANAGER OF BORDER TOWN DEVELOPMENT, 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 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____.



NEIDA S. RAMIREZ - NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY that this plat of the BORDER TOWN SUBDIVISION No. 2 was reviewed and approved by the Hidalgo County Commissioners Court on _____.

Hidalgo County Judge _____ Date _____

ATTEST: Hidalgo County Clerk _____ 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 BORDER TOWN SUBDIVISION No. 2 conforms to all requirements of this 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 _____

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.

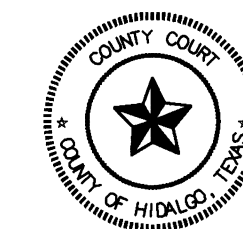
MAYOR'S SIGNATURE _____ DATE _____ CITY SECRETARY _____ DATE _____

**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.



Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. No. 120016
DATE 6-16-16



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	SHEET NO.
NOV. 23, 2015	M. GONZALEZ			1 of 5
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	

DATE OF PREPARATION: NOV. 23, 2015

SUBDIVISION PLAT OF:
BORDER TOWN SUBDIVISION No. 2

A 69.62 ACRE TRACT OF LAND BEING ALL OF LOT 15 AND 29.62 ACRES OUT OF LOT 16, BLOCK 70, ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2460925, 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

11-23-15
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.



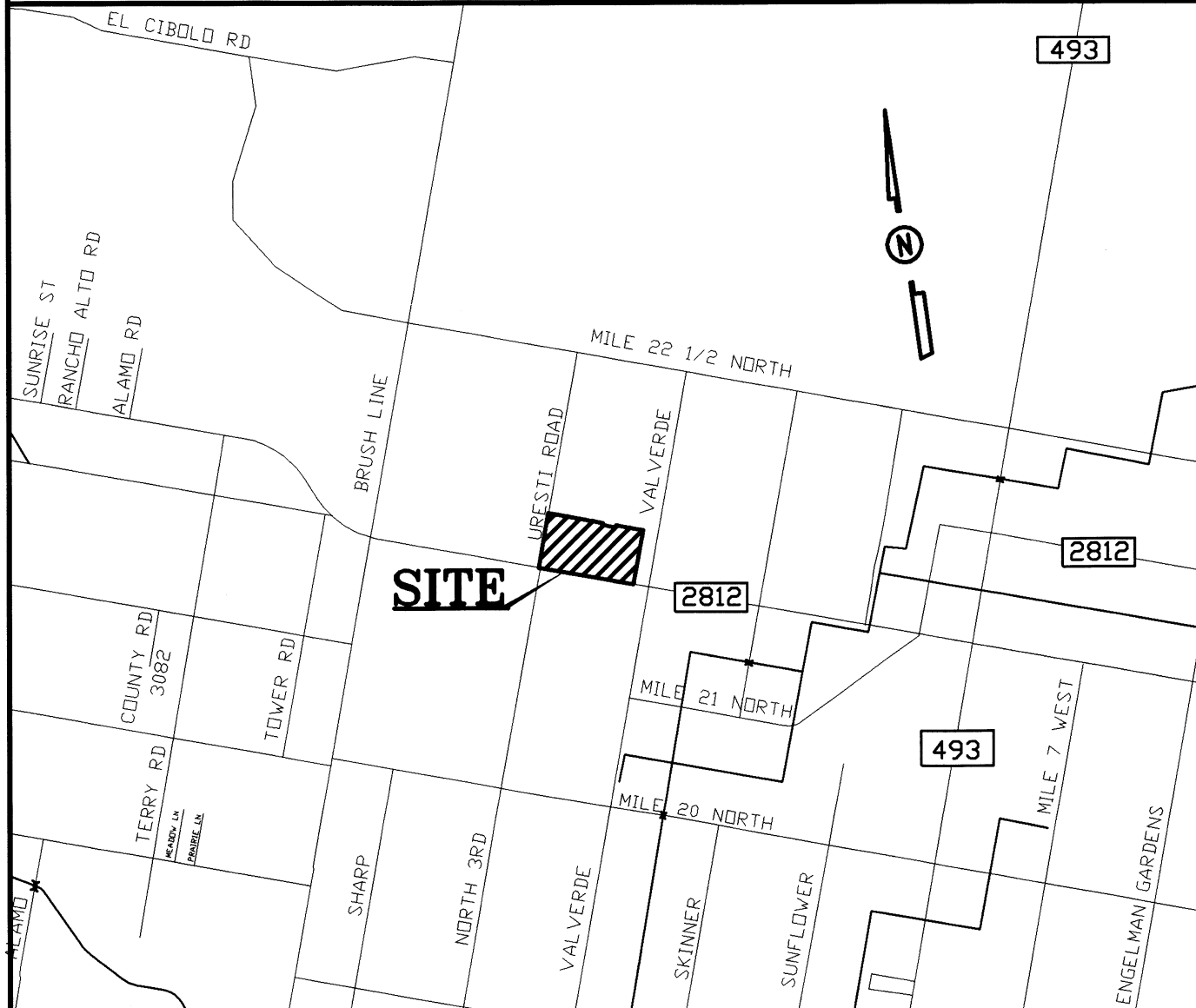
Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. No. 120016

6-16-16
DATE

LOT	AREA (S.F.)	AC.
1	33762.65	.78
2-9	21782.33	.50
10	21782.23	.50
11	21793.86	.50
12	21856.89	.50
13	23405.32	.54
14	21782.33	.50
15	22073.70	.51
16	30809.61	.71
17	21794.64	.50
18	21795.29	.50
19	21795.95	.50
20	21796.61	.50
21	21797.26	.50
22	21797.92	.50
23	21798.57	.50
24	21799.23	.50
25	21799.89	.50
26	21800.54	.50
27	21801.20	.50
28	22751.59	.52
29	22802.50	.52
30-38	21781.00	.50

LOT	AREA (S.F.)	AC.
39-40	22312.50	.51
41-49	21781.00	.50
50-51	22802.50	.52
52-60	21781.00	.50
61-62	22312.50	.51
63-71	21781.00	.50
72-73	22802.50	.52
74-82	21781.00	.50
83-84	22312.50	.51
85-93	21781.00	.50
94-95	22802.50	.52
96-104	21781.00	.50
105-106	22312.50	.51
107	22009.28	.51
108	22008.71	.51
109	22008.14	.51
110	22007.57	.51
111	22007.00	.51
112	22006.44	.51
113	22005.87	.51
114	22005.30	.51
115	22004.73	.51
116	22101.82	.51

LOCATION MAP SCALE 1" = 4000'



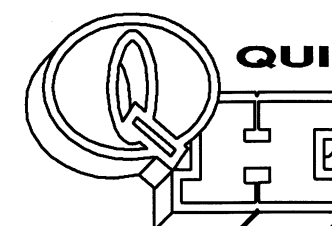
DATA	BEARING	LENGTH
L1	S 36°07' E	70.71'
L2	N 54°00' E	35.36'
L3	N 36°00' W	35.36'
L4	N 53°59'53" E	35.35'
L5	N 36°00' W	21.21'
L6	S 54°00' W	21.21'

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

BORDER TOWN SUBDIVISION No. 2, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE NORTHEAST CORNER OF THE INTERSECTION OF FM 2812 AND URISTI 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). BORDER TOWN SUBDIVISION No. 2, LIES APPROXIMATELY 3.00 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 3 1/2 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
OWNER: BORDER TOWN DEVELOPMENT, LLC KYLE RUPPERT, MANAGER	P.O. BOX 959 124 E. STUBBS	EDINBURG, TX 78540 EDINBURG, TX 78539	(956)383-0868 (956)381-6480	383-2301 381-0527
ENGINEER: MARCO A. GONZALEZ	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA				



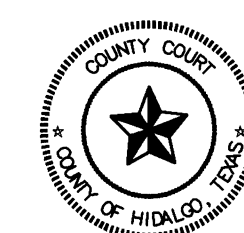
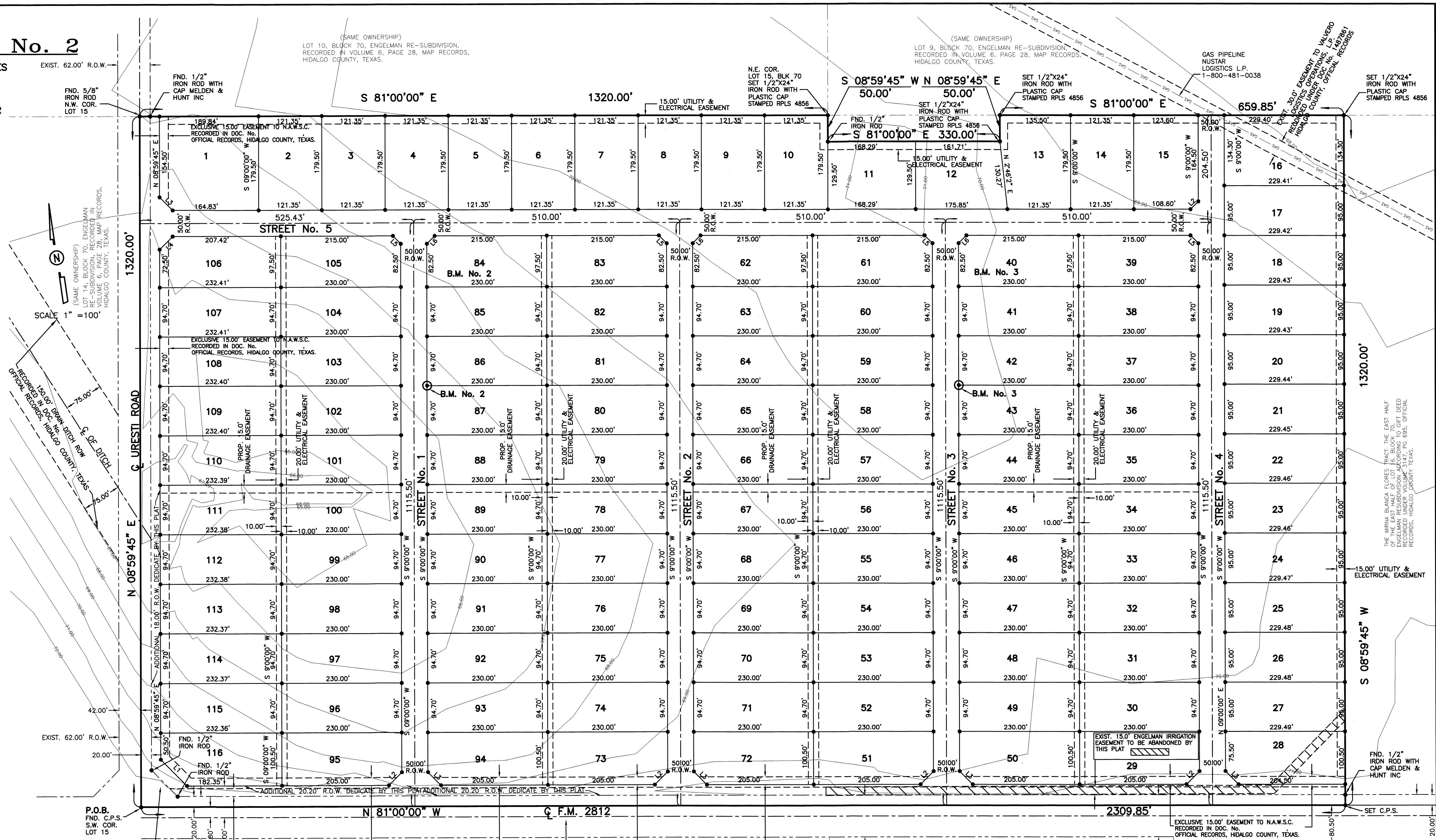
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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: NOV. 23, 2015

FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBD\HIDALGO CO\BORDER TOWN No. 2\PLAT	NOV. 23, 2015	M. GONZALEZ		
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

SHEET No.
2 of 5

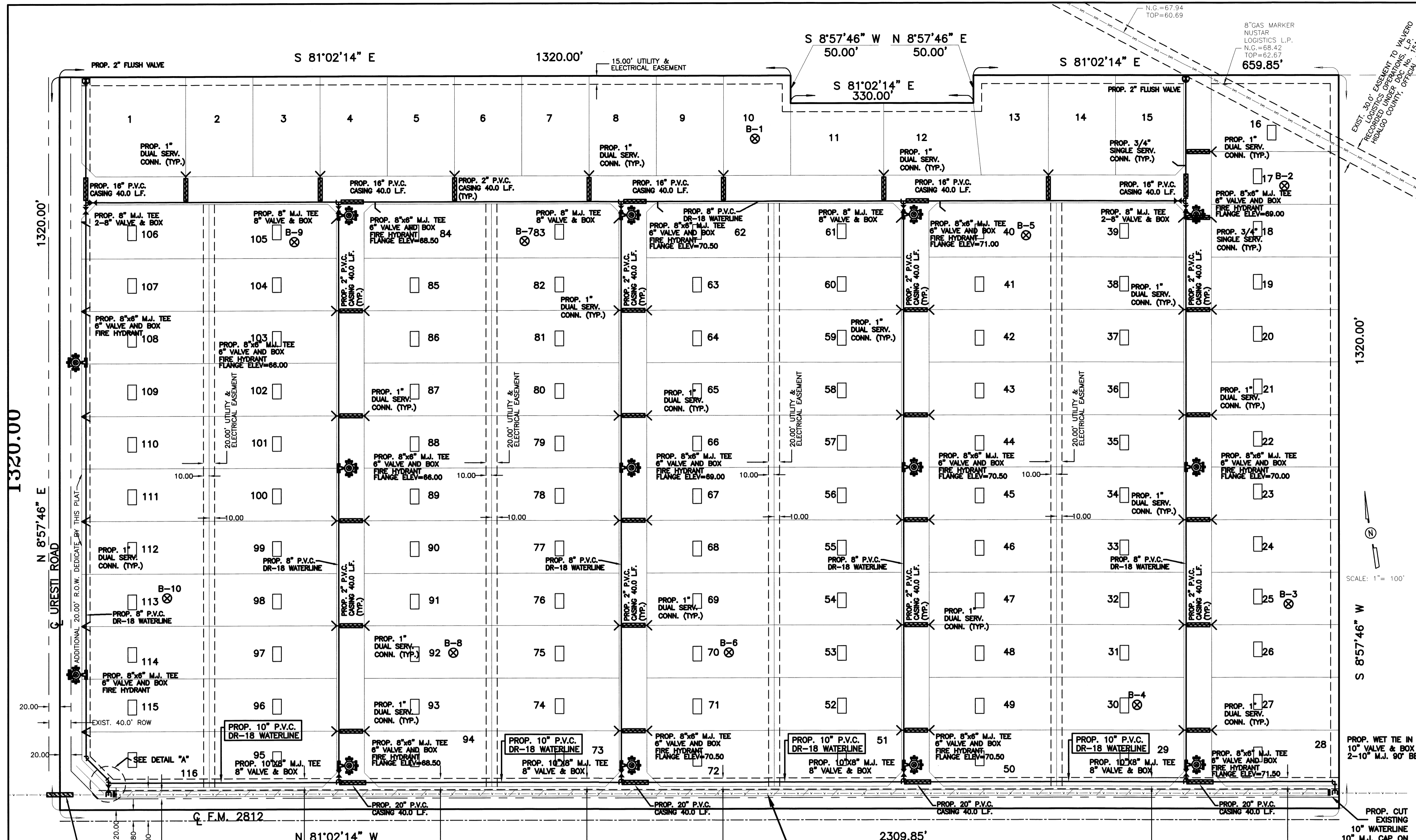


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

BORDER TOWN SUBDIVISION No. 2

A 69.62 ACRE TRACT OF LAND BEING ALL OF LOT 15 AND 29.62 ACRES OUT OF LOT 16, BLOCK 70, ENGLMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2460925, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

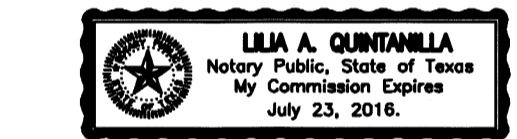


SUBDIVIDER CERTIFICATION
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as recorded in the public records of Hidalgo County, Texas, and that the same is a true and correct copy of the original plat as recorded in the public records of Hidalgo County, Texas.

SUBDIVIDER STATEMENT:
 RICHARD RUPPERT, GENERAL PARTNER
 THE THREE GRANDES, LTD.
 P.O. BOX 959
 EDINBURG TX, 78540

DATE _____
 RICHARD RUPPERT, GENERAL PARTNER

BEFORE ME, the undersigned notary public, on this day personally appeared RICHARD RUPPERT, GENERAL PARTNER OF THE THREE GRANDES, LTD., who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.



LILIA A. QUINTANILLA - NOTARY PUBLIC



MARCO A. GONZALEZ
 DATE 6-10-16
 P.E. No. 120016

EXIST. 10" WATERLINE TO BE ABANDONED IN PLACE--2225 L.F.

(THIS SECTION TO BE ABANDONED)

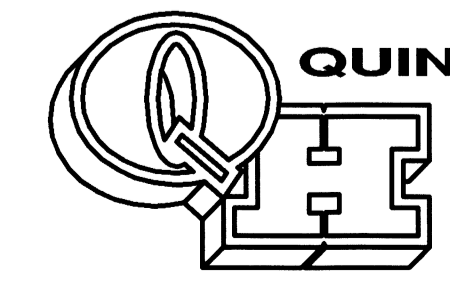
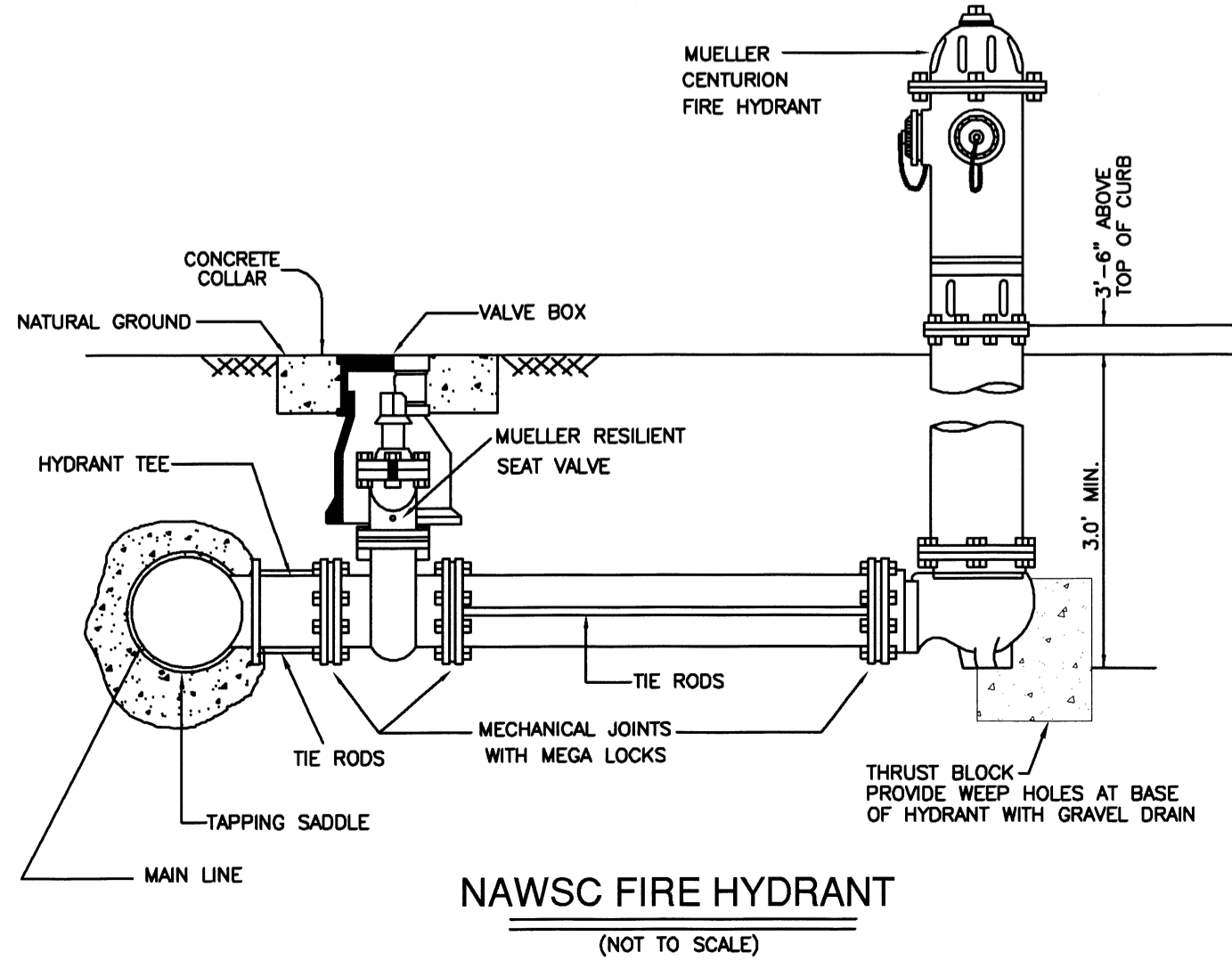
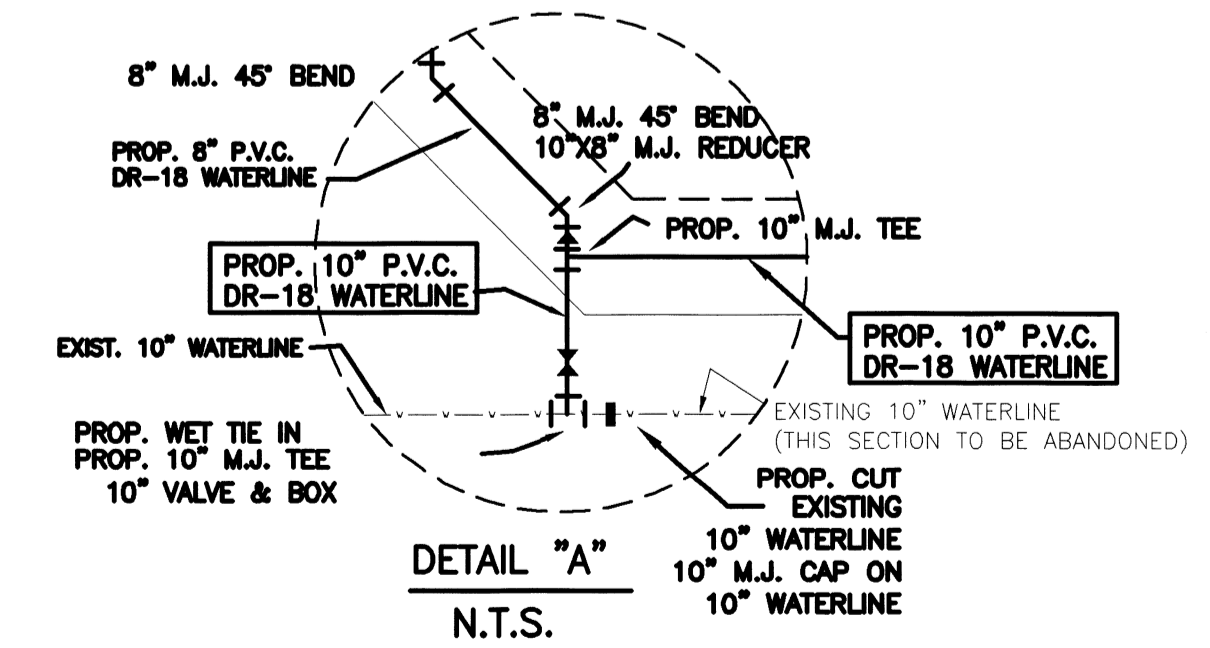
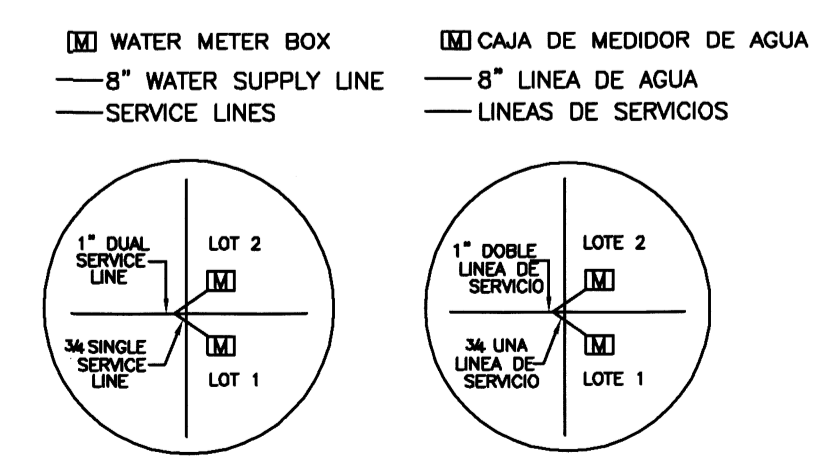
REVISION NOTES

No.	Sheet	REVISION	Date	Approved
1	1 OF 8	HIDALGO COUNTY COMMENTS (8-25-18)	5-25-18	J.R.

COST ESTIMATE

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

- B-1 TEST BORINGS
- SEPTIC TANK (OSSF)



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
 SURVEYING REGISTRATION NUMBER 100411-00

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

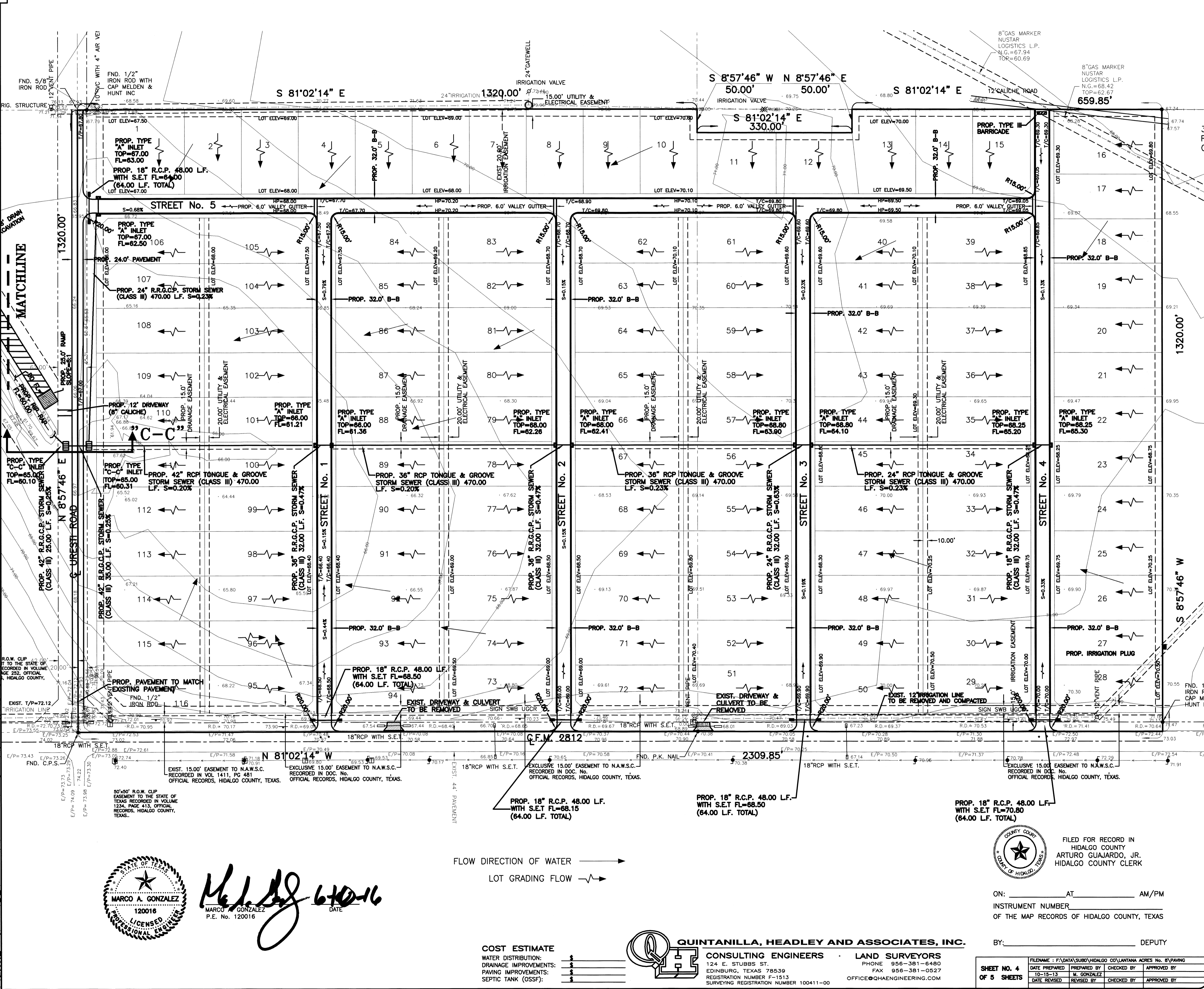
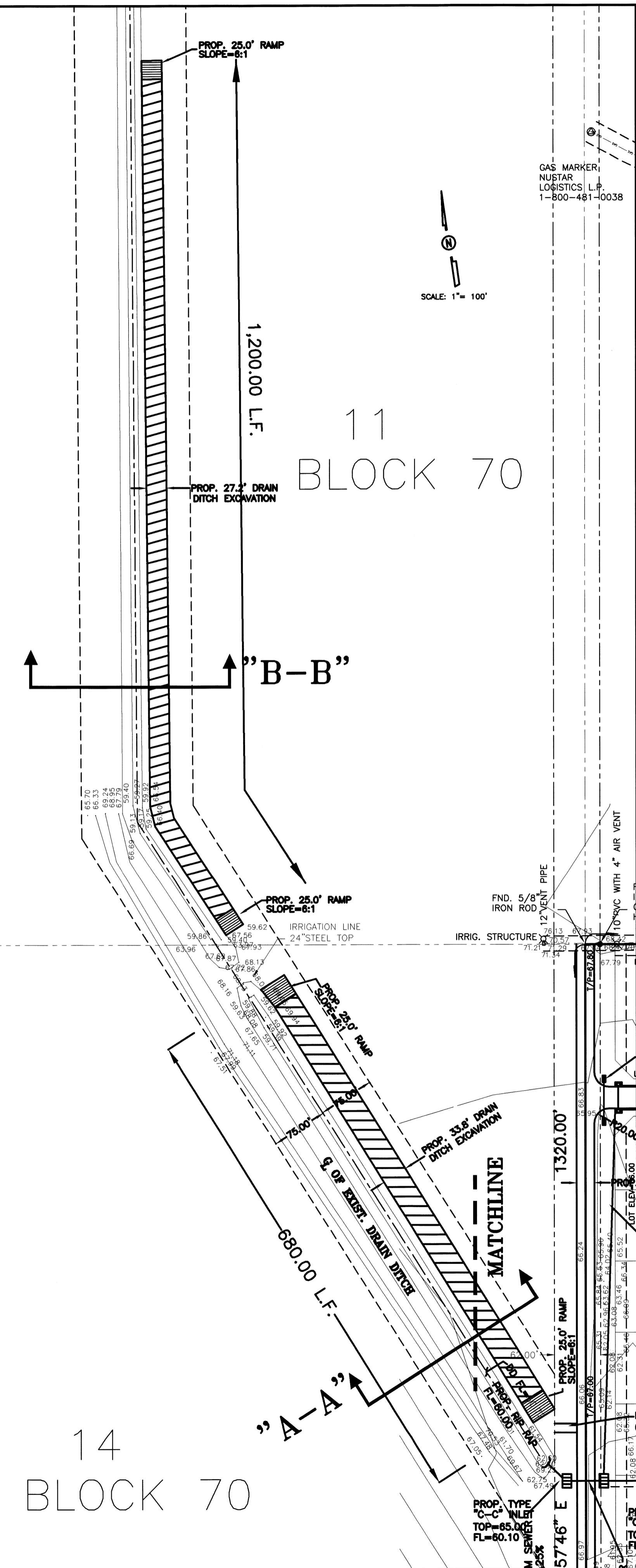
SHEET NO. 3 OF 45 SHEETS

FILENAME: F:\DATA\SUBD\HIDALGO CO\LANTANA ACRES No. 2\WATER	APPROVED BY
DATE PREPARED: 10-15-13	M. GONZALEZ
DATE REVISED:	CHECKED BY

BORDER TOWN SUBDIVISION No. 2

A 69.62 ACRE TRACT OF LAND BEING ALL OF LOT 15 AND 29.62 ACRES OUT OF LOT 16, BLOCK 70, ENGLMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2460925, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

OFFSITE DRAIN DITCH EXCAVATION



MARCO A. GONZALEZ

 120016

 LICENSED PROFESSIONAL ENGINEER

 DATE: 6-10-16

 P.E. No. 120016

FLOW DIRECTION OF WATER →

 LOT GRADING FLOW ↘

COST ESTIMATE

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

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

 SURVEYING REGISTRATION NUMBER 100411-00

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. 4	FILENAME: F:\DATA\SUBD\HIDALGO CO\LANTANA ACRES No. 0\BP\PAVING
OF 5 SHEETS	DATE PREPARED: 05-13-16
	PREPARED BY: M. GONZALEZ
	DATE REVISION: _____
	REVISION: _____
	CHECKED BY: _____
	APPROVED BY: _____

BORDER TOWN SUBDIVISION No. 2

A 69.62 ACRE TRACT OF LAND BEING ALL OF LOT 15 AND 29.62 ACRES OUT OF LOT 16, BLOCK 70, ENGLMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2460925, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR BORDER TOWN SUBDIVISION No. 2:
 POR MARCO A. GONZALEZ P.E.

WATER SUPPLY: Description and Costs.

BORDER TOWN SUBDIVISION No. 2 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 10" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF F.M. 2812.

THE WATER SYSTEM FOR BORDER TOWN SUBDIVISION No. 2 CONSIST OF THE 10" DIAMETER WATERLINE ALONG F.M. 2812 BEING RELOCATED TO A 15.00' EASEMENT TO N.A.W.S.C. FROM THIS 10" DIAMETER WATERLINE, AN 8" DIAMETER WATERLINE RUNS NORTH ALONG THE WEST SIDE OF URESTI ROAD, ENDING WITH A 2" FLUSH VALVE ON THE NORTHWEST CORNER OF LOT 1.

ON THE NORTHWEST CORNER OF LOT 106, AN 8" DIAMETER WATERLINE RUNS EAST ALONG THE SOUTH SIDE OF STREET 05.

ON THE SOUTHEAST CORNERS OF LOTS 29, 51, 73 & 95, 8" DIAMETER WATERLINES RUN NORTH AND CONNECT WITH THE 8" DIAMETER WATERLINE THAT RUNS ALONG THE SOUTH SIDE OF STREET 05. THE 8" DIAMETER WATERLINE LOCATED ON STREET 04 ENDS WITH AT 2" FLUSH VALVE LOCATED ON THE NORTHEAST CORNER OF LOT 15.

FROM THE 8" WATERLINE, FIFTY THREE (53) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND TEN (10) 3/4" DIAMETER SINGLE SERVICES GOING TO THE WATER BOXES FOR EACH LOT.

THE 8" DIAMETER WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES, AND THE WATER METER BOXES HAVE BEEN 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 IS PART OF 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 HAS INSTALLED TEN (10) 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 BORDER TOWN SUBDIVISION No. 2, 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 BBOX INDICATES A FINE SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD TEN (10) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 10, 17, 25, 30, 40, 70, 83, 92, 105, & 113. (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 HAVE BEEN 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

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 THAT CERTIFY THAT THE ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- THESE FACILITIES 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.

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION BORDER TOWN SUBDIVISION No. 2:
 POR MARCO A. GONZALEZ P.E.

PROVISION DE AGUA: Descripción y Gastos.

BORDER TOWN SUBDIVISION No. 2 SERA PROVISITA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUENO 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 10" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO NORTE DE LA CALLE FM 2812.

EL SISTEMA DE AGUA PARA BORDER TOWN SUBDIVISION No. 2 CONSISTE DE LA LINEA DE AGUA DE 10" DE DIAMETRO QUE CORRE POR EL LADO NORTE DE LA CALLE FM 2812 SER MOVIDO ADENTRO DE UNA EASEMENT DE N.A.W.S.C. DE 15.00'. DE ESTA LINEA DE 10" DE DIAMETRO, UNA LINA DE 8" DE DIAMETRO CORRE NORTE POR EL LADO OESTE DE LA CALLE URESTI ROAD Y TERMINA CON UNA VALVULA DE 2".

EN LA ESQUINA NOROESTE DE LOTE 106, UNA LINEA DE 8" DE DIAMETRO CORRE ESTE POR EL LADO SUR DE STREET 05, TERMINANDO CUANDO ALCANZO LA CALLE STREET 04.

EN LA ESQUINAS SURESTE DE LOTES 29, 51, 73, & 95, LINEAS DE AGUA DE 8" DE DIAMETRO CORRE NORTE Y CONECTA CON LA LINEA DE 8" DE DIAMETRO QUE CORRE POR EL LADO SUR DE LA CALLE STREET 05. LA LINEA DE 8" DE AGUA LOCALIZADO EN LA CALLE STREET 04, TERMINA CON UNA VALVULA DE 2" EN LA ESQUINA NROESTE DE LOT 15.

DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN CINCUENTA TRES (53) SERVICIOS DOBLES DE 1" DE DIAMETRO QUE CORREN EN PARES HACIA LOS LOTES PARA DESPUES DIVIDIRSE EN DOS SERVICIOS SENCILLOS DE 3/4" DE PULGADA, Y DIEZ (10) SERVICIOS SENCILLOS DE 3/4" QUE VAN HACIA LOS MEDIDORES DE CADA LOTE.

LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO DOBLE DE 1" DE DIAMETRO, LAS LINEAS DE SERVICIO SENCILLO DE 3/4" DE DIAMETRO Y LAS CAJAS DE LOS MEDIDORES DE AGUA HA SIDO INSTALADOS A UN COSTO TOTAL DE US\$ O US\$ POR LOTE. ADICIONALMENTE, EL DUERO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE US\$ O US\$ POR SOLAR DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE EL CUAL CUBRE LOS MEDIDORES DE AGUA, INSTALACION, CONEXION Y MEMBRERIAS. CUANDO EL DUERO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUERO. EL DUERO DE LA SUBDIVISION TAMBIEN HA INSTALADO DIEZ (10) BOGAS 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 CONDAO DE HIDALGO.

DRENAJE: Descripción y Gastos.

EL DRENAJE DE BORDER TOWN SUBDIVISION No. 2, 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 REPORTEADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDAO 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 DIEZ (10) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 10, 17, 25, 30, 40, 70, 83, 92, 105, & 113. (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 BAO 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.

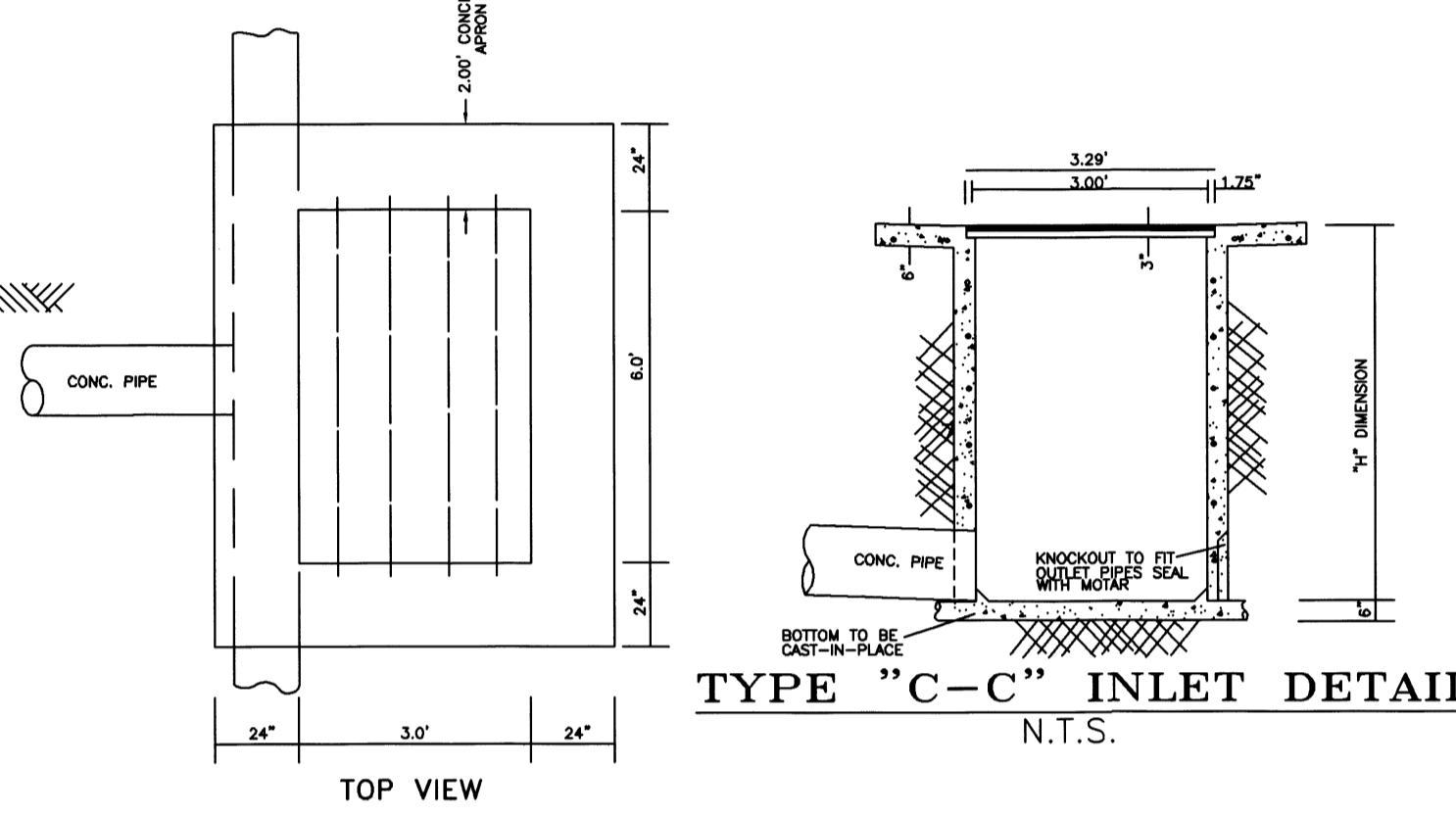
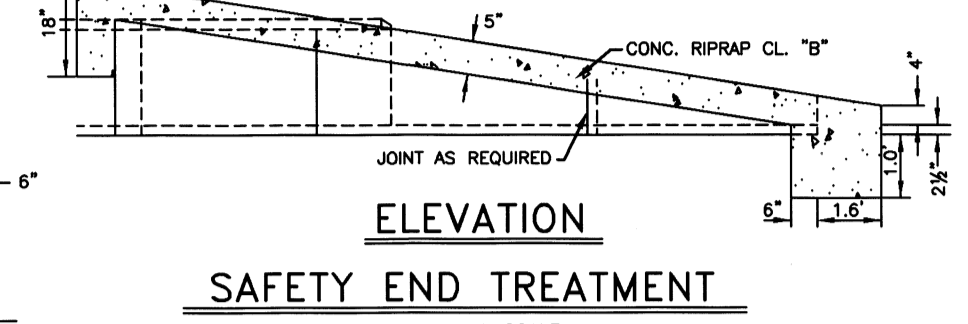
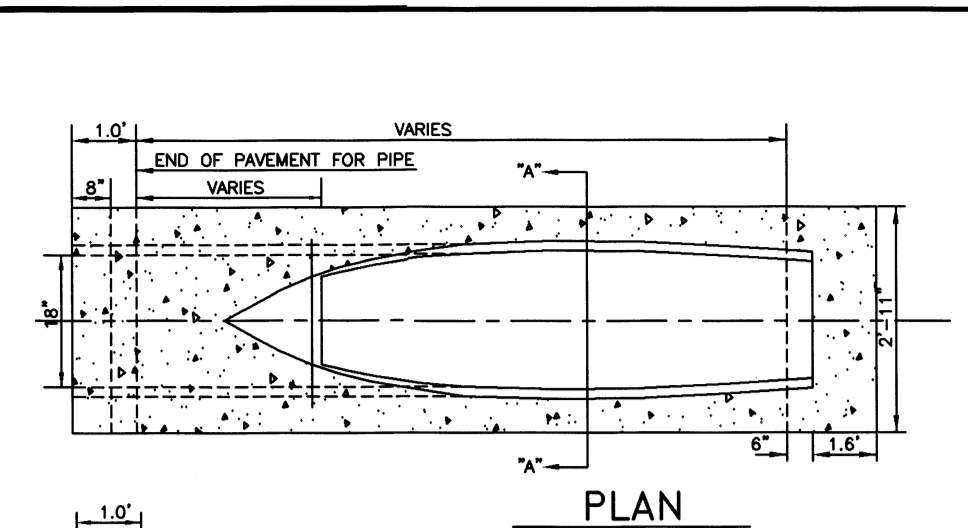
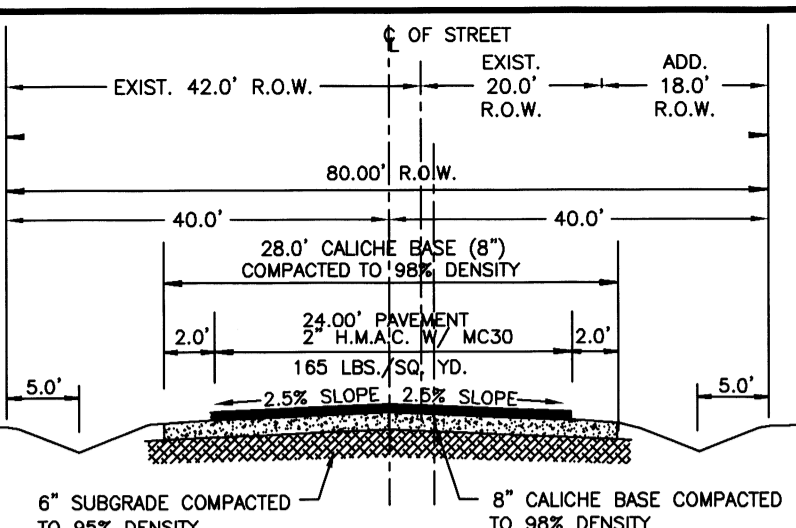
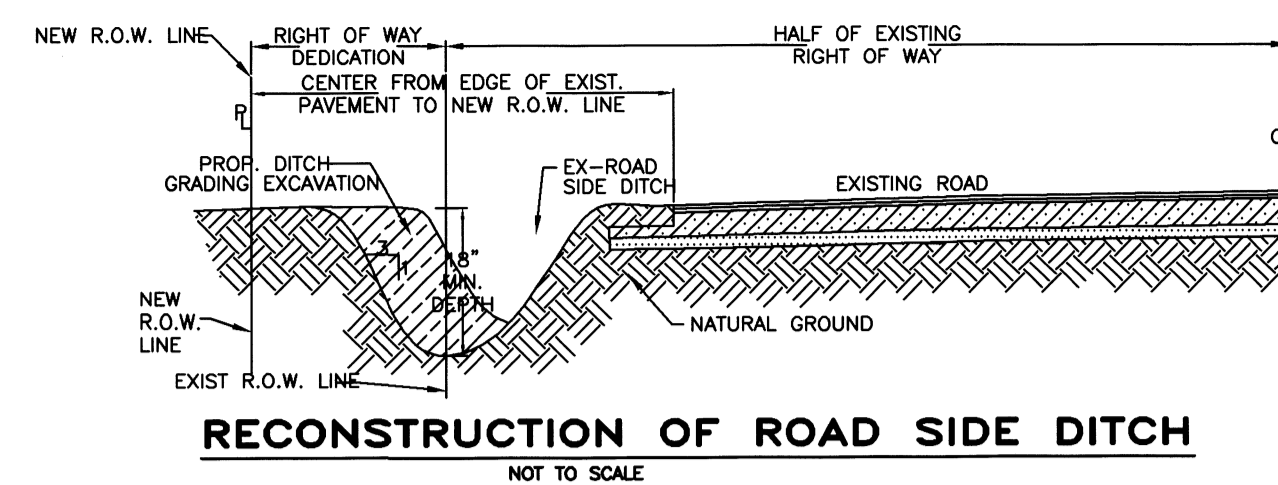
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDAO DE HIDALGO HA INSPECCIONADO TODOS 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 FUE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL COSTO TOTAL ES DE US\$ O \$ 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.



DRAINAGE REPORT FOR: BORDER TOWN SUBDIVISION No. 2
 BY: MARCO A. GONZALEZ P.E.
DRAINAGE REPORT FOR
 BORDER TOWN SUBDIVISION No. 2

Border Town Subdivision No. 2 is a 69.62 acre tract of land being all of Lot 15, Block 70, and 29.62 acres out of Lot 16, Block 70, Engelman Re-subdivision, Hidalgo County, Texas according to the map or plat thereof located in Volume 6, Page 28, map records, Hidalgo County, Texas, and according to warranty deed recorded under County Clerk's Document Number 2460925, official records, Hidalgo County, Texas. This subdivision is located on the northeast corner of the intersection of FM 2812 and Uresti Road. The site is currently open land and brush area. The proposed subdivision will consist of 107 residential lots and 9 commercial lots and it is located in the City of Edinburg Extra Territorial Jurisdiction (E.TJ).

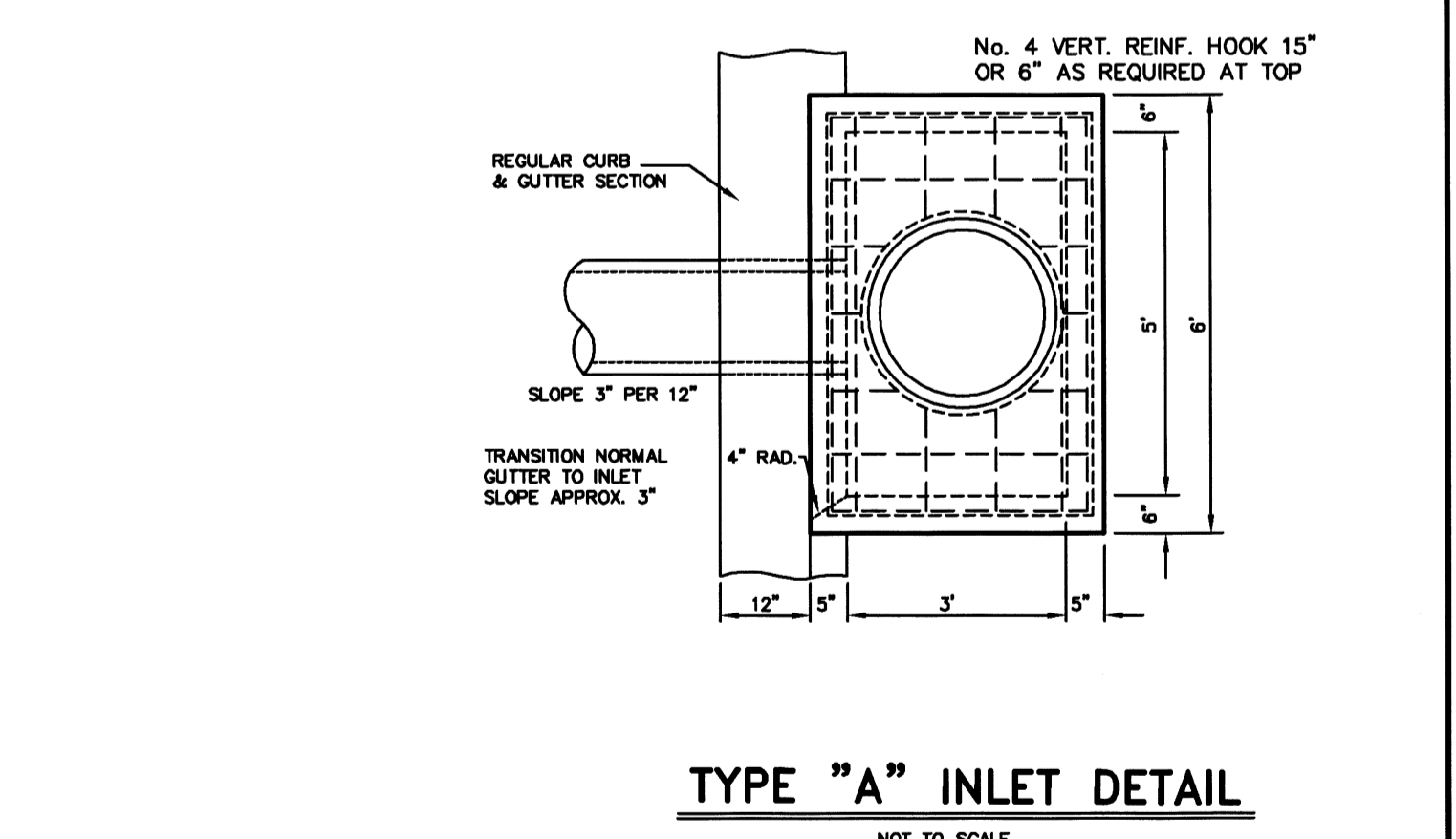
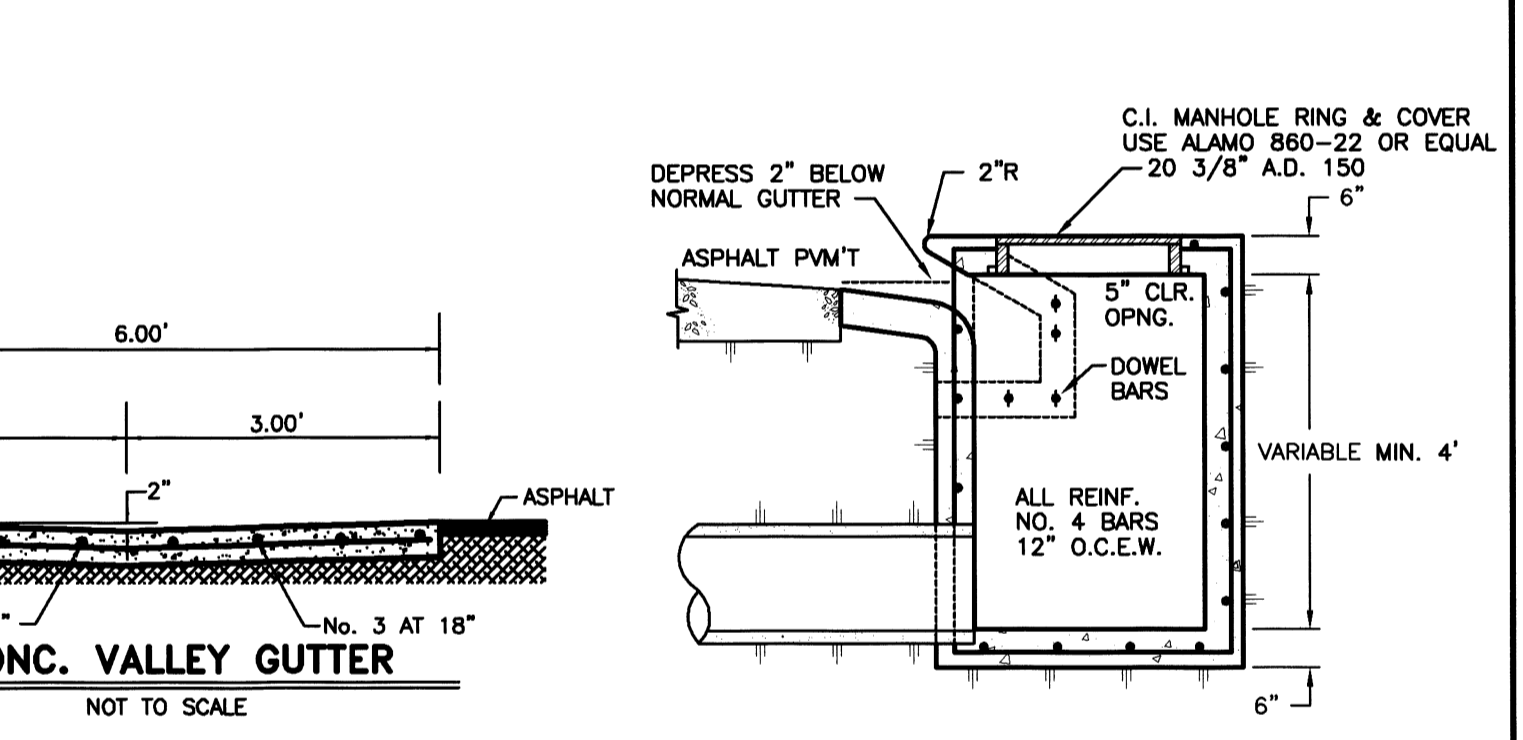
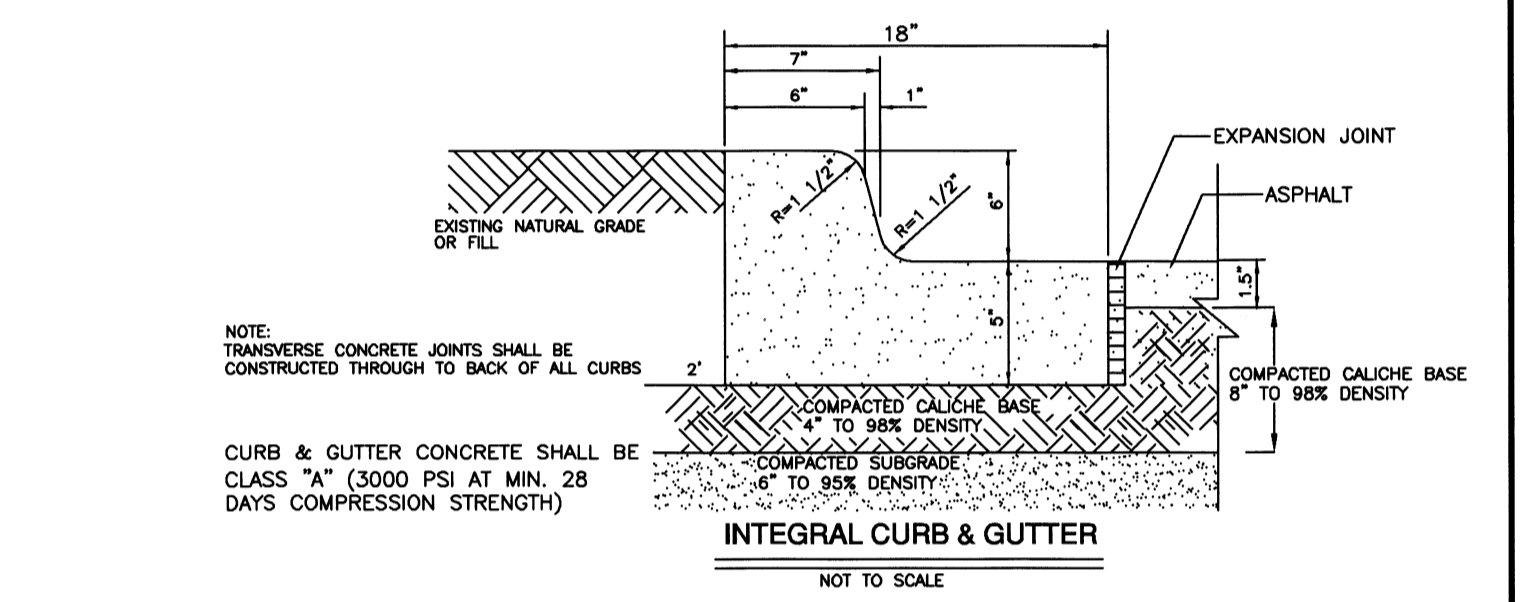
The tract is Zone "X" as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 D dated June 6, 2000 with an LOMR dated May 17, 2001.

The majority of the soil is Fine Sandy Loam, Sandy Clay Loam, and Clay Loam. This soil is well drained. Surface runoff is medium. Permeability is moderate. Plasticity index has a range of 4-32. See attached Soil Survey of Hidalgo County, Texas tables.

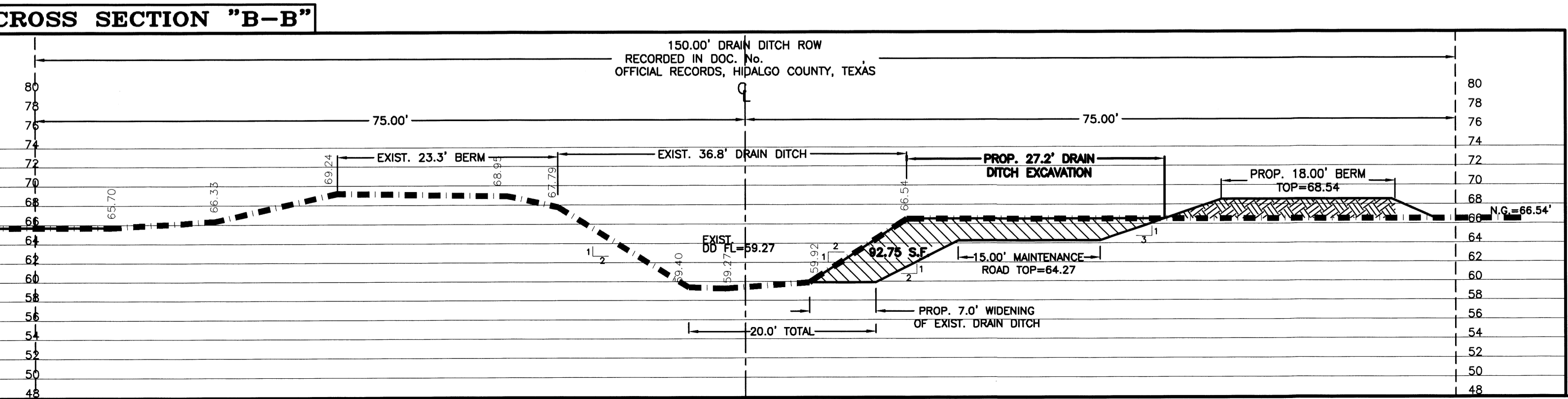
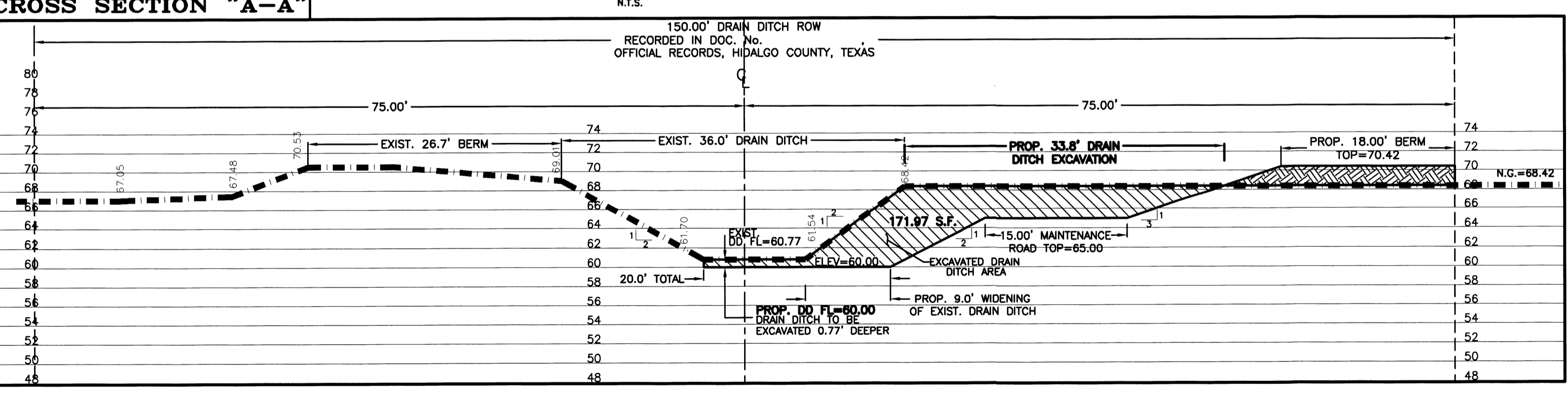
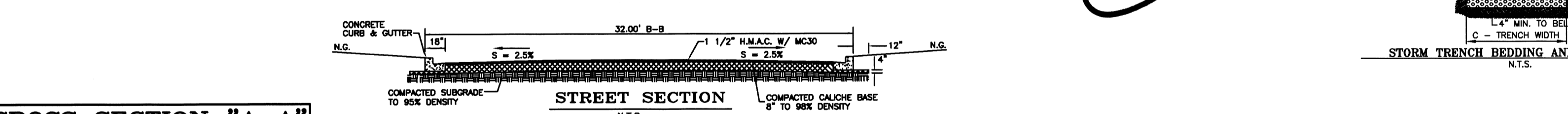
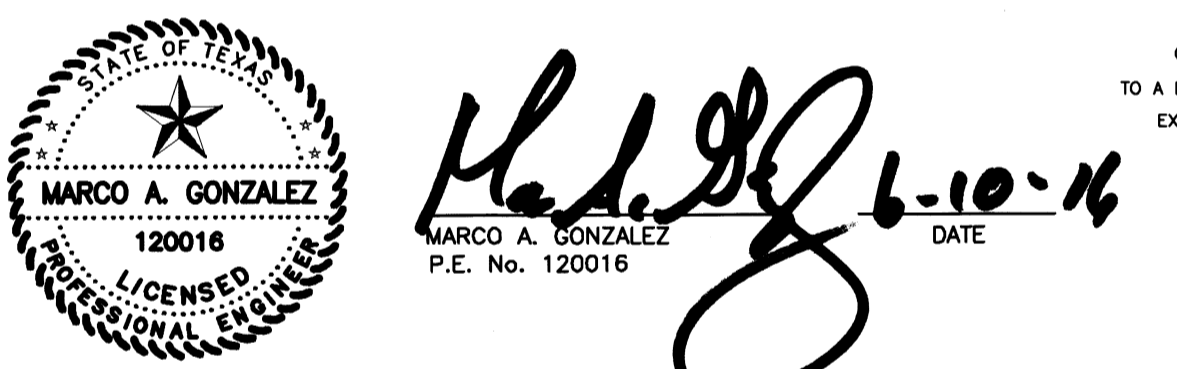
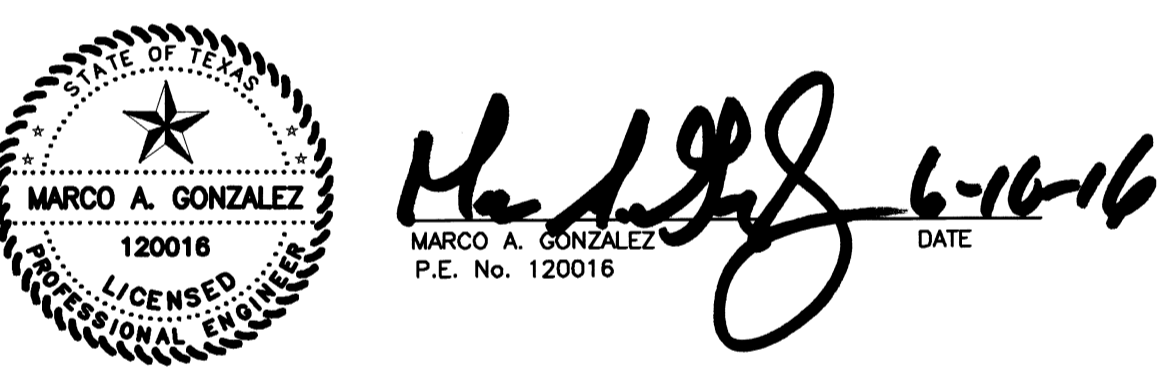
Presently, the site has runoff flowing in a northeasterly direction. The existing runoff for the proposed subdivision is Q = 11.12 cubic feet per second based on a 10-year storm.

After development the runoff will be Q=45.81 cubic feet per second for an increase of Q=34.69 cubic feet per second. Detention will be 217,876.13 cubic feet (50.0 acre feet). Drainage will be detained by excavating the Hidalgo County Drainage District No.1 North Main Drain Lateral located on the adjoining property located west of the subdivision. The storm sewer system consists of Type "A" inlets, 18", 24", 30", 36" and 42" pipes that will drain the subdivision street runoff into this drain ditch. Road side ditch to be regarded along the north side of FM 2812 and the east side of Walker Road. Type "C-C" inlets will be installed to discharge runoff from the road side ditch.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR ZONE "X"-UNSHADED AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0350 C, DATED ON JUNE 6, 2000 (REVISED MAY 17, 2001 TO REFLECT LOMR) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



- A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAD UP TO FLOW OF PIPE (MIN. THICKNESS = 8") - PIT RUN GRAVEL, 3/4" MAX. SIZE.
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL, COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12" MINIMUM TRENCH WITH SMALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, AS, WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D698, 6\"/>



STORM DISCHARGE STRUCTURE
 NOT TO SCALE

LEGEND
TOTAL DETENTION REQUIRED - 217,876.13 C.F.
TOTAL DETENTION EXCAVATED - 220,761.75 C.F.

(SECTION A-A) 171.97 S.F. X 650.0 L.F. = 111,780.50 C.F.
 (SECTION B-B) 92.75 S.F. X 1,175.0 L.F. = 108,981.25 C.F.

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

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539
 REGISTRATION NUMBER F-1513
 SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
 PHONE 956-381-6480
 FAX 956-381-0527
 OFFICE@QHAENGINEERING.COM

SHEET No. 5 OF 5 SHEETS

FILENAME: F:\DATA\SUBD\EDINBURG\BORDERTOWN No. 2\PAVING-BPLAT	CHECKED BY	APPROVED BY
DATE PREPARED: 6-13-16	PREPARED BY: M. GONZALEZ	REVIEWED BY
DATE REVISED	REVISIONS	

HIDALGO COUNTY CLERK

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

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

BY: _____ DEPUTY