



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: 8-23-2016

PROPOSED LANTANA ACRES NO. 8 SUBDIVISION, PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: THE THREE GRANDES,LTD

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 50 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: NORTH OF MILE 22 ½ NORTH ROAD, APPROXIMATELY 300 FEET WEST OF ENGLEMAN GARDENS ROAD.

SUBDIVISION LIES WITHIN THE: *The rural area of the County.*

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-08-2016 PROPERTY LIES WITHIN FLOOD ZONE: " X " AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM DRAINAGE SYSTEM AND DETENTION BY WIDENING THE WEST AND NORTH DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET. ONTO MILE 22 ½ NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 02-19-2016 By, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 01-08-2014 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: 8" LOCATION: NORTH OF MILE 22 ½ NORTH ROAD.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 04-05-2016 : 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 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.

*

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 Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this ____ day of _____ 20____.

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

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 480334 0350 C MAP REVISED: NOVEMBER 16, 1982 (LOMR DATE MAY 17, 2001)
2.- LEGEND * - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
3.- SETBACKS: MINIMUM REQUIREMENTS-OWNER MAY DESIGNATE STRICTER REQUIREMENTS. FRONT: 25.00 FEET REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER CORNER SIDE: 10.00' CORNER GARAGE SIDE: 18.00' CORNER GARAGE FRONT: 18.00' CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00': 20.00' OR EASEMENT WHICHEVER IS GREATER IN ALL CASES
4.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
5.- MINIMUM FINISH FLOOR NOTES: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF ROAD 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.
6.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. No.1: ELEV.= 61.83 1/2" IRON ROD FOUND 40.0 FEET NORTH FROM THE SOUTHEAST CORNER OF PROP. SUBD. NAVD 88 DATUM. B.M. No.2: ELEV.= 62.50 1/2" IRON ROD SET IN CONCRETE SET ON THE SOUTH WEST CORNER OF LOT 63. NAVD 88 DATUM. B.M. No.3: ELEV.= DISK SET IN CONCRETE SET ON THE SOUTH WEST CORNER OF LOT 63. NAVD 88 DATUM.
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 120,078.84 CUBIC FEET (2.76 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. 4.
8.- 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 SEWAGE ONLY AUTHORIZED DEPARTMENT. 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 OCCUPANCY A LOT.
9.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION. RICHARD RUPPERT, GENERAL PARTNER THE THREE GRANDES, LTD. THE OWNER & SUBDIVIDER OF LANTANA ACRES No. 8 RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 3 OF THIS PLAT.
11.- 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 TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
12.- 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 OCCUPANCY AN EASEMENT.
13.- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
14.- FIRE HYDRANTS ARE FOR FILLING PURPOSES. THE PRESENCE OF THE FIRE HYDRANTS DOES NOT GUARANTEE THAT THEY WILL FUNCTION PROPERLY DURING A FIRE, AND THE ENGINEER DOES NOT WARRANT OR IMPLY THAT THEY WILL.
15.- NO ACCESS SHALL BE PERMITTED ONTO LOTS 1, 30, 31, & 50 FROM MILE 22 1/2 ROAD.
16.- 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 APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

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: N.A.W.S.C. CERTIFICATE, HIDALGO COUNTY HEALTH DEPT. CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE: H.C.D.D. No. 1 CERTIFICATION, DELTA LAKE IRRIGATION DISTRICT CERTIFICATION; REVISION NOTES.
SHEET 2.- HEADING INDEX: LOCATION MAP: LOT, STREETS, AND EASEMENT LAYOUT: ENGINEER'S & SURVEYOR'S CERTIFICATION: HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES.
SHEET 3.- 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
SHEET 4.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEERING CERTIFICATION; REVISION NOTES.

REVISION NOTES table with columns: No., Sheet, Revision, Date, Approved

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

LANTANA ACRES No. 8, IS LOCATED IN THE EAST HIDALGO COUNTY ON THE NORTH SIDE OF MILE 22 1/2 NORTH ROAD AT THE INTERSECTION OF MILE 22 1/2 NORTH ROAD AND 270 FEET WEST OF ENGELMANN GARDENS 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). LANTANA ACRES No. 8, LIES APPROXIMATELY 5.67 MILE FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S TWO-MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 AND IT IS NOT WITHIN THE CITY'S FIVE-MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PRECINCT NO. 1.

PRINCIPAL CONTACTS: Name, Address, Phone, Fax for Richard Ruppert Partner of Santa Cruz Properties, Ltd., Alfonso Quintanilla, and Alfonso Quintanilla.

SUBDIVISION PLAT OF:

LANTANA ACRES No. 8

A 68.02 ACRE TRACT OF LAND OUT OF LOTS 11 AND 14, BLOCK 56, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1514956, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 68.02 ACRE TRACT OF LAND OUT OF LOTS 11 AND 14, BLOCK 56, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1514956, 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 ON THE SOUTH LINE OF LOT 14 AND IN THE CENTERLINE OF MILE 22 1/2 NORTH ROAD FOR THE SOUTHWEST CORNER OF LANTANA ACRES No.7 (RECORDED IN INSTRUMENT NUMBER 2277825, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 80°40'0 W, 270.00 FEET FROM THE SOUTHWEST CORNER OF LOT 14.

THENCE, N 80°40' W, ALONG THE SOUTH LINE OF LOT 14 AND THE CENTERLINE OF MILE 22 1/2 NORTH ROAD, A DISTANCE OF 1,682.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF LOT 14 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 09°20' E, ALONG THE WEST LINE OF LOT 14, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 22 1/2 NORTH ROAD, A TOTAL DISTANCE OF 1,462.22 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE, N 79°41'47" E, A DISTANCE OF 1,370.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE, N 74°54'44" E, A DISTANCE OF 241.45 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, S 80°40' E, A DISTANCE OF 171.84 FEET TO A POINT FOR THE NORTHWEST CORNER OF LANTANA ACRES No.7 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, S 09°20' W, ALONG THE WEST LINE OF LANTANA ACRES No.7, PASSING A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 FOUND AT 2,001.22 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 22 1/2 NORTH ROAD, A TOTAL DISTANCE OF 2,021.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 68.02 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH LANTANA ACRES No.6, RECORDED IN VOLUME 54, PAGE 73, 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.



Signature of Alfonso Quintanilla, R.P.L.S. No. 4856, dated 10-15-15

APPROVED BY DRAINAGE DISTRICT:

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 THE TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Signature of Raul Sesin, P.E., C.F.M., General Manager, dated 10-15-15

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LANTANA ACRES No. 8 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

Signature of Environmental Health Division Manager, dated _____

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

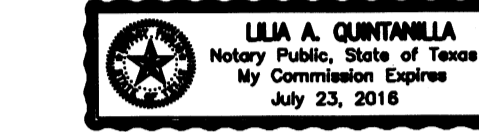
I, RICHARD RUPPERT, AS OWNER OF THE 68.02 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LANTANA ACRES No. 8 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE 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.

Signature of Richard Ruppert, dated _____

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared RICHARD RUPPERT, 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____.



Signature of 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 LANTANA ACRES No. 8, was reviewed and approved by the Hidalgo County Commissioners Court on _____

Signature of Hidalgo County Judge, Date, Signature of Hidalgo County Clerk, Date

DRAINAGE STATEMENT

We, the undersigned owner(s) of land shown on this plat for the consideration of Delta Lake Irrigation District (Willacy and Hidalgo County) approving this plat, assume all responsibility for the drainage of the land covered hereby and we, our heirs and assigns, assume any cost in connection with any drainage needed now or at any time in the future.

Signature of Richard Ruppert, General Partner, The Three Grandes, Ltd.

STATE OF TEXAS COUNTY OF HIDALGO COUNTY OF WILLACY

This plat, LANTANA ACRES No. 8, has been submitted to and considered by the Delta Lake Irrigation District of Willacy and Hidalgo County, Texas and is hereby approved by such district. All rights, rules and regulations of Delta Lake Irrigation District existing prior to the submission of this plat are not abridged by the subsequent approval of this plat by the said District, notwithstanding any provision or notation otherwise in this plat. (This requirement will be inapplicable if any rights, rules or regulations of the District are intended by the District to be abridged.) Delta Lake Irrigation District will not allow any structures 15' from the centerline of a pipeline or 25' from the inside toe of any main or lateral canal, drainage ditch, and that no fencing will be installed or remain on any Districts easements or right of way unless approved by the District management. All approved fencing will be required to have gates providing a minimum opening of 16 feet. Subject to notice that irrigation water is available only at existing irrigation outlets. Any modification, change, or additional outlets must be approved by the district, and be at expense of the owner.

Any failure to record this plat in the office of the County Clerks Office of Willacy or Hidalgo County within one year after this date, shall cause this approval to become VOID.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

Signature of Dale Murden, President

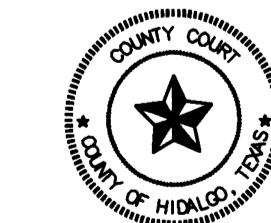
Signature of Neal Galloway, Secretary

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.



Signature of Alfonso Quintanilla, P.E., dated 6-29-16



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

Signature of Deputy

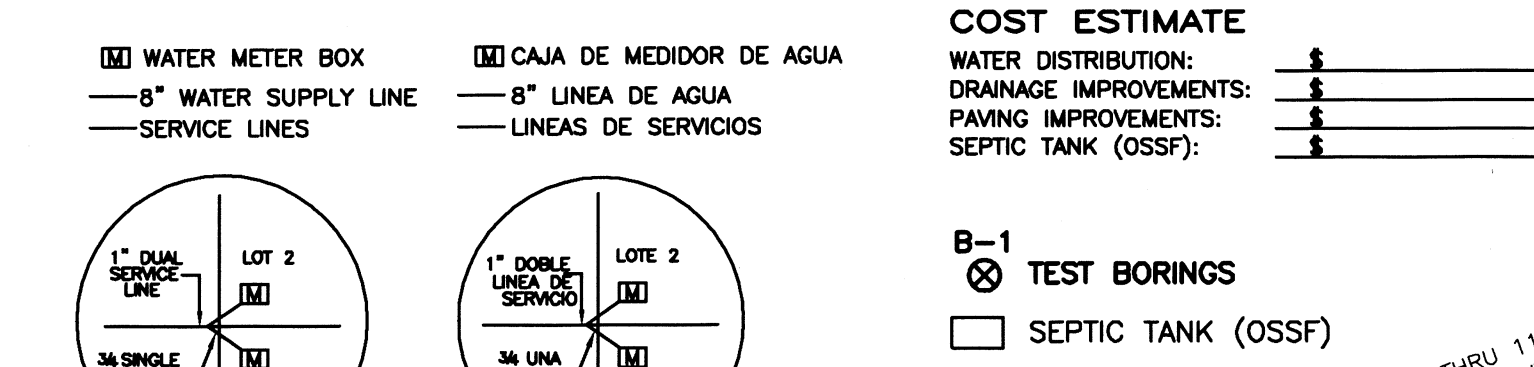
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

SHEET 1 OF 5 FILENAME: F:\DATA\SUBD.\HGO.CO\LANTANA ACRES No. 8\LANTANA8-PLAT DATE PREPARED: 10-15-15 PREPARED BY: LG CHECKED BY: DATE REVISED: REVISED BY: CHECKED BY: APPROVED BY:

LANTANA ACRES No. 8

A 68.02 ACRE TRACT OF LAND OUT OF LOTS 11 AND 14, BLOCK 56, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1514956, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



COST ESTIMATE

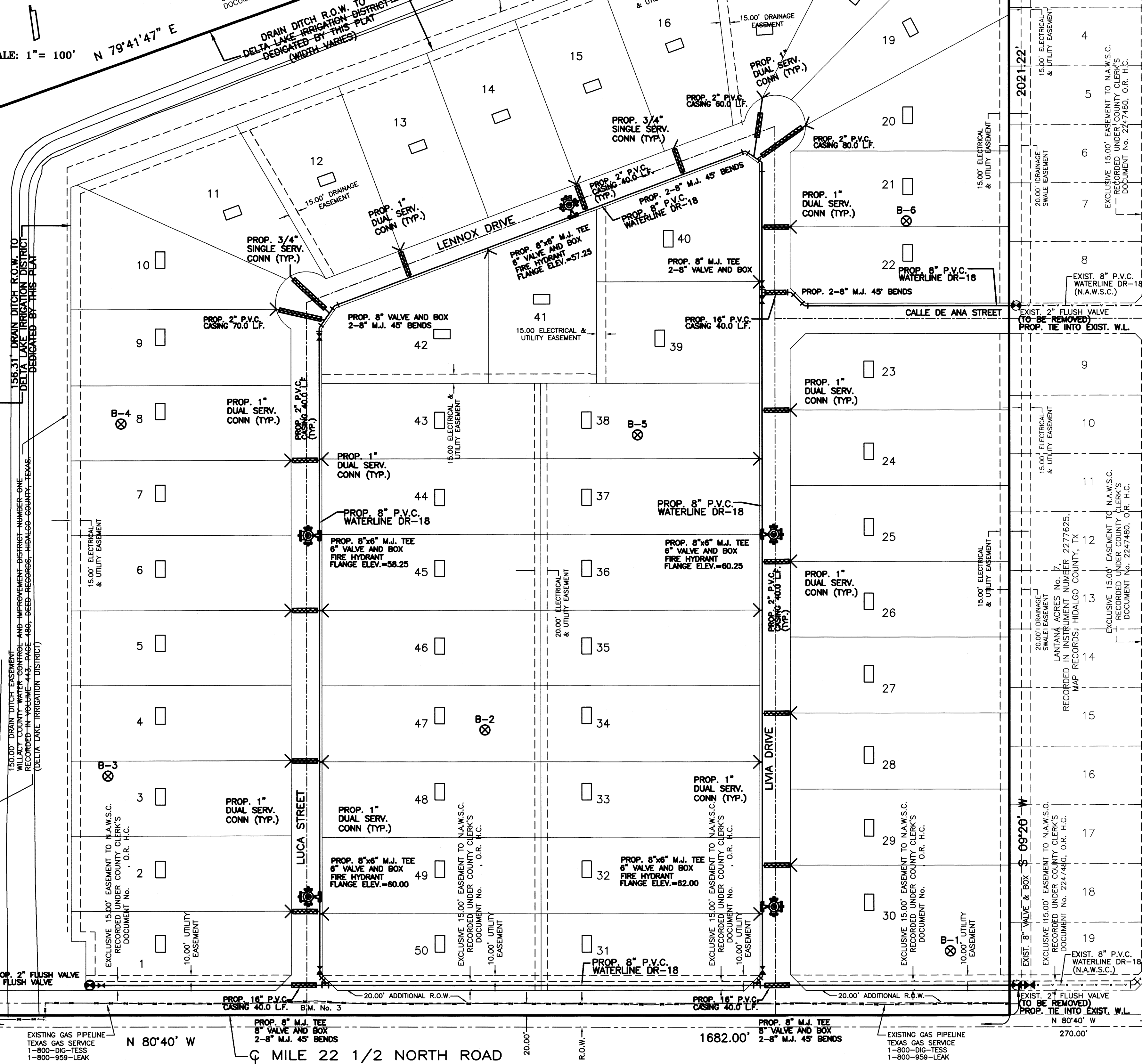
WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SEPTIC TANK (OSSF):	\$

B-1

- TEST BORINGS
- SEPTIC TANK (OSSF)

THE SANTA CRUZ PROPERTIES, LTD. TRACT: REMAINDER OF LOTS 9 THRU 11 AND LOTS THRU 16, BLOCK 56, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1514956, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

WILLACY COUNTY WATER CONTROL AND IRRIGATION DISTRICT: REMAINDER OF LOTS 12 THRU 14, BLOCK 56, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1514956, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



FINAL ENGINEERING REPORT FOR LANTANA ACRES No. 8: BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.

LANTANA ACRES No. 8 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 SUPPLY TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF MILE 22 1/2 NORTH ROAD AND AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF CALLE DE ANA STREET.

ON THE WATER SUPPLY FOR LANTANA ACRES No. 8 CONSIST OF AN 8" DIAMETER WATERLINE THAT CONNECTS TO THE SAID 8" WATERLINE ON MILE 22 1/2 NORTH ROAD AND RUNS WEST ON THE NORTH SIDE OF MILE 22 1/2 NORTH ROAD, ENDING WITH A FLUSH VALVE ON THE WEST SIDE OF THE SUBDIVISION.

FROM THIS 8" DIAMETER WATERLINE, ANOTHER 8" DIAMETER WATERLINE CONNECTS TO IT NEAR THE SOUTHWEST CORNER OF LOT 40 AND RUNS NORTH ALONG THE WEST SIDE OF LIVA DRIVE. ON THE NORTHEAST CORNER OF LOT 54, THE 8" DIAMETER WATERLINE TURNS WEST AND RUNS ALONG THE SOUTH SIDE OF LENNOX DRIVE. ON THE NORTH WEST CORNER OF LOT 84, THE 8" DIAMETER WATERLINE TURNS SOUTH AND RUNS ALONG THE EAST SIDE OF STREET 01. IT LOOPS BACK WITH THE 8" DIAMETER WATERLINE ON MILE 22 1/2 ROAD.

ON THE SOUTH EAST CORNER OF LOT 70, ANOTHER 8" DIAMETER WATERLINE CONNECTS WITH THE 8" DIAMETER WATERLINE ON MILE 22 1/2 NORTH ROAD AND RUNS NORTH ALONG THE WEST SIDE OF LEON DRIVE. IT LOOPS BACK WITH THE 8" DIAMETER WATERLINE ON LENNOX DRIVE.

FROM THE 8" WATERLINE, FORTY SIX (46) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND FOUR (4) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER 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 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 HAS INSTALLED FIVE (5) FIRE HYDRANTS AT A TOTAL COST OF \$ _____ PER 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.

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM LANTANA ACRES No. 8, 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 SIX (6) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 4, 10, 27, 39, 60 AND 74. (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 10) 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 \$ _____ PER LOT. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON _____ PER LOT.

WATER FACILITIES: Description and Costs.

THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ _____ PER LOT.

SEWAGE FACILITIES: Description and Costs.

THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ _____ WHICH EQUALS TO \$ _____ PER LOT.

WATER FACILITIES: Description and Costs.

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE 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.

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CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE 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.

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REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION LANTANA ACRES No. 8: POR ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción y Costos.

LANTANA ACRES No. 8 SERA PROVISTA 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 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 NORTE DE LA CALLE MILE 22 1/2 NORTH ROAD Y UNA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO NORTE DE LA CALLE DE ANA STREET.

EL SISTEMA DE AGUA PARA LANTANA ACRES No. 8 CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE AGUA DE 8" DE DIAMETRO Y CORRE POR EL LADO NORTE DE LA CALLE MILE 22 1/2 NORTH ROAD, TERMINANDO CON UNA VALVULA DE 2" EN EL LADO OESTE DE LA SUBDIVISION.

DE ESTA LINEA DE AGUA DE 8" DE DIAMETRO, OTRA LINEA DE AGUA DE 8" DE DIAMETRO CONECTA EN LA ESQUINA SURESTE DE LOTE 40 Y CORRE NORTE POR EL LADO OESTE DE LA CALLE LIVA DRIVE. EN LA ESQUINA NORTOESTE DE LOTE 54, LA LINEA DE AGUA DE 8" DE DIAMETRO VOLTEA OESTE Y CORRE POR EL LADO SUR DE LA CALLE LENNOX DRIVE. EN LA ESQUINA NOROESTE DE LOTE 84, LA LINEA DE AGUA DE 8" DE DIAMETRO VOLTEA SUR Y CORRE POR EL LADO ESTE DE LA CALLE LUCA STREET. LA LINEA CONECTA CON LA LINEA DE AGUA DE 8" DE DIAMETRO EN MILE 22 1/2 NORTH ROAD.

EN LA ESQUINA SURESTE DE LOTE 70, OTRA LINEA DE AGUA DE 8" DE DIAMETRO CONECTA CON LA LINEA DE AGUA DE 8" DE DIAMETRO EN MILE 22 NORTH ROAD Y CORRE NORTE POR EL LADO SUR DE LA CALLE 02. LA LINEA CONECTA CON LA LINEA DE AGUA DE 8" DE DIAMETRO EN LENNOX DRIVE.

UNA LINEA DE AGUA DE 8" DE DIAMETRO CONECTA CON LA LINEA EXISTENTE DE 8" DE DIAMETRO EN LA CALLE DE ANA STREET. LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE OESTE. EN LA ESQUINA NORTOESTE DE LOTE 51, CONECTA CON LA LINEA DE AGUA DE 8" EN LIVA DRIVE.

DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN CUARENTA UNO (41) SERVICIOS SENCILLOS DE 1" DE DIAMETRO QUE CORREN EN PARES HACIA LOS LOTES PARA DESPUES DIBOIRSE EN DOS SERVICIOS DOBLES DE 3/4" DE PULGADA Y CUATRO (4) 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\$ _____ POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE 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 DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO CINCO (5) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US\$ _____ POR CADA UNA 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 CONDOMADO DE HIDALGO.

SEWAGE FACILITIES: Description and Costs.

EL DRENAJE DE LANTANA ACRES No. 8, SE TRATA DE 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) HA EVALUADO LA SUITABILIDAD DE LA SUBDIVISION PARA OSSF Y HA 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 CONDOMADO DE HIDALGO.

CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRE DE TAMARAO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. EL EVALUADOR (LIC# OS 12258) HIZO SEIS (6) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 4, 10, 27, 39, 60 Y 74. (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA.) EL SUELO ES UN MARCA DE BARRO ARENOSO Y MARCA DE BARRO (CON TEXTURA CLASE 10) 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 HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ _____. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDOMADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS (OSSF) Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL _____ POR LOTE.

WATER FACILITIES: Description and Costs.

EL SISTEMA DE AGUA FUE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL COSTO TOTAL ES DE US\$ _____ POR LOTE.

SEWAGE FACILITIES: Description and Costs.

SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ _____ POR LOTE (TODO INCLUIDO) A UN COSTO TOTAL DE US\$ _____ PARA TODA LA SUBDIVISION.

CERTIFICATION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION REGULATIONS (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:

WATER FACILITIES: Description and Costs.

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE 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.

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SEWAGE FACILITIES: Description and Costs.

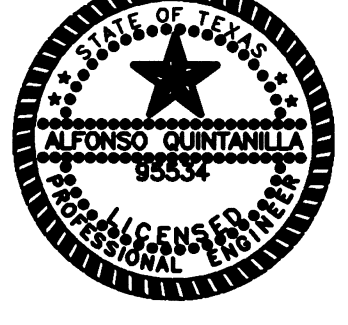
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SEWAGE FACILITIES: Description and Costs.

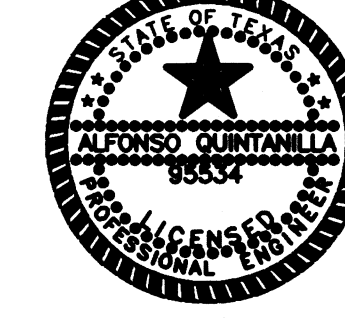
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Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. 95534
DATE 7-25-16



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. 95534
DATE 7-25-16

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.

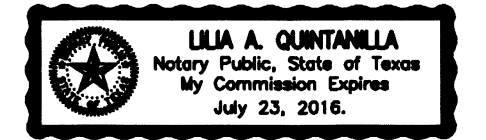
SUBDIVIDER STATEMENT:

RICHARD RUPPERT, GENERAL PARTNER
RICHARD RUPPERT, GENERAL PARTNER OF THE THREE GRANDES, LTD. HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES RECEIVED 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.

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

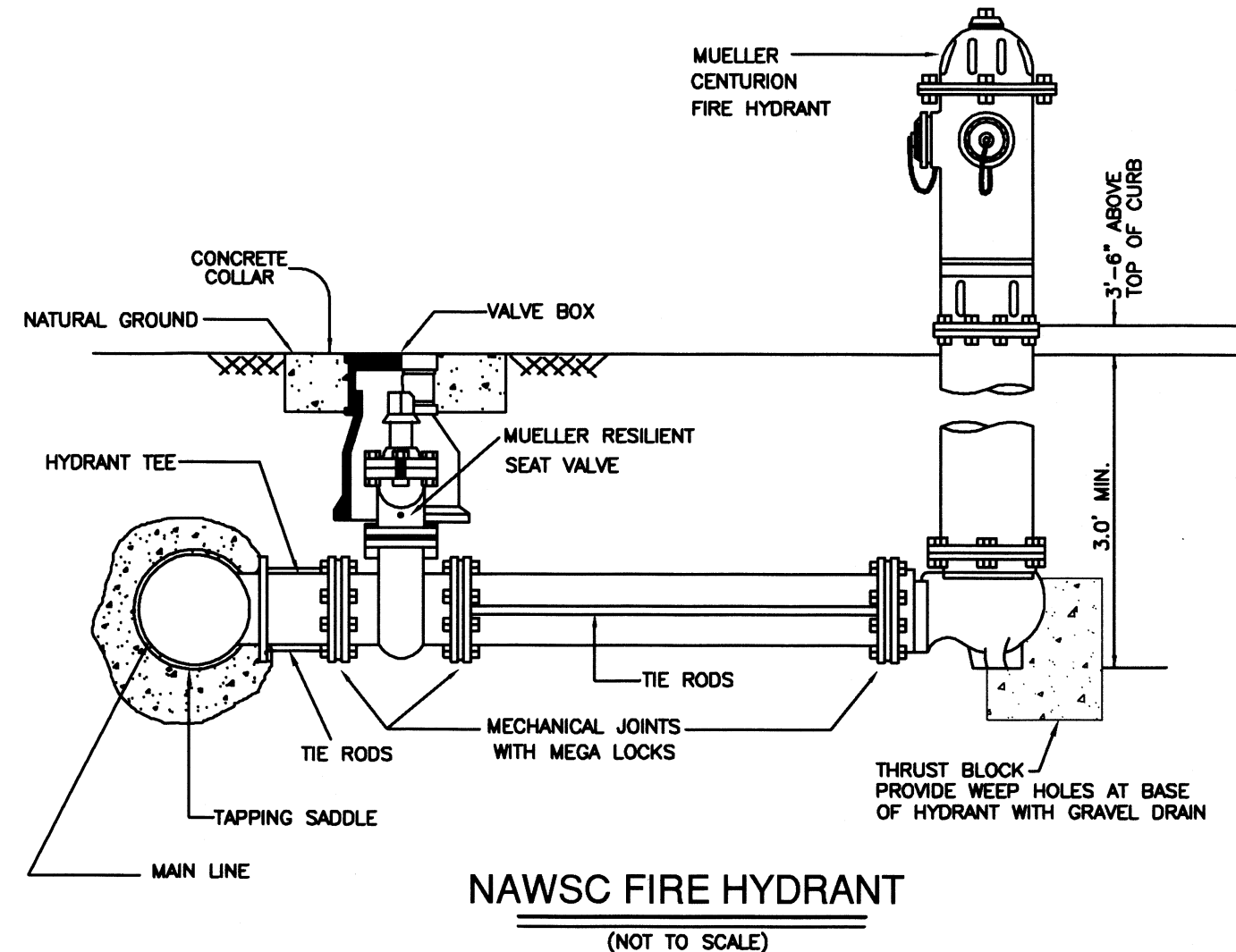
RICHARD RUPPERT, GENERAL PARTNER
THE THREE GRANDES, LTD.
P.O. BOX 959
EDINBURG TX, 78540

BEFORE ME, the undersigned notary public, on this day personally appeared RICHARD RUPPERT, GENERAL PARTNER OF THE THREE GRANDES, LTD. 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 he executed the same for the purposes and consideration thereby expressed.



LILIA A. QUINTANILLA - NOTARY PUBLIC

No.	Sheet	REVISION	Date	Approved
1	1 of 6	HIDALGO COUNTY COMMENTS (17-18-19)	7-23-16	QJL



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

FILE NAME	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIVISIONS\COL\LAN\LAN ACRES No. 8\WATER	M. GONZALEZ	M. GONZALEZ	M. GONZALEZ

SHEET NO. 3 OF 4 SHEETS

LANTANA ACRES No. 8

A 68.02 ACRE TRACT OF LAND OUT OF LOTS 11 AND 14, BLOCK 56, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1514956, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

Drainage Report For: LANTANA ACRES No. 8
By: ALFONSO QUINTANILLA, P.E.

Lantana Acres No. 8 is a 68.02 acre tract of land out of Lots 11 and 14, Block 56, Missouri-Texas Land and Irrigation Company's Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 29, Map Records, Hidalgo County, Texas and Warranty Deed with Vendor's Lien recorded under County Clerk's Document number 1514956, Official Records, Hidalgo County, Texas. This property is located in the County and within Precinct No. 4 limits. This subdivision is located on the north side of Mile 2 1/2 North Road 270 feet west of Englemans Gardens Road. The site is currently open agricultural land. The proposed subdivision will consist of 96 residential lots.

The tract is Zone "X" as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0350 C, dated on November 16, 1982 and L.O.M.R. May 17, 2001. The majority of the soil is Sandy Clay Loam and Clay Loam. This soil is well drained. Surface runoff is moderate. Permeability is moderate. Plasticity Index has a range of 11-35. See attached Soil Survey of Hidalgo County, Texas tables.

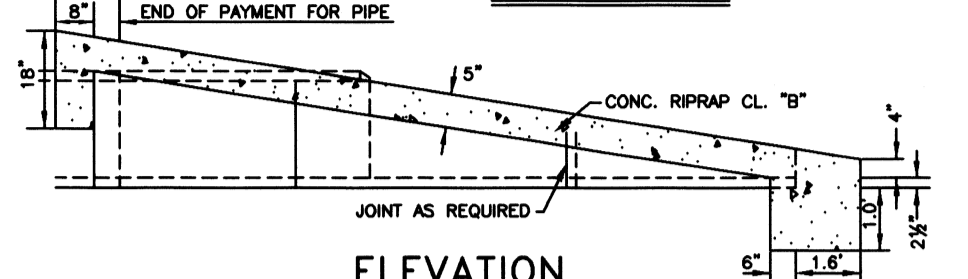
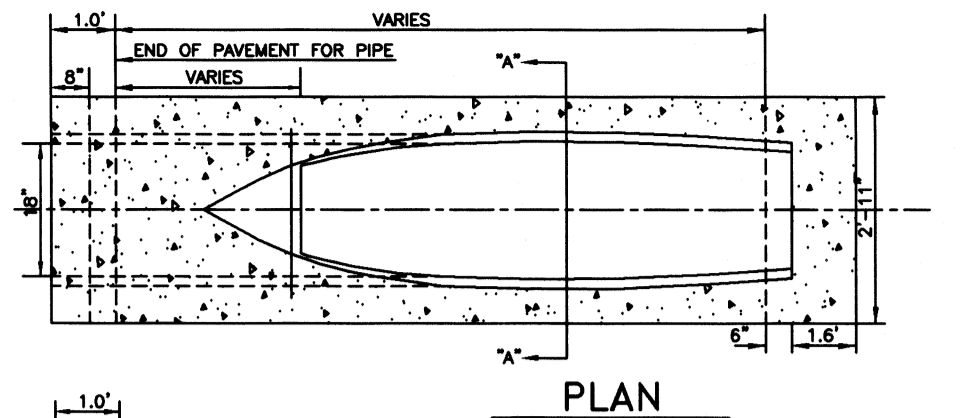
Presently, the site has minimal runoff. The existing runoff for the proposed subdivision is Q=14.63 cubic feet per second.

After development the runoff will be Q=45.36 cubic feet per second based on a 10-year storm for an increase of Q=30.73 cubic feet per second. Detention will be 128,701.48 cubic feet (2.95 acre feet) in accordance with the County's drainage requirements. Excess runoff and runoff created by this new development will be discharged into two outfalls. Outfall No. 1 consists of eight type "A" inlets and pipes 18", 24", and 30" that will collect storm from streets and discharge into the existing Delta Lake Irrigation District Drain Ditch along the north side of the subdivision. Outfall No. 2 consists of six type "A" inlets and pipes 18", 24" and 30" that will collect runoff from streets and discharge into the existing Delta Lake Irrigation District Drain Ditch located on the west side of this proposed subdivision. The existing drain ditch will be excavated (widened) by the developer to accommodate the required calculated detention.

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.

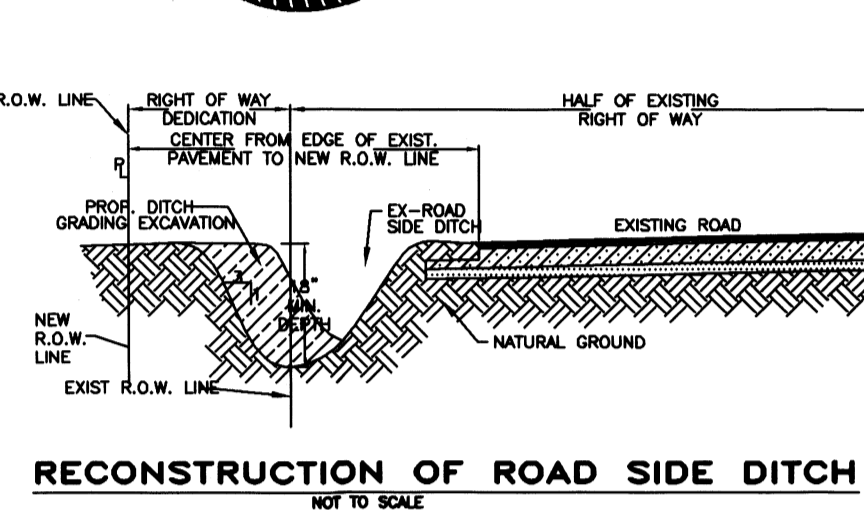


Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
DATE: 7-25-16

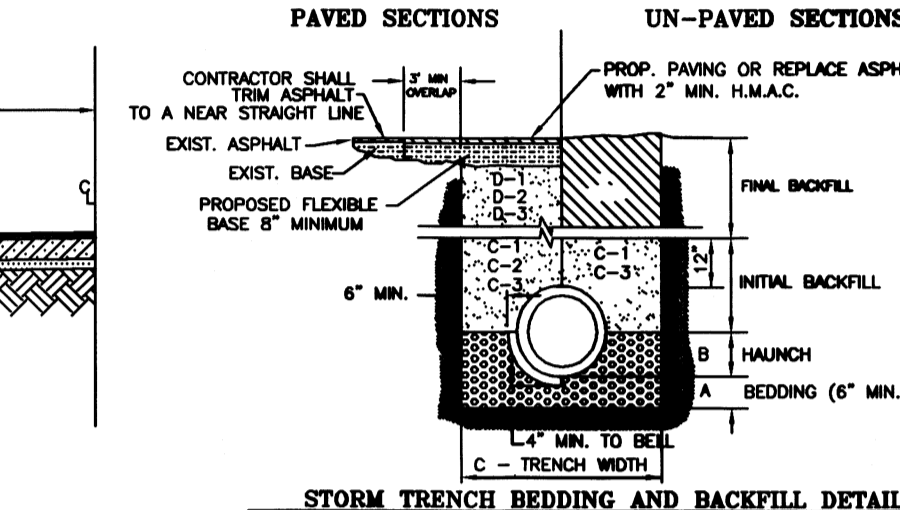


"A-A" SAFETY END TREATMENT
NOT TO SCALE

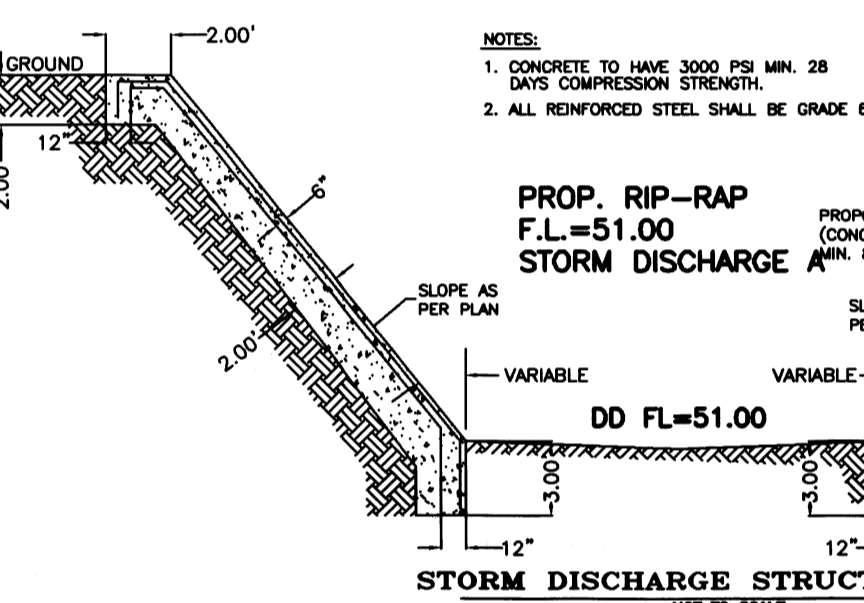
- A. BEDDING FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL. MAX. BEDDING PLACED BEFORE PIPE IS LAD UP TO FLOW OF PIPE (MIN. THICKNESS = 8") - FIT RUN GRAVEL 3/4" MAX. SIZE.
 - B. HAUNCH FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
 - C-1 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED DRAIN PIPES - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - C-2 INITIAL BACKFILL FOR RCP CLASS II 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 D4253 AND ASTM D4988, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - D-1 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - D-2 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC 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 D4253 AND ASTM D4988, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - D-3 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- NOTES:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 92% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



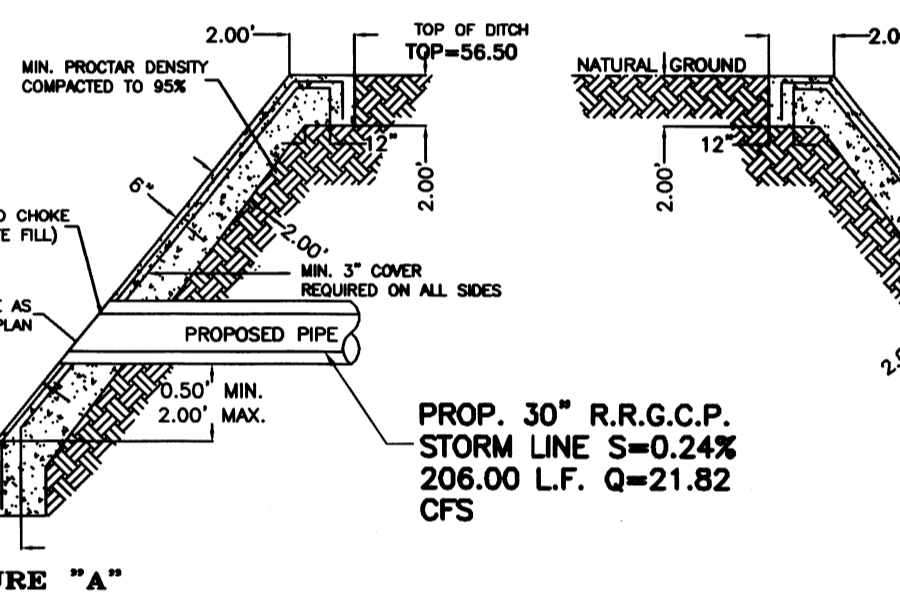
RECONSTRUCTION OF ROAD SIDE DITCH
NOT TO SCALE



STORM TRENCH BEDDING AND BACKFILL DETAILS
NOT TO SCALE

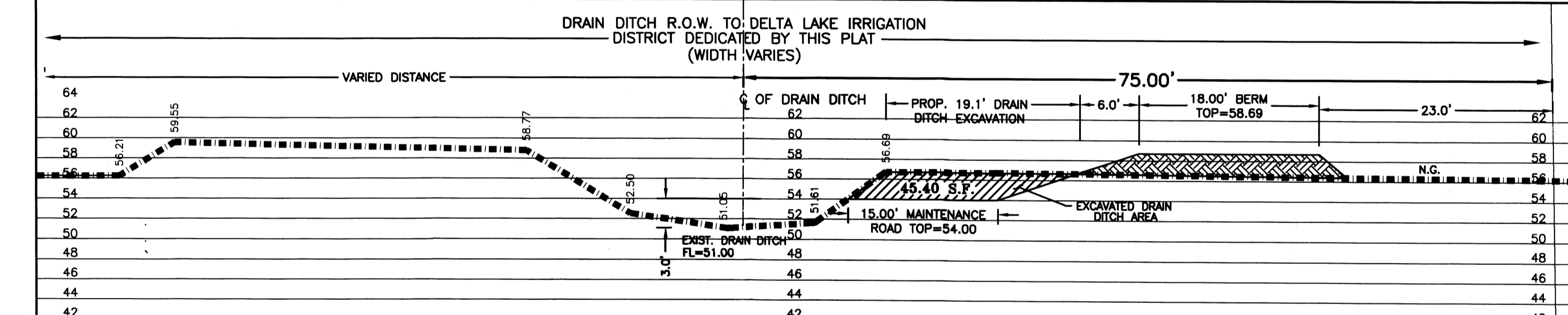


STORM DISCHARGE STRUCTURE "A"
NOT TO SCALE

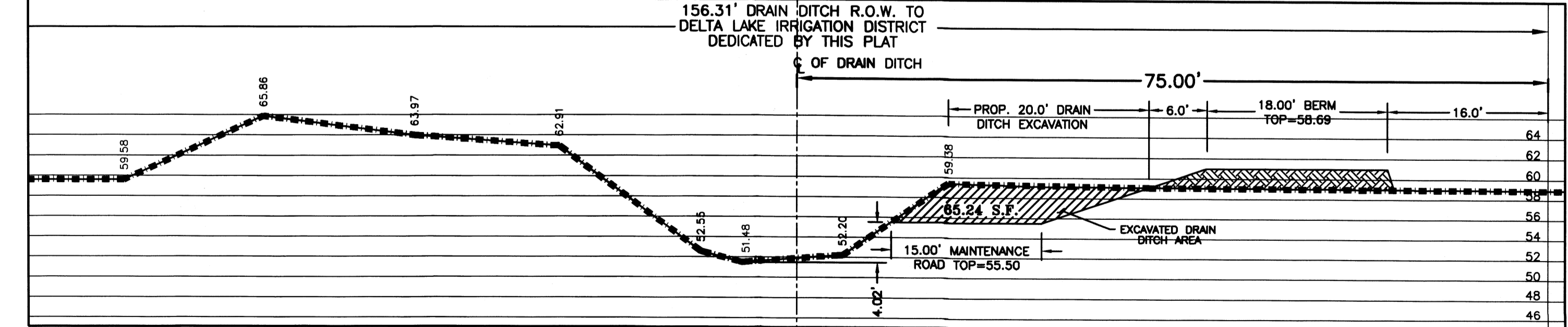


STORM DISCHARGE STRUCTURE "B"
NOT TO SCALE

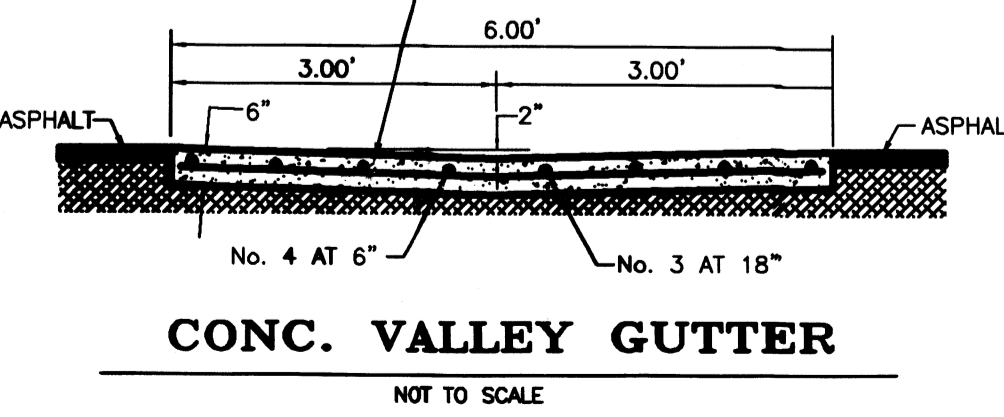
CROSS SECTION "A-A" SCALE: 1" = 10'



CROSS SECTION "B-B" SCALE: 1" = 10'



LEGEND
TOTAL REQUIRED - 128,701.48 C.F.
TOTAL DETENTION - 135,427.60 C.F.
(65.24 S.F. X 1440 L.F.) + (45.40 S.F. X 770.00 L.F.)



CONC. VALLEY GUTTER
NOT TO SCALE

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

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

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

SHEET NO. 4 OF 4 SHEETS
FILENAME: F:\DATA\SUB\HIDALGO CO\LANTANA ACRES No. 8\PAVING
DATE PREPARED: 7-25-16 PREPARED BY: M. GONZALEZ
DATE REVISION: _____ REVISION BY: _____ CHECKED BY: _____ APPROVED BY: _____

