



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: 12-13-2016

PROPOSED LOS VIENTOS ESTATES PHASE 3 SUBDIVISION, PRECINCT No. 4.

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

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 09 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: ¼ MILE EAST OF BRUSHLINE ROAD, NORTH SIDE OF MILE 22 ½ NORTH ROAD

SUBDIVISION LIES WITHIN THE: The Rural Area of the County.

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

DRAINAGE DESIGN: LOTS WILL BE GRADED TO HAVE A POSITIVE FLOW IN DIRECTION TO MILE 22 ½ ROADSIDE DITCH.

DISTANCE TO DRAIN DITCH: 8 MILES EAST OF THE SUBDIVISION

ROAD R.O.W. DEDICATION: 27.5 ADDITION RIGHT OF WAY DEDICATED.

H.C.R.O.W. FINAL APPROVAL DATE: 11-03-16 By, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 08-22-16 By, ELIZARDO RAMOS, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: NORTH SIDE OF MILE 22 ½ RD.

H.C.O.E.C. FINAL APPROVAL DATE: 07-26-16 : By MARTIN RAMIREZ, ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

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

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

MARCH 03, 2015

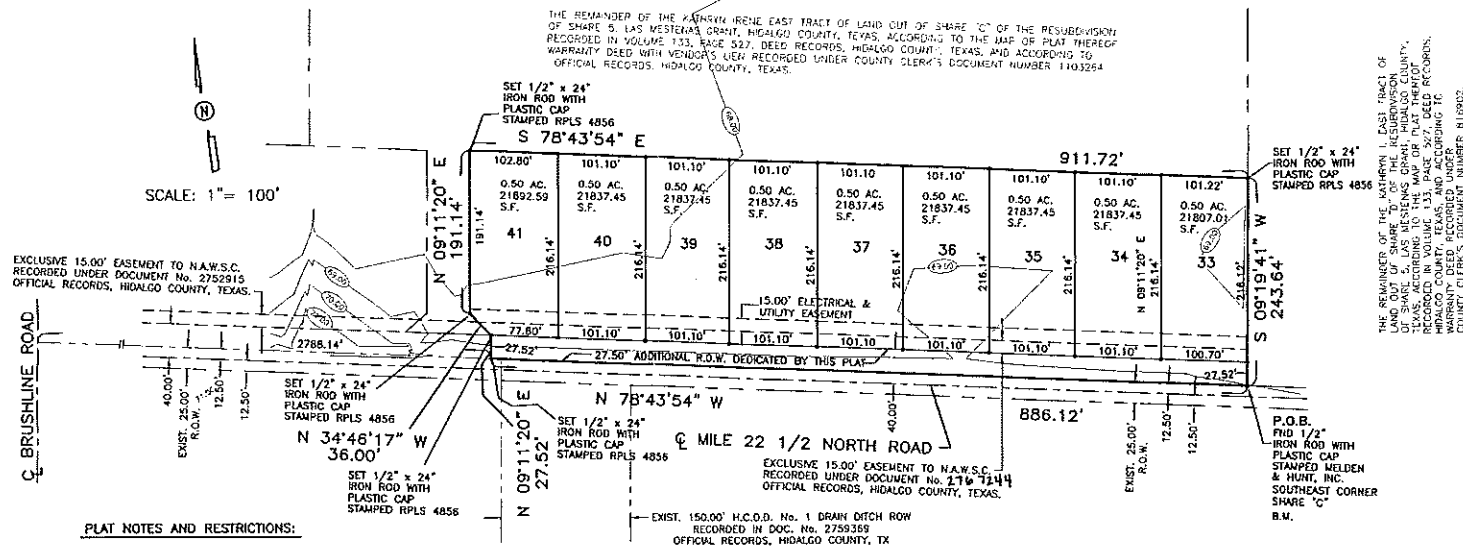
STAFF RECOMMENDS: Preliminary Approval with Variance Request subject comments and future recommendations by planning and other Departments.

Final Approval subject to recommendations other departments

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

SUBDIVISION PLAT OF:
LOS VIENTOS ESTATES No. 3

A 5.07 ACRE TRACT OF LAND OUT OF SHARE "C" OF THE RESUBDIVISION OF SHARE 5, LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 133, PAGE 527, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2604133, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



METES AND BOUNDS

A 5.07 ACRE TRACT OF LAND OUT OF SHARE "C" OF THE RESUBDIVISION OF SHARE 5, LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 133, PAGE 527, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2604133, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND ON THE NORTH RIGHT OF WAY LINE OF MILE 22 1/2 NORTH ROAD, A DISTANCE OF 886.12 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 78°43'54" W, ALONG THE SOUTH LINE OF SHARE "C" AND THE NORTH RIGHT OF WAY LINE OF MILE 22 1/2 NORTH ROAD, A DISTANCE OF 886.12 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 09°11'20" E, A DISTANCE OF 27.52 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

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

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

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

THENCE; S 09°19'41" W, ALONG THE EAST LINE OF SHARE "C", A DISTANCE OF 243.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.07 ACRES OF LAND MORE OR LESS.

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.



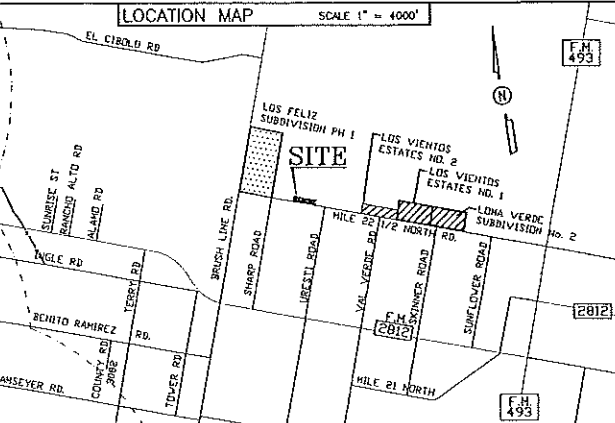
Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DATE: 11-10-16

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
COMMUNITY-PANEL NUMBER 480334 0325 D - REVISED TO REFLECT LOWR MAP REVISED: MAY 17, 2001
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:
FRONT: 40.00
REAR: 15.00
SIDE: 6.00
WEST SIDE OF LOT 41: 10.00
OR EASEMENT WHICHEVER IS GREATER IN ALL CASES
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY FIRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
BENCH MARK # ELEV. 98.59 FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED MELDEN AND HUNT INC AT THE SOUTHEAST OF PROPOSED SUBDIVISION, N.A.V.D. 88 DATUM.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3925.32 CUBIC FEET 0.09 ACRES FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 2
- LEGEND # - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.L.S. 4856, UNLESS OTHERWISE NOTED.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF FOR ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATION 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 OF A LOT.

REVISION NOTES

No.	Sheet	REVISION	Date	Approved
1	1	ADDED PLAT NOTES	11-1-16	A.Q.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
LOS VIENTOS ESTATES No. 3 IS LOCATED IN THE CENTRAL HIDALGO COUNTY ON THE NORTH SIDE OF MILE 22-1/2 NORTH APPROXIMATELY 2788.14 FEET EAST OF ITS INTERSECTION OF BRUSHLINE ROAD.
THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100) LOS VIENTOS SUBDIVISION PHASE III LIES APPROXIMATELY 3.70 MILES FROM THE CITY LIMITS AND IT IS NOT THE CITY'S TWO-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 IF LIES IN PRECINCT No. 4

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: LOS VIENTOS SUBDIVISION, LLC KATHRYN IRENE EAST, MEMBER	2112 W. UNIVERSITY DRIVE	EDINBURG, TX 78539	(956)287-8349	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480 (956)381-0527	
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480 (956)381-0527	

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

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

KATHRYN IRENE EAST, MEMBER OF LOS VIENTOS SUBDIVISION, LLC AS OWNER OF THE 5.07 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOS VIENTOS ESTATES No. 3, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §12.032 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 PROMISED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Kathryn Irene East 11-30-16
KATHRYN IRENE EAST, MEMBER OF LOS VIENTOS SUBDIVISION, LLC
P.O.B. 703, 2112 W. UNIVERSITY DRIVE
EDINBURG, TEXAS 78539
HIDALGO COUNTY

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared KATHRYN IRENE EAST, MEMBER OF LOS VIENTOS SUBDIVISION, LLC approved to use through this Texas Department of Public Safety Driver License to be the person whose name is subscribed to this 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 purpose and consideration thereby expressed.

Given under my hand and seal of office this 30th day of November, 2016.

Clarissa Annette Quintanilla
CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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

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

Hidalgo County Judge _____ date _____
Hidalgo County Clerk _____ date _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

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

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

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

RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

Alfonso Quintanilla P.E. 11-28-16
ALFONSO QUINTANILLA
P.E. No. 95534 DATE

INDEX TO SHEETS

SHEET 1.- HEADING INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTRACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; N.A.V.D.C. CERTIFICATE, H.C. HEALTH DEPT. CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES.

SHEET 2.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION; GENERAL AND SPANISH VERSION(S), COUNTY CLERK'S RECORDING CERTIFICATE; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY AND DRAINAGE; AND REVISION NOTES.

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

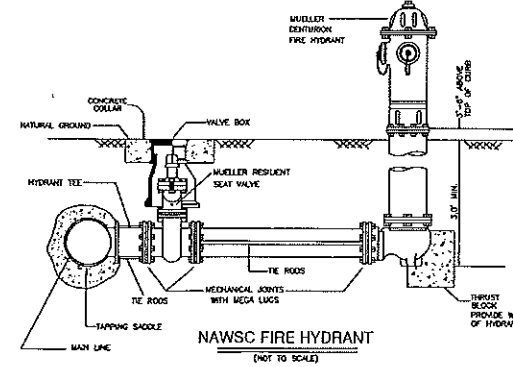
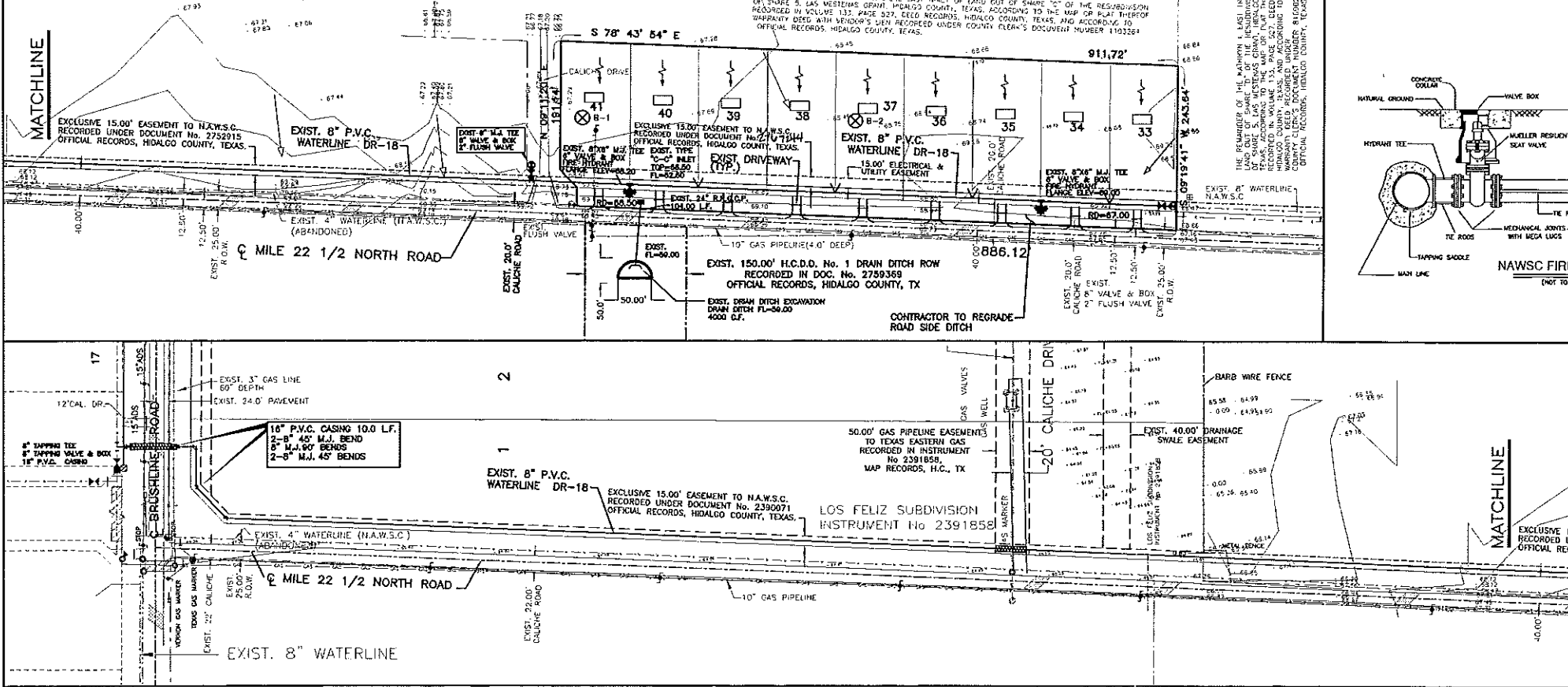
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SHEET NO. 1 OF 2 SHEETS

FILED	PREPARED BY	CHECKED BY	APPROVED BY
NOV 11 2016	ALFONSO QUINTANILLA	ARTURO GUJARDO, JR.	ARTURO GUJARDO, JR.

MAP OF TOPOGRAPHY, AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE
MAP OF WATER DISTRIBUTION SYSTEM / MAPA DE DISTRIBUCION DE AGUA



LOS VIENTOS ESTATES No. 3

A 5.07 ACRE TRACT OF LAND OUT OF SHARE "C" OF THE RESUBDIVISION OF SHARE 5, LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 133, PAGE 527, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2604133, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR LOS VIENTOS ESTATES No. 3

Los Vientos Estates No. 3 is a 5.07 acre tract of land out of Share "C" of the Resubdivision of Share 5, Las Mestenas Grant, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 133, Pages 522-527, deed records, Hidalgo County, Texas, and according to Deed without Warranty Recorded in County Clerk's Document Number 2604133, official records, Hidalgo County, Texas. The site is open land and brush. The property is located on the north side of Mile 22 1/2 North Road 2,788.14 feet east of Brushline Road. The proposed subdivision will consist of 9 residential lots.

The tract is Zone "X" as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 D, dated on June 8, 2000 with LOMR dated May 17, 2001.

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

Presently, the site runoff flows overland in a northeasterly direction. The existing runoff for the proposed subdivision is Q=4.08 cubic feet per second based on a 10-year storm.

After development the runoff will be Q=10.18 cubic feet per second for an increase of Q=6.10 cubic feet per second. Detention will be 3,975.32 cubic feet (0.09 acre feet). The proposed detention will be done by excavating a portion (4,000.00 cubic feet) of the Proposed Hidalgo County Drainage District No. 1 J-14-3A Drain Ditch located south of Mile 22 1/2 North Road (Border Town Subdivision Development). The roadside ditch will be regraded and a Type "CC" inlet and 24" storm pipe will be installed to outfall into said Drain Ditch.

The right of way for this proposed drain ditch has been donated to the H.C.D.D. No.1.

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



Alfonso Quintanilla RE
ALFONSO QUINTANILLA
P.E. No. 95534
11-29-16
DATE

LEGEND
TOTAL DETENTION REQUIRED-3,975.32 C.F.
TOTAL DETENTION PROVIDED-4,000.00 C.F.

FINAL ENGINEERING REPORT FOR LOS VIENTOS ESTATES No. 3
WATER SUPPLY: Description, Costs, and Operability data

LOS VIENTOS ESTATES No. 3 WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAVE PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF MILE 22 1/2 NORTH ROAD AND AN 8" DIAMETER WATERLINE ON THE WEST SIDE OF BRUSHLINE ROAD.

THE WATER SYSTEM FOR LOS VIENTOS ESTATES No. 3 CONSISTS OF AN 8" DIAMETER WATERLINE THAT CONNECTS TO THE EXISTING 8" WATERLINE ON BRUSHLINE ROAD. THE 8" WATERLINE RUNS WEST ALONG THE NORTH SIDE OF MILE 22 1/2 NORTH ROAD AND CONNECTS WITH THE 8" WATERLINE ON MILE 22 1/2 NORTH ROAD FROM THE 8" WATERLINE ON MILE 22 1/2 NORTH ROAD, THERE ARE FOUR (4) 1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SERVICE LINES. THERE IS ONE (1) 3/4" DIAMETER SINGLE SERVICE LINE. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT.

THE ESTIMATED COST TO INSTALL THE 8" DIAMETER WATERLINE, 1" DUAL SERVICE LINES, 3/4" SINGLE SERVICE LINES AND THE WATER METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ 69,925.00 OR \$ 7,769.44 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 14,800.00 WHICH COVERS THE 1,600.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SAID REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL NECESSARY OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 2 FIRE HYDRANTS AT A UNIT COST OF \$ 3,100.00 FOR A TOTAL COST OF \$ 6,200.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWER FACILITIES: Description and Costs.
SEWER FROM LOS VIENTOS ESTATES No. 3 IS TREATED BY INDIVIDUAL ON-SITE SEWER FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINAGE ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER 05 12481) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS: AND THE DRAINAGE EASEMENTS.

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER 05 12481) HAD TWO (2) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOT 37 AND 41. (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 05 12481) INDICATES A FINE SANDY LOAM (WITH TEXTURE CLASS 8) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,345.00, 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 \$12,105.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON AUGUST 22, 2016.

CERTIFICATION:
BY MY SIGNATURE BELOW I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE THAT ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
WATER FACILITIES- THIS FACILITY ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ 84,725.00 OR \$ 9,419.44 PER LOT.
SEWER FACILITIES- THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 12,105.00 WHICH EQUALS TO \$ 1,345.00 PER LOT.

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION DE LOS VIENTOS ESTATES No. 3
BY ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción, Gastos, y Fecha de Inicio
LOS VIENTOS ESTATES No. 3 SERA PROVEIDA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE AGUA N.A.W.S.C. SE HAN COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPAÑIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRIA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE POR EL LADO NOROCCIDENTAL DE LA CALLE MILE 22 1/2 NORTH ROAD Y UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE POR EL LADO OESTE DE LA CALLE BRUSHLINE ROAD.

EL SISTEMA DE AGUA PARA LOS VIENTOS ESTATES No. 3 CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA CON UNA LINEA EXISTENTE DE 8" DE DIAMETRO QUE PASA POR LA CALLE BRUSHLINE RD. LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE AL OESTE POR EL LADO NOROCCIDENTAL DE LA CALLE MILE 22 1/2 NORTH ROAD Y CONECTA CON LA LINEA DE AGUA DE 8" QUE CORRE POR EL LADO NOROCCIDENTAL DE LA CALLE MILE 22 1/2 NORTH ROAD. DICHOS SERVICIOS TERMINAN EN LA CAJA DEL MEDIDOR DE AGUA PARA CADA LOTE.

DE LA LINEA DE 8" DE DIAMETRO LOCALIZADA EN LA CALLE MILE 22 1/2 NORTH ROAD, CUATRO (4) DOBLES-CONDUCTOS DE AGUA DE 1" DIAMETRO QUE CORREN ASIA UN PAR DE LOTES ANTES DE SEPARARSE EN DOS CONDUCTOS DE AGUA DE 3/4" DE DIAMETRO PARA CADA LOTE. TAMBIEN Y LINEAS SINGULARES DE 3/4" DE DIAMETRO. DICHOS SERVICIOS TERMINAN EN LA CAJA DEL MEDIDOR DE AGUA PARA CADA LOTE.

LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVIDO DOBLE DE 1" DE DIAMETRO, LAS LINEAS DE SERVIDO SENCILLO DE 3/4" DE DIAMETRO Y LAS CAJAS DE LOS MEDIDORES DE AGUA SERAN INSTALADAS A UN COSTO TOTAL DE US\$ 69,925.00 O US\$ 7,769.44 POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE US\$ 14,800.00 O US\$ 1,600.00 POR LOTE POR SERVIDO DE AGUA Y DOCUMENTO DE 30 AÑOS DE SERVIDO DE AGUA POTABLE EL CUAL CUBRE LOS MEDIDORES DE AGUA, INSTALACION, CONEXION Y MANTENIMIENTO. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALCANZAR GASTO AL DUEÑO. EL CUERO DE LA SUBDIVISION TAMBIEN HA INSTALADO TRES (3) FOGOS DE RUIDO (FIRE HYDRANTS) A UN COSTO DE US\$ 3,100.00 POR CADA UNO CUAL CUESTA UN CANTIDAD TOTAL US\$ 6,200.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMINIO DE HIDALGO.

DRENAJE: Descripción y Gastos.
EL DRENAJE DE LOS VIENTOS ESTATES No. 3, TIENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTAMENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# 05 12481) DE DRENAJE HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDOMINIO 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 BARRIO ARENOSO. EL EVALUADOR (LIC# 05 12481) HIZO UNO (1) PRUEBAS CON AGUJEROS EN EL CENTRO DE EL LOTE 37 (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DRENAJADA). EL SUELO ES UNIFORME HASTA DE BARRIO ARENOSO (CON TEXTURA CLASE 8) EXTENDIENDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# 05 12481). 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\$ 1,345.00, 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\$ 12,105.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDOMINIO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL 22 DE AGOSTO DE 2016.

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\$ 84,725.00 O US\$ 9,419.44 POR LOTE.
DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ 12,105.00 POR LOTE (TODOS INCLUIDOS) A UN COSTO TOTAL DE US\$ 1,345.00 PARA TODA LA SUBDIVISION.

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 BY STATE AND COUNTY REGULATIONS.

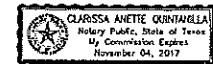
SUBDIVIDER STATEMENT:
KATHRYN IRENE EAST, MEMBER OF LOS VIENTOS SUBDIVISION, LLC SUBDIVIDERS OF LOS VIENTOS ESTATES No. 3 I HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE WILL BE AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

Kathryn Irene East
KATHRYN IRENE EAST, MEMBER OF LOS VIENTOS SUBDIVISION, LLC
P.O. BOX 703, 2112 W. UNIVERSITY DRIVE
EDINBURG, TEXAS 78539
HIDALGO COUNTY
11-30-16
DATE

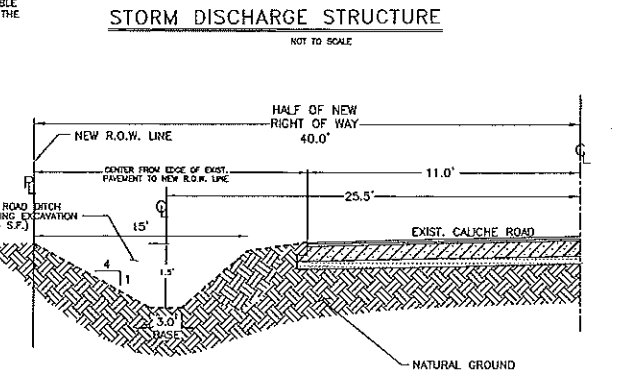
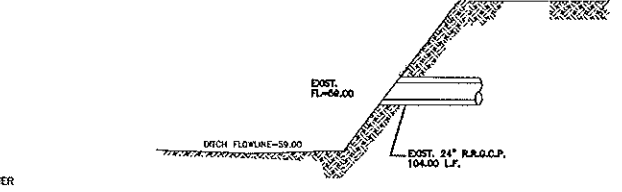
STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared KATHRYN IRENE EAST 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 therein expressed.

Given under my hand and seal of office this 30th day of November, 2016.

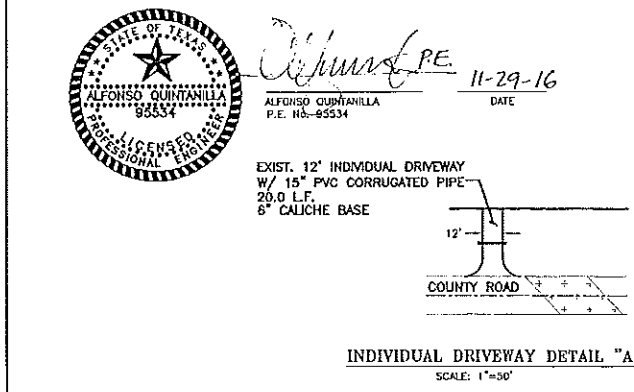


Clarissa Anette Quintanilla
CLARISSA ANETTE QUINTANILLA - NOTARY PUBLIC



RECONSTRUCTION OF ROAD SIDE DITCH

NOT TO SCALE



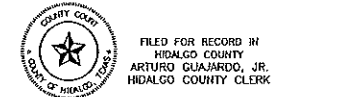
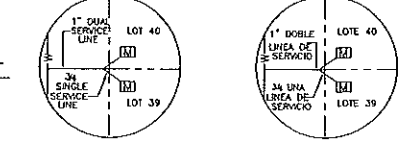
COST ESTIMATE
WATER DISTRIBUTION: \$ 69,925.00
DRAINAGE IMPROVEMENTS: \$ 10,017.20
SEPTIC TANK (OSSF): \$ 12,105.00
PAVING (ESCHROW): \$ 21,089.25

FLOW AFTER LOT GRADING
FLOW DIRECTION OF WATER

REVISION NOTES

No.	Sheet	REVISOR	Date	Approved

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



FILED FOR RECORD IN HIDALGO COUNTY ARTURO OLASARDO, JR. HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513

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

SHEET NO. 2 OF 2 SHEETS

DATE PREPARED	DATE CHECKED	DATE APPROVED
01-09-2015	11-01-2016	11-11-16