



Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 8-22-2017

PROPOSED HOWLING TRAILS SUBDIVISION, PRECINCT No. 3.

ENGINEER FIRM: MELDEN & HUNT, INC. DEVELOPER: LA JOYA ISD

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL 1 INSTITUTIONAL

LOCATION DESCRIPTION: WEST SIDE OF WESTERN RD. APPROXIMATELY 500 FEET NORTH OF US EXPRESSWAY 83.

SUBDIVISION LIES WITHIN THE: ETJ of MISSION and was approved administratively by said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 01-07-15 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: STORM DRAINAGE SYSTEM AND ON-SITE DETENTION PONDS.

DISTANCE TO DRAIN DITCH: 1 MILE SOUTH OF DEVELOPMENT.

ROAD R.O.W. DEDICATION: 20 FEET ONTO WESTERN ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 7-09-17 By, VICTOR GALLARDO PCT. 3 R.O.W. AGENT

SEWER SYSTEM: SANITARY SEWER BY: HIDALGO COUNTY MUDD LINE SIZE: 10" LOCATION: SOUTH PROPERTY LINE

WATER SERVICE PROVIDER: HIDALGO COUNTY MUDD LINE SIZE: 8" LOCATION: WEST SIDE OF WESTERN RD

H.C.O.E.C. FINAL APPROVAL DATE: 6-02-17: 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.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

FEBRUARY 02, 2015

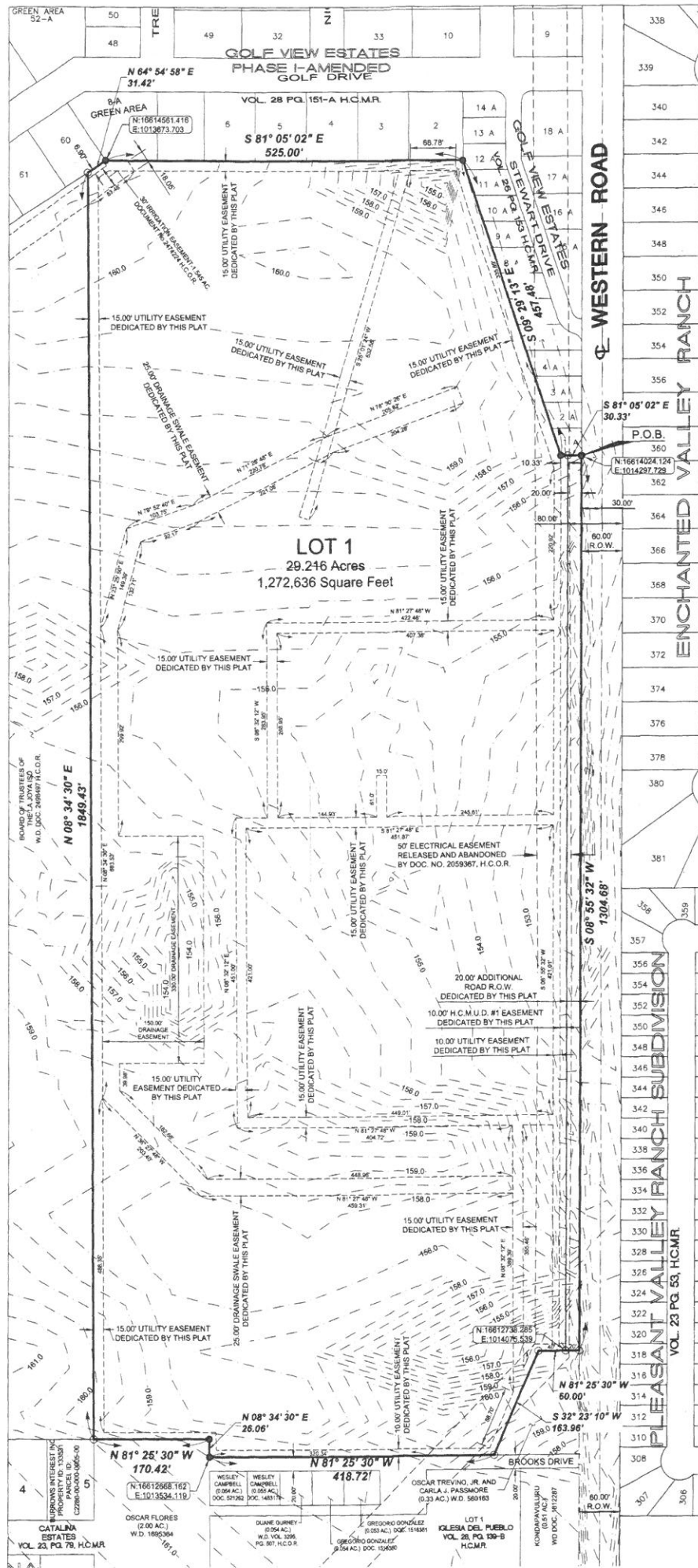
STAFF RECOMMENDS:

Preliminary Approval subject comments and future recommendations by planning and other Departments and the approval of the City of MISSION.

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.

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GENERAL PLAT NOTES & RESTRICTIONS

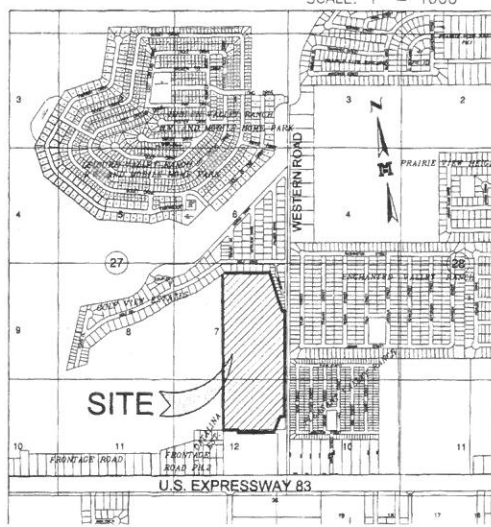
- FLOOD ZONE STATEMENT:**
FLOOD ZONE DESIGNATION: "ZONE" C" AREA OF MINIMAL FLOODING. PANEL NO. 4800334 0400 C. EFFECTIVE NOVEMBER 16, 1982. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
- SETBACKS:**
FRONT: 50.0 FEET OR GREATER FOR EASEMENT
REAR: 15.0 FEET OR GREATER FOR EASEMENT
SIDE: 15.0 FEET OR GREATER FOR EASEMENT
- GENERAL NOTE FOR COMMERCIAL LOTS:**
LOT 1 SHALL BE FOR SCHOOL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN SCHOOL. LOT 1 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON THE DEED AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOTS.
- MINIMUM FINISH FLOOR NOTE:**
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
- BENCHMARK NOTE:**
"X" MARK ON CONCRETE LOCATED AT NORTHWEST CORNER OF WESTERN ROAD & EXPRESSWAY 83 LOCATED APPROXIMATELY 592 FEET SOUTH OF THIS SUBDIVISION.
ELEVATION= 160.79, NORTHING: 16812145.9670, EASTING: 10140003.5070.
- DRAINAGE:**
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 46,943 CUBIC FEET OR 0.940 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (DRAINAGE SWALE LOCATED ALONG THE NORTH AND EAST SIDE OF THIS SUBDIVISION).
- DRAINAGE SWALE EASEMENTS NOTE:**
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. LA JOYA I.S.D. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- 15.0 FOOT UTILITY EASEMENT IS DEDICATED BY THIS PLAT ALONG THE INTERIOR PERIMETER OF THIS PLAT.**
- RESTRICTION ON USE:** TO THE EXTENT PERMITTED BY LAW, AND EXCEPT AS REQUIRED TO COMPLY WITH STATUTORY OR OTHER LEGAL REQUIREMENTS OR GUIDELINES, BUYER AGREES THAT THE PORTIONS OF "TRACT I" AND "TRACT II" WITHIN 40 YARDS OF THE BOUNDARY OF ANY RESIDENTIAL LOTS OF GOLF VIEW ESTATES, LEISURE VALLEY AND HIDDEN VALLEY SUBDIVISIONS WHICH CURRENTLY BORDER THE EXISTING GOLF COURSE SHALL CONTINUE TO BE USED FOR NO FEWER THAN 25 YEARS FROM DATE OF THE DEED AS A GOLF COURSE. SUCH PRESERVATION SHALL NOT RESTRICT THE BUYER'S USE OF THE REMAINDER OF THE PROPERTY FOR THE INTENDED USES OF THE BUYER. THIS RESTRICTION IS TO BE RECORDABLE EITHER BY INCLUSION IN THE DEED OR BY A SEPARATE INSTRUMENT IN ORDER TO GIVE CONSTRUCTIVE NOTICE TO ANY FUTURE GOOD FAITH INNOCENT PURCHASER FOR VALUE.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 29.815 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OF A CERTAIN 133.44-ACRE TRACT OUT OF PORCION 79, WHICH SAID 133.44-ACRE TRACT WAS CONVEYED TO THE BOARD OF TRUSTEES OF DE LA JOYA INDEPENDENT SCHOOL DISTRICT BY VIRTUE OF A WARRANTY DEED DATED MARCH 26, 2014, RECORDED UNDER DOCUMENT NUMBER 2489487 HIDALGO COUNTY OFFICIAL RECORDS, SAID 29.815 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THENCE S 09° 55' 32" W ALONG THE EAST BOUNDARY OF SAID 133.44-ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF WESTERN ROAD, A DISTANCE OF 1304.68 FEET TO A NO. 4 REBAR SET FOR THE EASTERMOST SOUTHEAST CORNER OF THIS TRACT.
2. THENCE N 81° 25' 30" W ALONG THE NORTH BOUNDARY OF A CERTAIN (0.33 ACRE) TRACT CONVEYED TO OSCAR TREVIÑO AND CARLA J. PASSMORE BY VIRTUE OF A WARRANTY DEED DATED OCTOBER 15, 1996, RECORDED UNDER DOCUMENT 580163, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET FOR THE HEREBY PROPOSED WEST RIGHT-OF-WAY LINE, CONTINUING A TOTAL DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT.
3. THENCE S 32° 23' 10" W ALONG THE WEST BOUNDARY OF A SAID (0.33 ACRE) TRACT CONVEYED TO OSCAR TREVIÑO AND CARLA J. PASSMORE, A DISTANCE OF 163.96 FEET TO A NO. 4 REBAR SET FOR THE WESTERMOST SOUTHEAST CORNER OF THIS TRACT.
4. THENCE N 81° 25' 30" W A DISTANCE OF 418.72 FEET TO A NO. 4 REBAR FOUND FOR THE EASTERMOST SOUTHWEST CORNER OF THIS TRACT.
5. THENCE N 08° 34' 30" E ALONG THE EAST BOUNDARY OF A CERTAIN (2.00-ACRE) TRACT CONVEYED TO OSCAR FLORES BY VIRTUE OF A WARRANTY DEED DATED OCTOBER 5, 2006, RECORDED UNDER DOCUMENT 1696364, HIDALGO COUNTY OFFICIAL RECORDS, A DISTANCE OF 26.05 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT.
6. THENCE N 81° 25' 30" W ALONG THE NORTH BOUNDARY OF SAID (2.00-ACRE) TRACT CONVEYED TO OSCAR FLORES, A DISTANCE OF 170.42 TO A NO. 4 REBAR SET FOR THE WESTERMOST SOUTHWEST CORNER OF THIS TRACT.
7. THENCE N 08° 34' 30" E ACROSS SAID 133.44-ACRE TRACT, A DISTANCE OF 1849.43 FEET TO A NO. 4 REBAR SET FOR THE WESTERMOST NORTHWEST CORNER OF THIS TRACT.
8. THENCE N 64° 54' 58" E ALONG A SOUTHERN BOUNDARY OF GOLF VIEW ESTATES PHASE I-AMENDED SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26, PAGE 151-A, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 314.42 FEET TO A NO. 4 REBAR FOUND FOR THE EASTERMOST NORTHWEST CORNER OF THIS TRACT.
9. THENCE S 81° 05' 02" E ALONG A SOUTHERN BOUNDARY OF SAID GOLF VIEW ESTATES PHASE I-AMENDED SUBDIVISION, A DISTANCE OF 525.00 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT.
10. THENCE S 09° 29' 13" E ALONG THE WEST BOUNDARY OF LOTS 12A TO 1-A, GOLF VIEW ESTATES PHASE I SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26, PAGE 153, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 457.48 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT.
11. THENCE S 81° 05' 02" E ALONG THE SOUTH BOUNDARY OF SAID LOT 1-A, GOLF VIEW ESTATES PHASE I SUBDIVISION, AT A DISTANCE OF 10.33 FEET TO A NO. 4 REBAR SET FOR THE HEREBY PROPOSED WEST RIGHT-OF-WAY LINE, CONTINUING A TOTAL DISTANCE OF 30.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.815 ACRES OF LAND, MORE OR LESS.

LOCATION MAP



- LEGEND**
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - FOUND NO. 4 REBAR
 - FOUND NO. 6 REBAR
- R.O.W. - RIGHT OF WAY**
- NE COR. - NORTHWEST CORNER
 - P.O.B. - POINT OF BEGINNING
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - VOL. & PG. - VOLUME & PAGE
 - H.C.M.U.D. - HIDALGO COUNTY MUNICIPAL UTILITY DISTRICT
 - ⊖ - CENTER LINE

MAP OF HOWLING TRAILS SUBDIVISION

BEING A RESUBDIVISION OF A TRACT OF LAND CONTAINING 29.815 ACRES, BEING A PART OR PORTION OF A CERTAIN 133.44-ACRE TRACT OUT OF PORCION 79, HIDALGO COUNTY, TEXAS

CITY OF MISSION
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

WE, THE UNDER SIGNED CERTIFY THAT THIS PLAT OF HOWLING TRAILS SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION ON

[Signature] MAYOR OF THE CITY OF MISSION
[Signature] SECRETARY OF THE CITY OF MISSION
DATE: 7/26/17

CITY OF MISSION
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.0115(B) AND § 212.009(C)

THIS PLAT OF HOWLING TRAILS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION

ON *[Signature]* P&Z CHAIRMAN OF THE CITY OF MISSION
DATE: 7/26/17

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

WE, THE UNDER SIGNED CERTIFY THAT THIS PLAT OF HOWLING TRAILS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON

HIDALGO COUNTY JUDGE _____ DATE _____
HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY MUNICIPAL UTILITY DISTRICT NO. 1
CERTIFICATE OF PLAT APPROVAL

THE PLAT OF HOWLING TRAILS SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 ON

[Signature] CHAIRMAN
DATE: July 20, 2017

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____

MELDEN & HUNT INC.
CONSULTANTS - ENGINEERS - SURVEYORS
115 W. MCINTYRE, EDINBURG, TX 78541
227 N. FM 3187, ROANOKE CITY, TX 78582
E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER	DR. ALDA T. BENAVIDES	201 E. EXPRESSWAY 83	LA JOYA, TX 78566	956-580-5065	956-580-5444
ENGINEER	MARIO A. REYNA	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-5981	(956) 381-5981
SUBDIVISION	FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-5981	(956) 381-5981

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, DR. ALDA T. BENAVIDES, SUPERINTENDENT AS OWNER OF THE 29.815 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HOWLING TRAILS SUBDIVISION SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, 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] DR. ALDA T. BENAVIDES, SUPERINTENDENT
DATE: 7/26/17
LA JOYA INDEPENDENT SCHOOL DISTRICT
201 E. EXPRESSWAY 83
LA JOYA, TEXAS 78566

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED DR. ALDA T. BENAVIDES PROVED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER'S 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 16th DAY OF July 2017

[Signature] NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS 17th DAY OF July 2017

[Signature] MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 11-13-14
ENGINEERING JOB # 14129.00

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS 17th DAY OF July 2017

[Signature] FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No. 4750
STATE OF TEXAS
DATE SURVEYED: 06-19-2014
7:54 PM, 7:8:58 PM, 7:11
SURVEY JOB # 13010.02 & 14129.00

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY
HOWLING TRAILS SUBDIVISION IS LOCATED IN THE SOUTHWEST PART OF HIDALGO COUNTY ON THE WEST SIDE OF WESTERN ROAD, APPROXIMATELY 592 FEET NORTH OF ITS INTERSECTION WITH U.S. EXPRESSWAY 83. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 77,058). HOWLING TRAILS SUBDIVISION LIES APPROXIMATELY 3.8 MILES FROM THE CITY LIMITS AND IS WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND § 212.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 3.

SHEET 1:
HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, ENGINEERING & SURVEYOR'S CERTIFICATION, CITY APPROVAL CERTIFICATION, COUNTY APPROVAL CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATION, HIDALGO COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 APPROVAL, H.C.D.D. NO. 1 APPROVAL, HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT CERTIFICATION.

SHEET 2:
MAP OF WATER & SANITARY SEWER UTILITIES, BUILDING SITE PLAN AND CONSTRUCTION DETAILS.

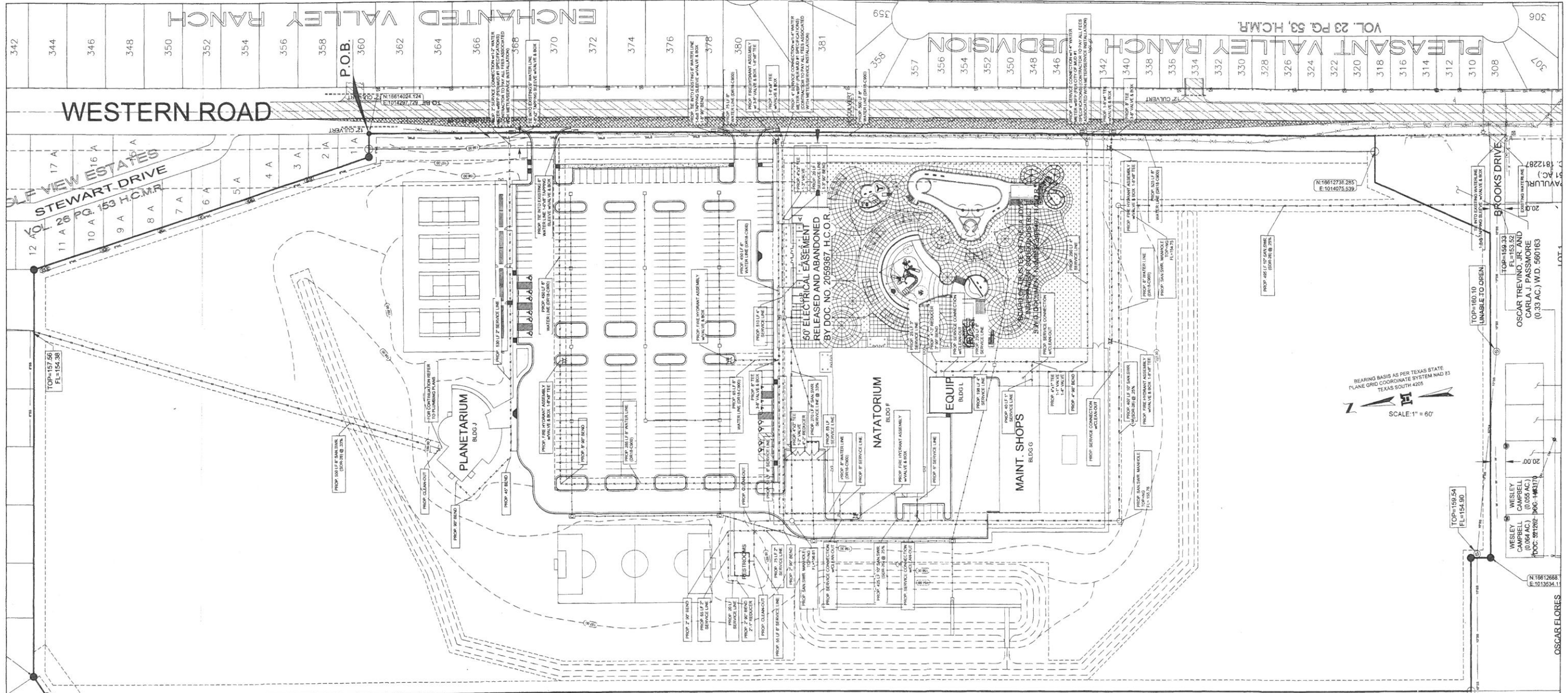
SHEET 3:
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION, BUILDING SITE PLAN, TOPOGRAPHY AND DRAINAGE, CONSTRUCTION DETAILS.

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

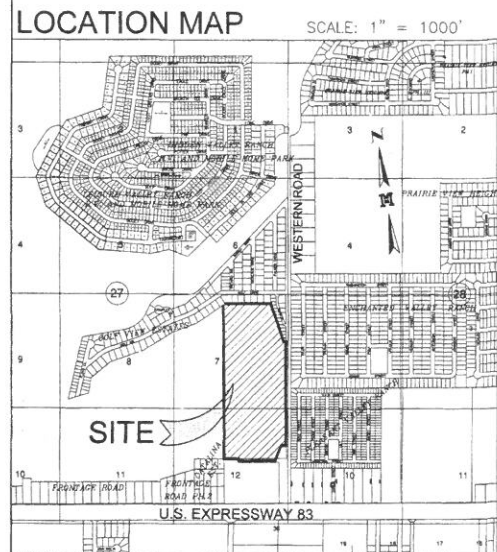
DRAWN BY: R.N. DATE: 11-4-14
SURVEYED, CHECKED: DATE: _____
FINAL CHECK: M.A.R. DATE: 2-17-17



PROPOSED SITE & UTILITY LAYOUT

MAP OF HOWLING TRAILS SUBDIVISION

A RESUBDIVISION OF
A TRACT OF LAND CONTAINING 29.815 ACRES
BEING A PART OR PORTION OF A CERTAIN 133.44-ACRE TRACT
OUT OF PORCION 79,
HIDALGO COUNTY, TEXAS



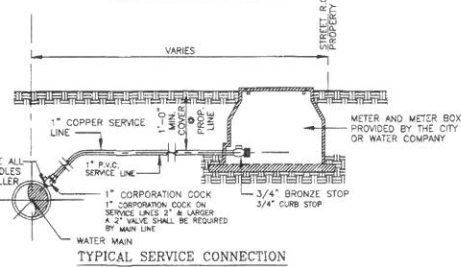
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 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - VOL & PG. - VOLUME & PAGE
 - ⊗ WATER METER
 - ⊕ WATER VALVE
 - ⊙ LIGHT POLE
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ SANITARY SEWER MANHOLE
 - x — CHAIN LINK FENCE
 - w — WOOD FENCE
 - (AT) — SPOTTED AT&T LINE (APPROXIMATE LOCATION)
 - (FW) — SPOTTED FORCE MAIN LINE (APPROXIMATE LOCATION)
 - (W) — SPOTTED WATER LINE (APPROXIMATE LOCATION)

DRAWN BY: R.N. DATE: 11-4-14
 SURVEYED, CHECKED: MAN DATE: 7-12-17
 FINAL CHECK: _____ DATE: _____

MELDEN & HUNT INC.
 TEXAS REGIST F-1435

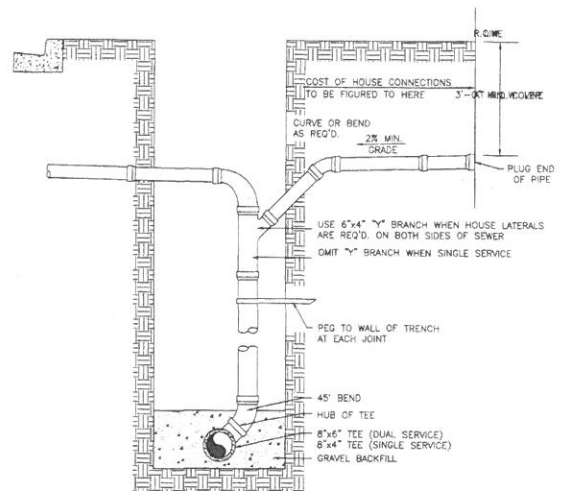
MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. MONTIC
 ENDRUS, TX 75841
 227 N. FM 3167
 P.O. GRANDE CITY, TX 75852
 E-MAIL: www.meldenandhunt.com

OFF: (956) 381-0881
 FAX: (956) 381-1839
 OFF: (956) 487-8256
 FAX: (956) 488-8591
 ESTABLISHED 1947



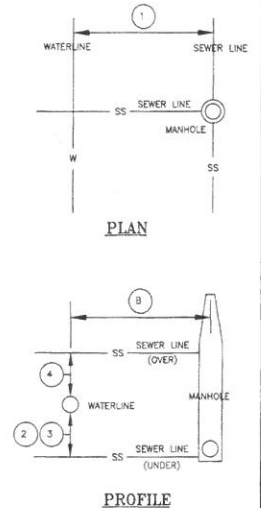
- GENERAL NOTES:**
- DRAWINGS INDICATE COPPER SERVICE LINES.
 - FOR P.V.C. SERVICE LINES REFER TO SMALLER TYPE NOTES.
 - ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
 - WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" P.V.C. SHEATH. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

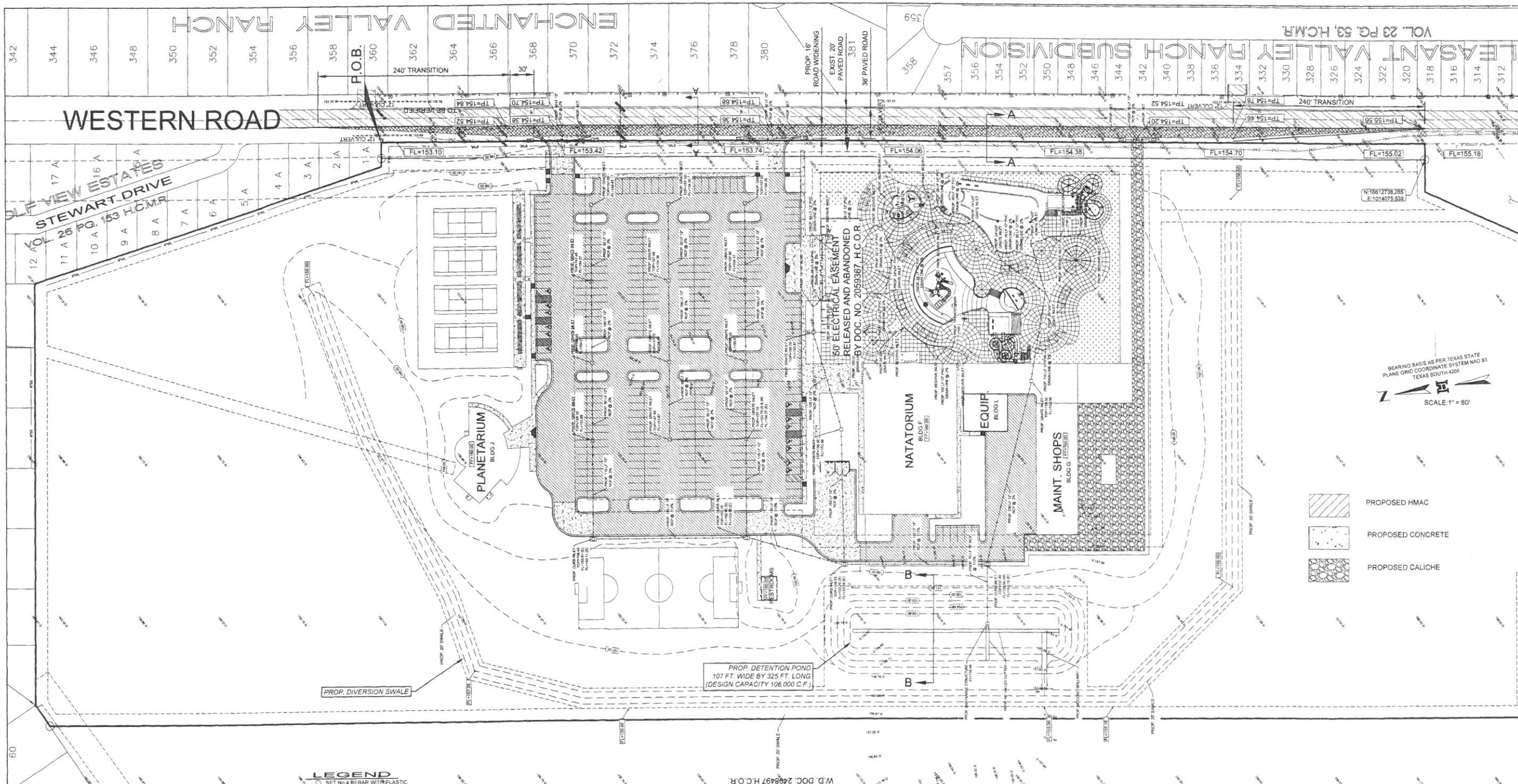
TYPICAL WATER SERVICE CONNECTIONS
N.T.S.



- NOTES AS PER TEXAS DEPT. OF HEALTH MANUAL
- A. WATER LINE/SEWER LINE SEPARATION**
- WHEN NEW SANITARY SEWERS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO WATERLINES THAN NINE FEET IN ALL DIRECTIONS. SEWERS THAT PARALLEL WATERLINES MUST BE INSTALLED IN SEPARATE TRENCHES. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING GUIDELINES WILL APPLY:
- WHERE A SANITARY SEWER PARALLELS A WATERLINE, THE SEWER SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC MEETING ASTM SPECIFICATIONS WITH A PRESSURE RATING FOR BOTH THE PIPE AND JOINTS OF 150 PSI. THE VERTICAL SEPARATION SHALL BE A MINIMUM OF TWO FEET BETWEEN OUTSIDE DIAMETERS AND THE HORIZONTAL SEPARATION SHALL BE A MINIMUM OF FOUR FEET BETWEEN OUTSIDE DIAMETERS. THE SEWER SHALL BE LOCATED BELOW THE WATERLINE. WHERE POSSIBLE AND ONE LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATERLINE.
 - WHERE A SANITARY SEWER CROSSES A WATERLINE AND THE SEWER IS CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI, AN ABSOLUTE MINIMUM DISTANCE OF 6 INCHES BETWEEN OUTSIDE DIAMETERS SHALL BE MAINTAINED. IN ADDITION THE SEWER SHALL BE LOCATED BELOW THE WATERLINE WHERE POSSIBLE AND ONE LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATERLINE.
 - WHERE A SEWER CROSSES UNDER A WATERLINE AND THE SEWER IS CONSTRUCTED OF ABS TRUSS PIPE, SIMILAR SEMI-RIGID PLASTIC COMPOSITE PIPE, CLAY PIPE OR CONCRETE PIPE WITH GASKETED JOINTS, A MINIMUM TWO FOOT SEPARATION DISTANCE SHALL BE MAINTAINED. THE INITIAL BACKFILL SHALL BE CEMENT STABILIZED SAND (TWO OR MORE BAGS OF CEMENT PER CUBIC YARD OF SAND) FOR ALL SECTIONS OF SEWER WITHIN NINE FEET OF WATERLINE. THIS INITIAL BACKFILL SHALL BE FROM ONE QUARTER DIAMETER BELOW THE CENTERLINE OF THE PIPE TO ONE PIPE DIAMETER (BUT NOT LESS THAN 12 INCHES) ABOVE TOP OF PIPE.
 - WHERE A SEWER CROSSES OVER A WATERLINE ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. IN LIEU OF THIS PROCEDURE THE NEW CONVEYANCE MAY BE ENCASED IN A JOINT OF 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT 5 FEET INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHOULD BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEAL.

- B. WATER LINE/MANHOLE SEPARATION**
- UNLESS SANITARY SEWER MANHOLES AND THE CONNECTING SEWER CAN BE MADE WATER TIGHT AND TESTED FOR LEAKAGE, THEY MUST BE INSTALLED SO AS TO PROVIDE A MINIMUM OF NINE FEET OF HORIZONTAL CLEARANCE FROM AN EXISTING OR PROPOSED WATERLINE. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, A CARRIER PIPE AS DESCRIBED IN SUBSECTION A(4) OF THIS SECTION MAY BE USED WHERE APPROPRIATE.





LEGEND

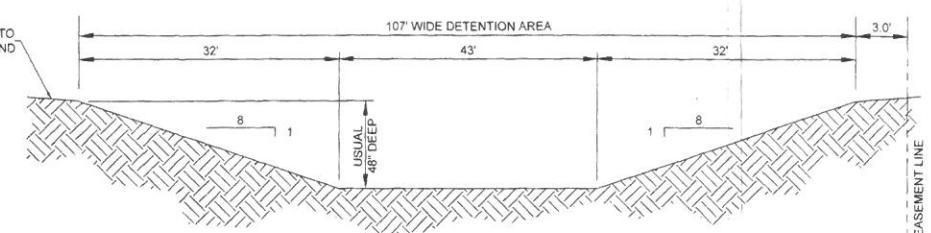
- SET No 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT FOUND No 4 REBAR
- FOUND No 5 REBAR
- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- VOL. & PG. -
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ LIGHT POLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ SANITARY SEWER MANHOLE
- x — CHAIN LINK FENCE
- y — WOOD FENCE
- (A*) — SPOTTED AT&T LINE (APPROXIMATE LOCATION)
- (M*) — SPOTTED FORCE MAIN LINE (APPROXIMATE LOCATION)
- (W*) — SPOTTED WATER LINE (APPROXIMATE LOCATION)

DRAWN BY: B.J.N. DATE: 11-4-14
 SURVEYED, CHECKED: M.B.A. DATE: 7-17-11
 FINAL CHECK: _____ DATE: _____

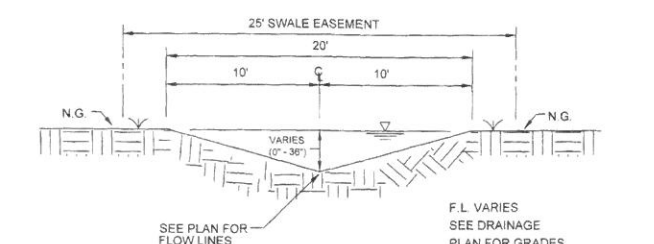
PROPOSED SITE & DRAINAGE LAYOUT

MAP OF HOWLING TRAILS SUBDIVISION

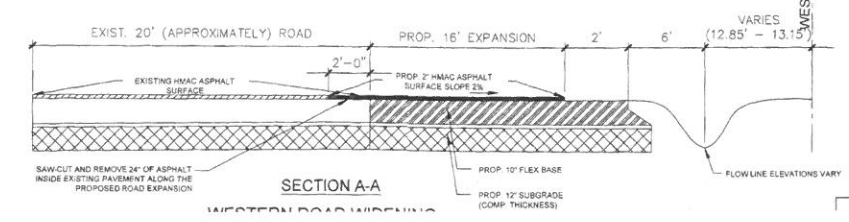
A RESUBDIVISION OF A TRACT OF LAND CONTAINING 29.815 ACRES, BEING A PART OR PORTION OF A CERTAIN 133.44-ACRE TRACT OUT OF PORCION 79, HIDALGO COUNTY, TEXAS



DETENTION AREA CROSS-SECTION B-B (106,000 C.F. CAPACITY)



TYPICAL DIVERSION SWALE DETAIL (30,000 C.F. CAPACITY) N.T.S.



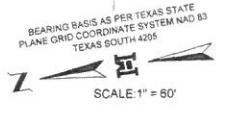
SECTION A-A

MELDEN & HUNT, INC.
 TEXAS REGIST. F-1435

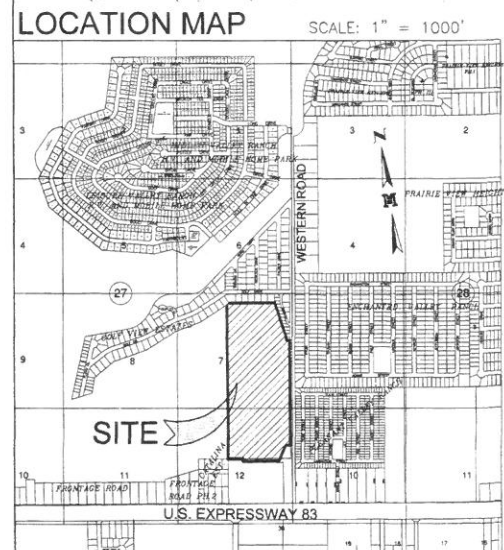
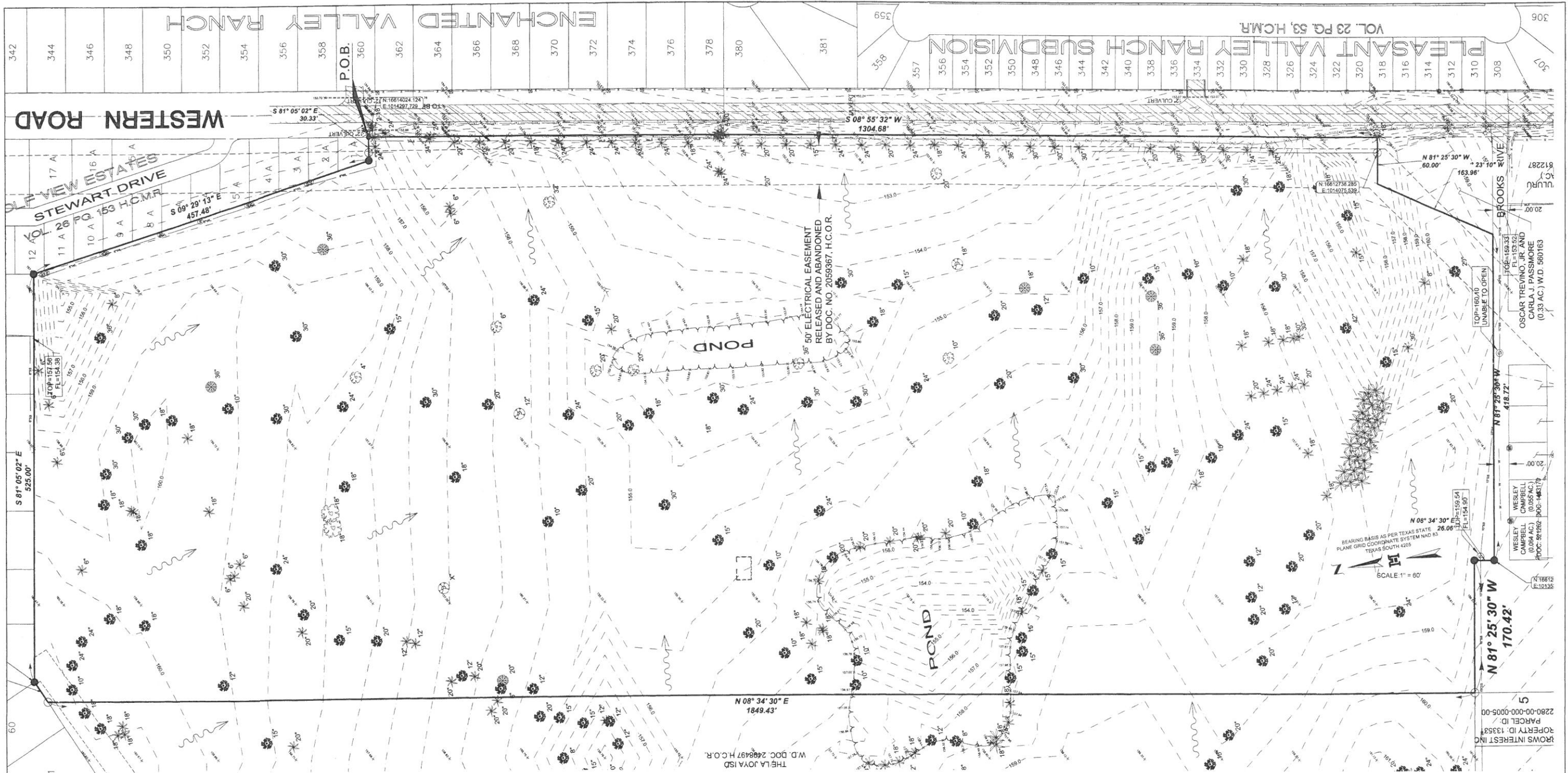
MELDEN & HUNT, INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

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 RIO GRANDE CITY, TX 78882
 OFF: (956) 487-8256
 FAX: (956) 488-8591
 E-MAIL: www.meldenandhunt.com
 ESTABLISHED 1947



- PROPOSED HMA
- PROPOSED CONCRETE
- PROPOSED CALICHE



EXISTING SITE & TOPOGRAPHICAL LAYOUT

MAP OF HOWLING TRAILS SUBDIVISION

A RESUBDIVISION OF A TRACT OF LAND CONTAINING 29.815 ACRES, BEING A PART OR PORTION OF A CERTAIN 133.44-ACRE TRACT OUT OF PORCION 79, HIDALGO COUNTY, TEXAS

HOWLING TRAILS SUBDIVISION DRAINAGE STATEMENT

Job No. 14129 Date: November 7, 2014; Revised December 23, 2014

HOWLING TRAILS SUBDIVISION is a 29.815-acre tract of land, being a part or portion of a certain 133.44-acre tract out of PORCION 79. The property is located along the west side of Western Road, and approximately 650 feet north from U.S. Expressway 83. Said property is currently a golf course, with a proposed educational use (La Joya I.S.D.). This subdivision is in zone "C" (no shading) on FEMA's Flood Insurance Rate Map Community Panel No. 480334 0400 C, map revised November 16, 1982. Zone "C" (no shading) is defined as areas of minimal flooding.

The soils are mostly Fine Sandy Loam with some Clay Loam, which are in Hydrologic Group "B" & "C" respectively, these soils have a moderate perviousness, and a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas"). Existing runoff is in a westerly direction, with a runoff of 35.02 c.f.s. during the 100-year storm frequency as per attached calculations.

In accordance with the Hidalgo County drainage policy, since this development does not have an outfall it has been designed with the 100-year storm frequency and the peak rate of runoff shall not be increased due to the development of this subdivision, therefore as per attached calculations, 106,464 cubic feet of runoff (2,444 Ac-Ft) shall be retained within a proposed retention pond inside this subdivision with a designed capacity of 106,000 cubic feet and a diversion swale with a capacity of 30,000 cubic feet for a total of 136,000 cubic feet. Runoff from the proposed paved areas and structures shall be discharged into the said retention pond via a network of inlets and pipes. Also, excess runoff from golf course along the west side shall be intercepted and diverted via an earthen swale into said retention pond. (See paving and drainage layout & watershed exhibit).

The finished floor elevation for the proposed buildings shall be a minimum of 18 inches above the top of paved road (Western Road) measured at center of the lot. Natural ground shall be graded in such manner that it will allow runoff to drain away from the buildings and avoiding concentrated runoff onto other properties.

CERTIFICATION FOR DRAINAGE REPORT:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE AREA WITHIN THIS SUBDIVISION CORRESPONDING TO THE 100-YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0400 C MAP REVISED NOVEMBER 16, 1982 IS CONTAINED IN THE PROPOSED DRAINAGE POND AND SWALE WITHIN THIS SUBDIVISION.

Mario A. Reyna
 MARIO A. REYNA
 PROFESSIONAL LICENSED ENGINEER No. 117368



- LEGEND**
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - FOUND NO. 4 REBAR
 - FOUND NO. 5 REBAR
 - R.O.W. - RIGHT OF WAY
 - P.O.B. - POINT OF BEGINNING
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 - ⊕ SANITARY SEWER MANHOLE
 - X — CHAIN LINK FENCE
 - W — WOOD FENCE
 - (A17) SPOTTED AT&T LINE (APPROXIMATE LOCATION)
 - (FM) SPOTTED FORCE MAIN LINE (APPROXIMATE LOCATION)
 - (W) SPOTTED WATER LINE (APPROXIMATE LOCATION)

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 ESTABLISHED 1947

DRAWN BY: R.N. DATE: 11-4-14
 SURVEYED, CHECKED: MAR DATE: 7-17-11
 FINAL CHECK: DATE:

COST ESTIMATES

PAVING IMPROVEMENTS	PRIVATE
DRAINAGE IMPROVEMENTS	\$ XXXXXX
WATER DISTRIBUTION	\$ XXXXXX
SEWER DISTRIBUTION	\$ XXXXXX
TOTAL:	\$ XXXXXXX