



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: 10-24-2017

PROPOSED LOS FELIZ PHASE 2 SUBDIVISION, PRECINCT No. 4.

ENGINEER FIRM: QUINTANILLA, HEADLEY & ASSOC. DEVELOPER: FORREST N. RUNNELS JR.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 30 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: 1/2 MILE NORTH OF MILE 22 1/2 ROAD EAST SIDE OF BRUSHLINE ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 01-21-15 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DETENTION WILL BE PROVIDED BY AN ONSITE DETENTION POND DEDICATED TO HCDD#1.

ROAD R.O.W. DEDICATION: 30 FEET TO BRUSHLINE ROAD

H.C.R.O.W. FINAL APPROVAL DATE: 10-05-17 By, JOSE A. OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 9-25-17 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: 28 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: EAST SIDE OF BRUSHLINE RD.

H.C.O.E.C. FINAL APPROVAL DATE: 10-04-17 : 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.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ \$3,000.00 For: OSSF(S) 2 (LOT 29 & 30)

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

MARCH 3, 2015

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

Final Approval with financial guarantee.

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

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SUBDIVISION PLAT OF:
LOS FELIZ SUBDIVISION PHASE II

A 132.21 ACRE TRACT OF LAND OUT OF SHARE "C" OF THE PARTITION OF SHARE No.5 LAS MESTEÑAS GRANT, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2282805, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 132.21 ACRE TRACT OF LAND OUT OF SHARE "C" OF THE PARTITION OF SHARE No.5 LAS MESTEÑAS GRANT, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2282805, 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 RPLS 4856 FOUND ON THE WEST LINE OF SHARE "C" AND THE WEST RIGHT OF WAY LINE OF BRUSHLINE ROAD FOR THE NORTHWEST CORNER OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT (A 12.31 ACRE TRACT BEING ALL OF LOT 20, LOS FELIZ SUBDIVISION PHASE I, RECORDED IN INSTRUMENT NUMBER 2391858, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2708635, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND A 7.17 ACRE TRACT OUT OF SHARE "C" OF THE PARTITION OF SHARE No.5, LAS MESTEÑAS GRANT, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2708637, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 78°43'53" W, 3,694.27 FEET AND N 09°11'20" E, 3,227.50 FEET FROM THE SOUTHEAST CORNER OF SHARE "C".

THENCE; N 09°11'20" E, ALONG THE WEST RIGHT OF WAY LINE OF BRUSHLINE ROAD, A DISTANCE OF 3,729.20 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THE TEXAS REGIONAL BANK, AS SUCCESSOR CUSTODIAN FOR RICHARD W. RUPPERT AND CARROLL W. RUPPERT TRACT (THE WEST 1/2 OF LOTS 8, 9 AND 10, SHARE "B" IN ORIGINAL SHARE OF THE PARTITION OF LAS MESTEÑAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO SPECIAL WARRANTY DEED RECORDED IN COUNTY CLERK'S DOCUMENT NUMBER 2554344, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 78°39'17" E, ALONG THE SOUTH LINE OF THE TEXAS REGIONAL BANK, AS SUCCESSOR CUSTODIAN FOR RICHARD W. RUPPERT AND CARROLL W. RUPPERT TRACT, PASSING AT 40.00 FEET THE EAST RIGHT OF WAY LINE OF BRUSHLINE ROAD, A TOTAL DISTANCE OF 1,552.34 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THE KATHRYN L. EAST TRACT (A 98.20 ACRE TRACT OUT OF SHARE "C" OF THE RESUBDIVISION OF SHARE No.5, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN COUNTY CLERK'S DOCUMENT NUMBER 1561629, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 09°01'21" W, ALONG THE WEST LINE OF THE KATHRYN L. EAST TRACT, A DISTANCE OF 3,670.80 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 80°48'40" W, ALONG THE NORTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 1,521.89 FEET FOR THE EAST RIGHT OF WAY LINE OF BRUSHLINE ROAD, A TOTAL DISTANCE OF 1,561.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 132.21 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH LOS FELIZ SUBDIVISION PHASE I, RECORDED IN INSTRUMENT NUMBER 2391858, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

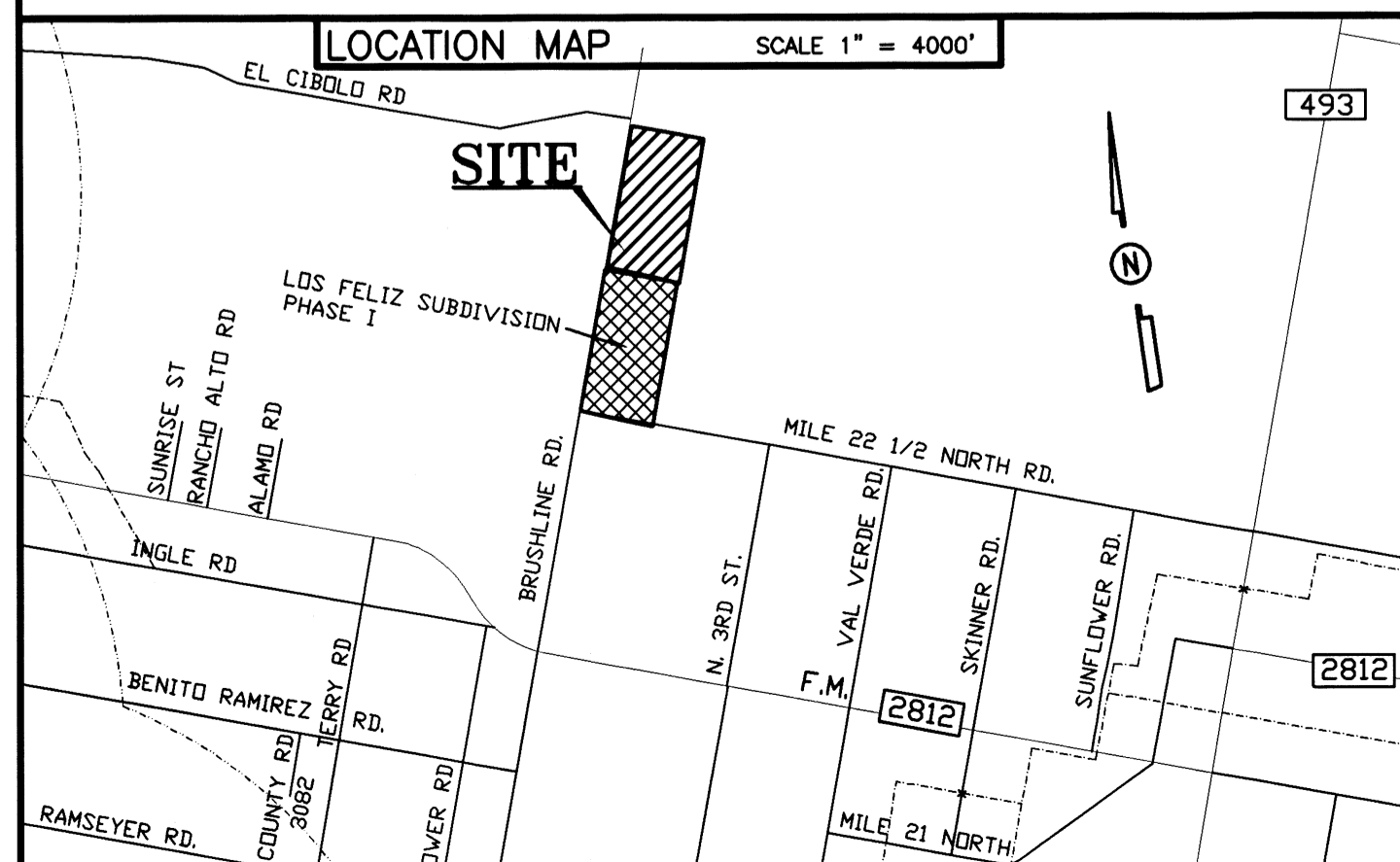


Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856

9-16-17
DATE

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
LOS FELIZ SUBDIVISION PHASE II, IS LOCATED IN CENTRAL HIDALGO COUNTY LOCATED 3227.50 FEET NORTH OF MILE 22 1/2 NORTH ROAD AND THE EAST SIDE 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 FELIZ SUBDIVISION PHASE II, LIES APPROXIMATELY 3.40 MILES FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S TWO-MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PRECINCT No. 4.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
FORREST N. RINNELS JR. VICE-PRESIDENT OF CWL LIMITED GENERAL PARTNER OF THREE LLC	P.O. BOX 118	EDINBURG, TX 78540	(956)383-7032	(956)383-5060
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN.
COMMUNITY-PANEL NUMBER 480334 0325 D - REVISED TO REFLECT LOMR
MAP REVISED: MAY 17, 2001
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS.
AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- LEGEND * - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- SETBACKS:
FRONT 60.00 FEET
REAR 30.00 FEET
SIDE 10.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CACES.
- 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.
- 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 219,209.73 CUBIC FEET (5.03 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET No. 3.
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
B.M. No.1- ELEV= 69.12, 1/2" IRON ROD FOUND LOCATED 200.00 FEET SOUTH FROM THE SOUTHWEST CORNER OF PROPOSED SUBDIVISION, N.A.V.D. 88 DATUM.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL THE LOTS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- CWL LIMITED
BY: THREE LLC
IT'S: GENERAL PARTNER
BY: FORREST N. RINNELS JR., VICE-PRESIDENT
RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 4 OF THIS PLAT.
- 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.
- 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 A SEPARATED DESIGN SHALL BE SUBMITTED FOR COMMERCIAL/MULTIFAMILY 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 EXCEPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

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. Thus agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

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

IN WITNESS WHEREOF the said Grantor executed this instrument this 10th day of October 2017.

Forrest N. Rinnels Jr.
FORREST N. RINNELS JR., VICE-PRESIDENT
P.O. BOX 118
EDINBURG, TEXAS. 78540

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS FELIZ SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

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

I, FORREST N. RINNELS JR., VICE-PRESIDENT OF CWL LIMITED, AS OWNER OF THE 132.21 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOS FELIZ SUBDIVISION PHASE II, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

- I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:
- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 - SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 - ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
 - GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Forrest N. Rinnels Jr.
CWL LIMITED
BY: THREE LLC
IT'S: GENERAL PARTNER
BY: FORREST N. RINNELS JR., VICE-PRESIDENT
P.O. BOX 118
EDINBURG, TEXAS. 78540

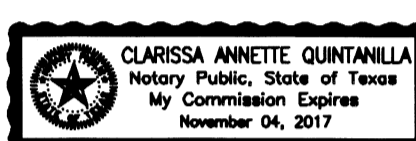
10-9-17
DATE

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, the undersigned notary public, on this day personally appeared FORREST N. RINNELS JR., VICE-PRESIDENT OF CWL LIMITED

proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this 9th day of October, 2017.



Clarissa Annette Quintanilla
CLARISSA ANNETTE 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 LOS FELIZ SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, _____.

Hidalgo County Judge Date

Hidalgo County Clerk 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 LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

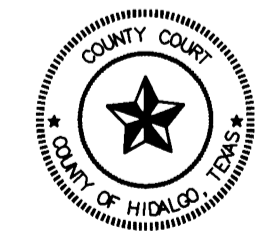


Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95634

10-9-17
DATE

INDEX OF SHEETS

- SHEET 1.- HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, DESCRIPTION (METES AND BOUNDS), ENGINEER'S & SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, COUNTY JUDGE CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, H.C.D.D. No. 1 CERTIFICATION, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, REVISION NOTES
- SHEET 2.- MAP: LOT, STREETS, AND EASEMENT LAYOUT, HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: ENGINEER'S & SURVEYOR'S CERTIFICATION: REVISION NOTES
- SHEET 3.- MAP: LOT, STREETS, AND EASEMENT LAYOUT, HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: ENGINEER'S & SURVEYOR'S CERTIFICATION: REVISION NOTES
- SHEET 4.- 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 5.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEERING CERTIFICATION: REVISION NOTES.



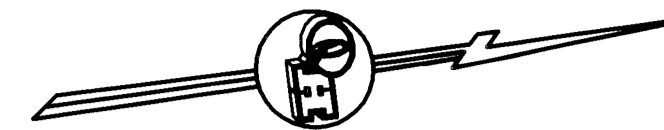
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

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

DATE OF PREPARATION: 1-9-2014

FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBD\HIDALGO CO\LOS FELIZ IN\PLAT	Jan. 9, 2014	M. GONZALEZ		
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
	OCT. 3, 2017	LG	AQ	AQ



SCALE: 1" = 100'

SUBDIVISION PLAT OF: LOS FELIZ SUBDIVISION PHASE II

A 132.21 ACRE TRACT OF LAND OUT OF SHARE "C" OF THE PARTITION OF SHARE No.5 LAS MESTEÑAS GRANT, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2282805, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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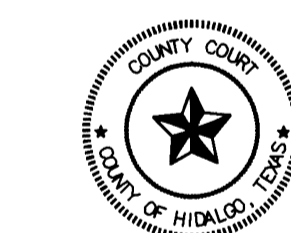
Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DATE 9-16-17

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.

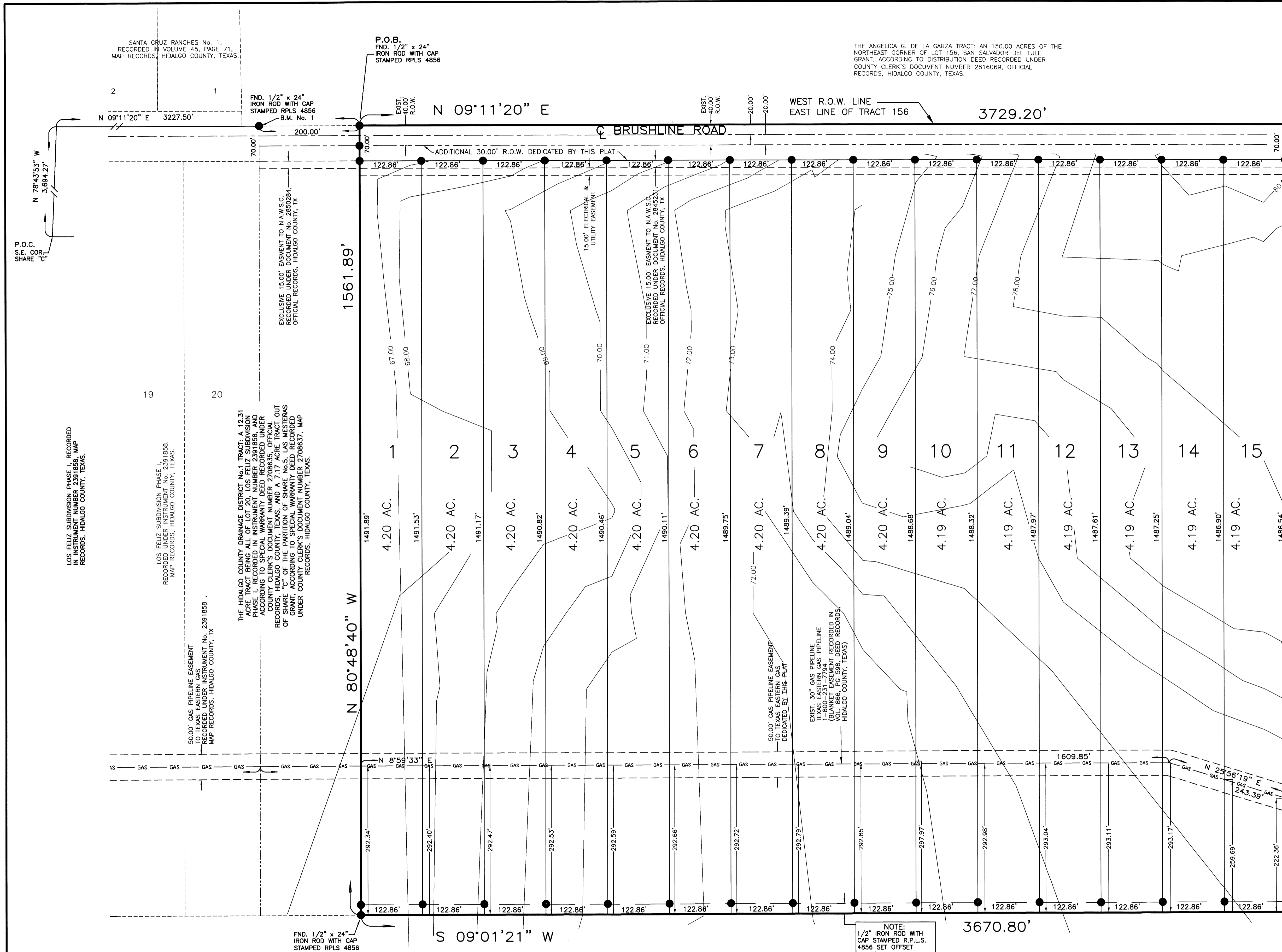


Alfonso Quintanilla P.E.
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 10-9-17



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



MATCHLINE "A"

NOTE:
1/2" IRON ROD WITH CAP STAMPED R.P.L.S. 4856 SET OFFSET 20.00' WEST OF THE EAST BOUNDARY OF THE SUBDIVISION

THE KATHRYN L. EAST TRACT:
A 98.20 ACRE TRACT OUT OF SHARE "C" OF THE PARTITION OF SHARE No.5, LAS MESTEÑAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1561629, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
FORREST N. RUNNELS JR. VICE-PRESIDENT OF CWL LIMITED	P.O. BOX 118	EDINBURG, TX 78540	(956)383-7032	(956)383-5060
OWNER: GENERAL PARTNER OF THREE LLC.				
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

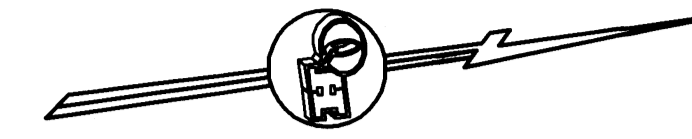
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513

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

FILENAME: F:\DATA\SUBD\HIDALGO CO\LOS FELIZ II\PLAT	DATE PREPARED: Jun 9, 2014	PREPARED BY: M. GONZALEZ	CHECKED BY: _____	APPROVED BY: _____	SHEET NO. 2 OF 5
DATE REVISED: OCT 3, 2017	REVISED BY: LG	CHECKED BY: AG	APPROVED BY: _____		
DATE OF PREPARATION: 1-9-2014					

THE ANGELICA G. DE LA GARZA TRACT: AN 150.00 ACRES OF THE NORTHEAST CORNER OF LOT 156, SAN SALVADOR DEL TULE GRANT, ACCORDING TO DISTRIBUTION DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2816069, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE OUR LADY OF GUADALUPE CATHOLIC CHURCH, COVENT AND SCHOOL TRACT: A 243.3 ACRES OUT OF SHARE 155, SAN SALVADOR DEL TULE GRANT, ACCORDING TO LAST WILL AND TESTAMENT RECORDED IN VOLUME 393, PAGE 129, PROBATE RECORDS, HIDALGO COUNTY, TEXAS.



SCALE: 1" = 100'

SUBDIVISION PLAT OF:
LOS FELIZ SUBDIVISION PHASE II

A 132.21 ACRE TRACT OF LAND OUT OF SHARE "C" OF THE PARTITION OF SHARE No.5 LAS MESTEÑAS GRANT, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2282805, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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



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

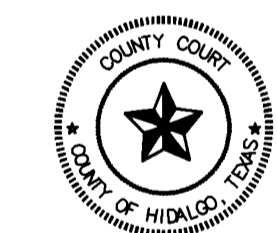
9-16-17
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534



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

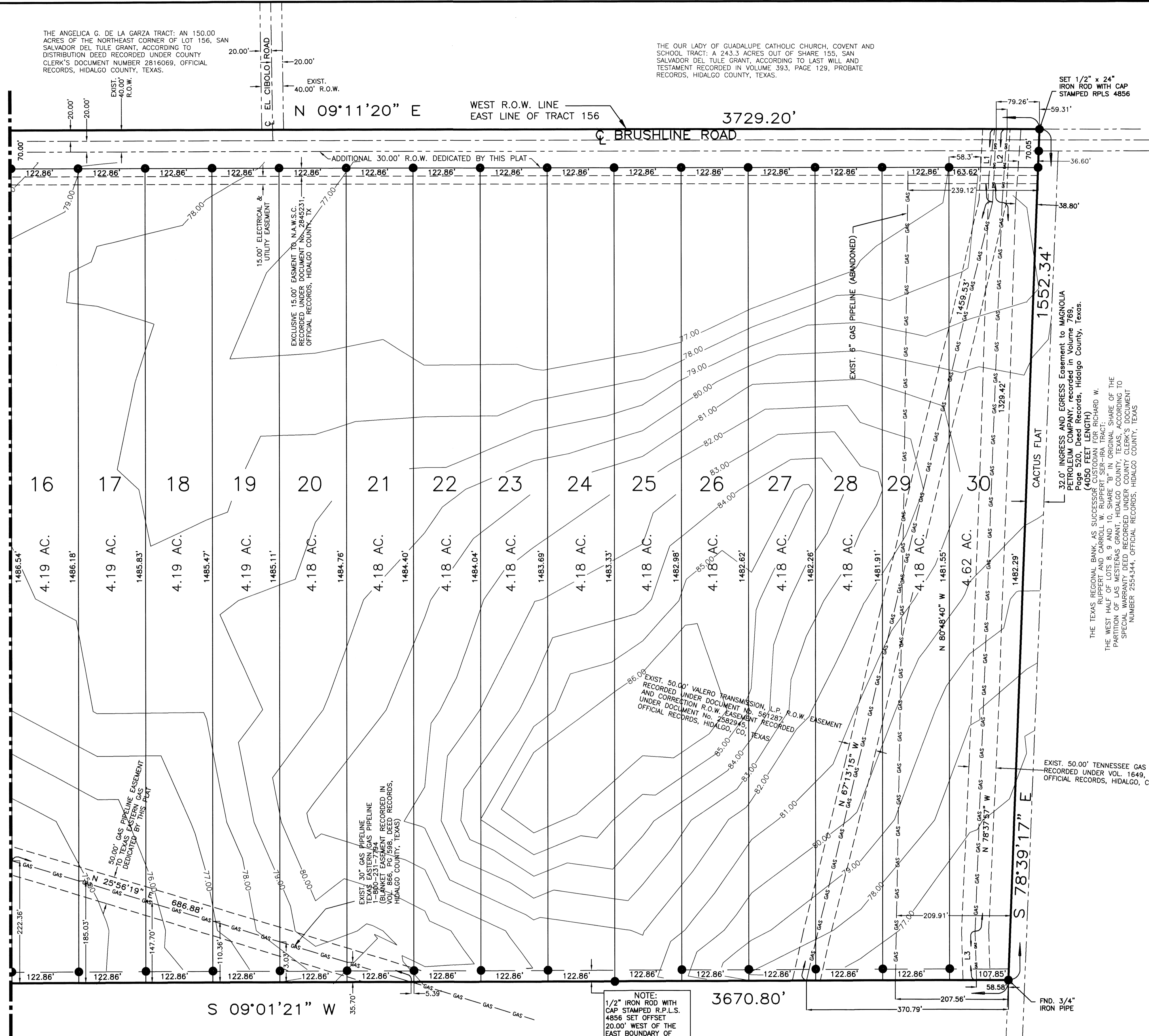
ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

DIMENSIONS DATA		
DATA	BEARING	LENGTH
L1	N 77°49'7" W	133.83'
L2	N 76°44'7" W	135.00'
L3	N 82°24'23" W	88.32'

MATCHLINE "A"



NOTE:
1/2" IRON ROD WITH
CAP STAMPED R.P.L.S.
4856 SET OFFSET
20.00' WEST OF THE
EAST BOUNDARY OF
THE SUBDIVISION

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
FORREST N. RUNNELS JR. VICE-PRESIDENT OF CWL LIMITED GENERAL PARTNER OF THREE LLC.	P.O. BOX 118	EDINBURG, TX 78540	(956)383-7032	(956)383-5060
OWNER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
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
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513

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

FILENAME: F:\DATA\SUBD\HIDALGO CO\LOS FELIZ II\PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
Jan. 9, 2014	M. GONZALEZ		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
Oct. 3, 2017	LG	AG	AG

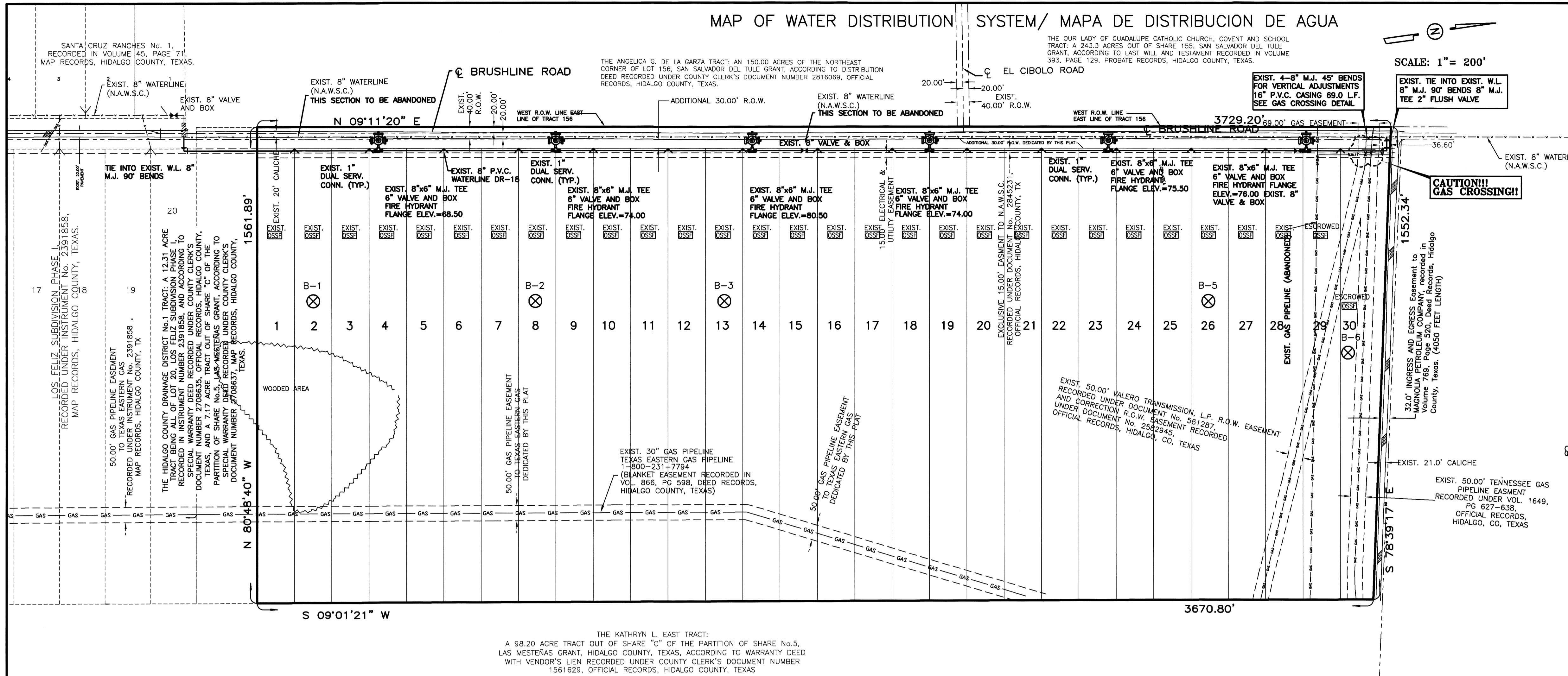
DATE OF PREPARATION: 1-9-2014

SHEET NO. 3 OF 5

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

LOS FELIZ SUBDIVISION PHASE II

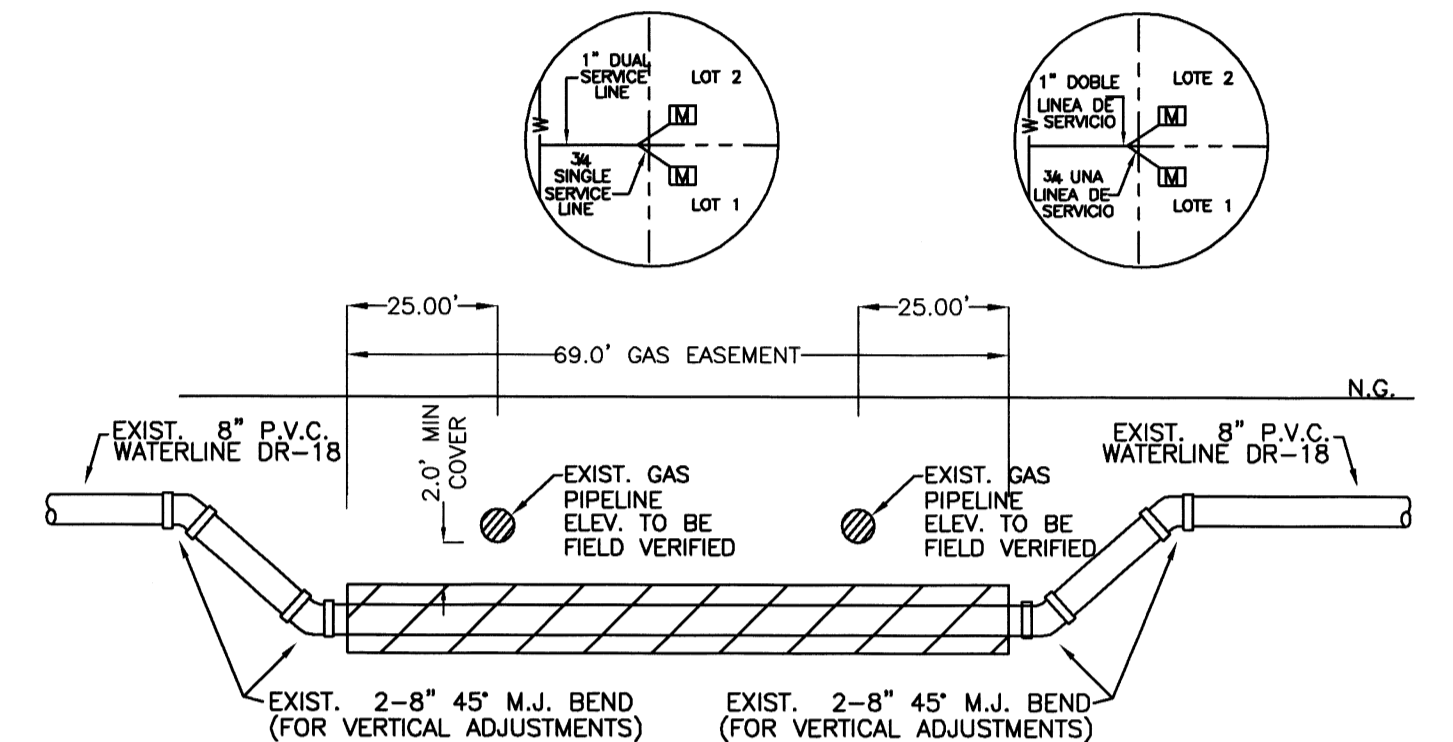
A 132.21 ACRE TRACT OF LAND OUT OF SHARE "C" OF THE PARTITION OF SHARE No.5 LAS MESTERAS GRANT, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2282805, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



SCALE: 1" = 200'

CAUTION!! GAS CROSSING!!

- B-1 TEST BORINGS
- EXIST. SEPTIC TANK (OSSF) INSTALLED
- ESCROWED SEPTIC TANK (OSSF) ESCROWED
- WATER METER BOX
- 8" WATER SUPPLY LINE
- SERVICE LINES
- CAJA DE MEDIDOR DE AGUA
- 8" LINEA DE AGUA
- LINEAS DE SERVICIOS



GAS LINE CROSSING

N.T.S.

FINAL ENGINEERING REPORT FOR LOS FELIZ SUBDIVISION PHASE II SUBDIVISION

WATER SUPPLY: Description, Costs, and Operability date
 LOS FELIZ SUBDIVISION PHASE II 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. HAS 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 WEST SIDE OF BRUSHLINE ROAD.

THE EXISTING WATERLINE THAT RUNS ALONG THE WEST SIDE OF SUBDIVISION WILL BE LOCATED INSIDE THE 15.00' N.A.W.S.C. EASEMENT FROM THE 8" DIAMETER WATERLINE, THERE ARE FIFTH TEEN (15) 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT.
 THE 8" WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ 111,560.00 OR \$ 3,718.67 PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ 39,600.00 OR \$ 1,320.00 PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE SUBDIVIDER HAS INSTALLED SIX (6) FIRE HYDRANTS AT A UNIT COST OF \$ 2,850.00 FOR A TOTAL COST OF \$ 17,100.00. 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

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM LOS FELIZ SUBDIVISION PHASE II 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: AND THE DRAINAGE EASEMENTS.

EACH LOT IN THE SUBDIVISION HAS 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 2, 8, 13, 18, 26, & 30 (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 UNIFORM SANDY LOAM (WITH TEXTURE CLASS II) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR FLOODPLAIN BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

FOR LOTS 1 THROUGH 28, THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,450.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. OSSF'S FOR LOTS 1 THROUGH 28 HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 40,600.00. HIDALGO COUNTY HAS INSPECTED AND APPROVED THE INSTALLATION OF THE OSSF'S ON ALL THE LOTS ON

FOR LOTS 29 & 30, THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. OSSF'S FOR LOTS 29 & 30 HAVE NOT BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A PERSONAL CHECK REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$ 3,000.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON LOTS 29 & 30. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER LOT 29 OR 30 IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- THIS FACILITY ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ 151,160.00 OR \$ 5,038.67 PER LOT.
SEWAGE FACILITIES- FOR LOTS 1 THROUGH 28, THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 40,600.00 WHICH EQUALS TO \$ 1,450.00 PER LOT. FOR LOTS 29 & 30, SEPTIC SYSTEMS ARE ESTIMATED TO COST \$ 1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 3,000.00.

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION DE LOS FELIZ SUBDIVISION PHASE II

PROVISION DE AGUA: Descripción, Gastos, y Fecha de Inicio
 LOS FELIZ SUBDIVISION PHASE II SERA PROVISTA 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 SERVIRA 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 OESTE DE LA CALLE BRUSHLINE ROAD.

DE LA LINEA DE 8" DE DIAMETRO LOCALIZADO EN LA CALLE BRUSHLINE ROAD SER REUBICADO DENTRO DE N.A.W.S.C. EASEMENT DE 15.00. DEL LA LINEA DE AGUA DE 8 PULGADAS SE PRODUCEN QUINCE (15) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE.
 LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4" DE PULGADAS DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE US\$ 111,560.00 O \$ 3,718.67 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. US\$ 39,600.00 QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$ 1,320.00. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN PARA SEIS (6) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US\$ 2,850.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL US\$ 17,100.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: Descripción y Gastos.

EL DRENAJE DE LOS FELIZ SUBDIVISION PHASE II, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 12258) HIZO SEIS (6) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 2, 8, 13, 18, 26, & 30 (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UNIFORME MARGA DE BARRO ARENOSO (CON TEXTURA CLASE II) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRE DE TAMAÑO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. EL EVALUADOR (LIC# OS 12258) HIZO SEIS (6) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 2, 8, 13, 18, 26, & 30 (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UNIFORME MARGA DE BARRO ARENOSO (CON TEXTURA CLASE II) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

PARA LOTES 1 - 28, EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 1,450.00 INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS LAS FOSAS SEPTICAS PARA LOTES 1 - 28 HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ 40,600.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACION EN TODO LOS LOTE EN EL.

PARA LOTES 29 & 30, EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 1,500.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS LAS FOSAS SEPTICAS PARA LOTES 29 Y 30 NO HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL. CON EL ARCHIVAMIENTO DEL PLAN FINAL EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESEMPEÑO EN FORMA DE UN CHEQUE PERSONAL REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE \$3,000.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIA LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

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:

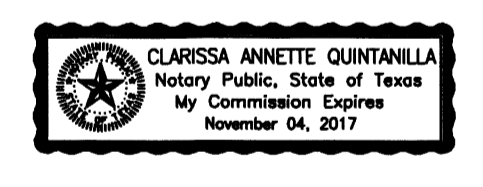
AGUA: EL SISTEMA DE AGUA FUE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL COSTO TOTAL ES DE US\$ 151,160.00 O \$ 5,038.67 POR LOTE.
DRENAJE: PARA LOTES 1 - 28, SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ 40,600.00 POR LOTE (TODO INCLUSO) A UN COSTO TOTAL DE US\$ 1,450.00. PARA LOTES 29 & 30, SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ 1,500.00 A UN COSTO TOTAL DE US\$ 3,000.00

SUBDIVIDER CERTIFICATION
 I, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (c) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (d) 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:

I, (WE), FORREST N. RUNNELS JR., VICE-PRESIDENT OF CWL LIMITED SUBDIVIDERS OF LOS FELIZ SUBDIVISION PHASE II HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.
 FORREST N. RUNNELS JR., VICE-PRESIDENT OF CWL LIMITED
 DATE: 10-9-17

BEFORE ME, the undersigned notary public, on this day personally appeared FORREST N. RUNNELS JR., VICE-PRESIDENT OF CWL LIMITED 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.
 Given under my hand and seal of office this 9th day of October, 2017.



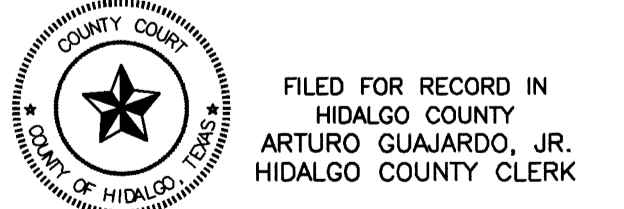
Clarissa A. Quintanilla
 CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

COST ESTIMATE

WATER DISTRIBUTION:	\$ 111,560.00
DRAINAGE IMPROVEMENTS:	\$ 8,400.00
SEPTIC TANK (OSSF):	\$ 40,600.00
SEPTIC TANK (OSSF): ESCROWED	\$ 3,000.00

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



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

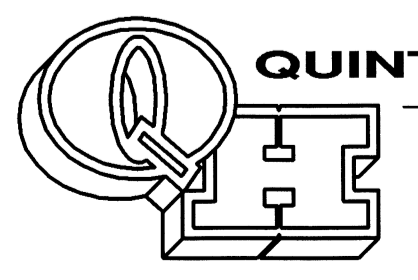
BY: _____ DEPUTY



Alfonso Quintanilla
 P.E. No. 95534
 DATE: 10-9-17



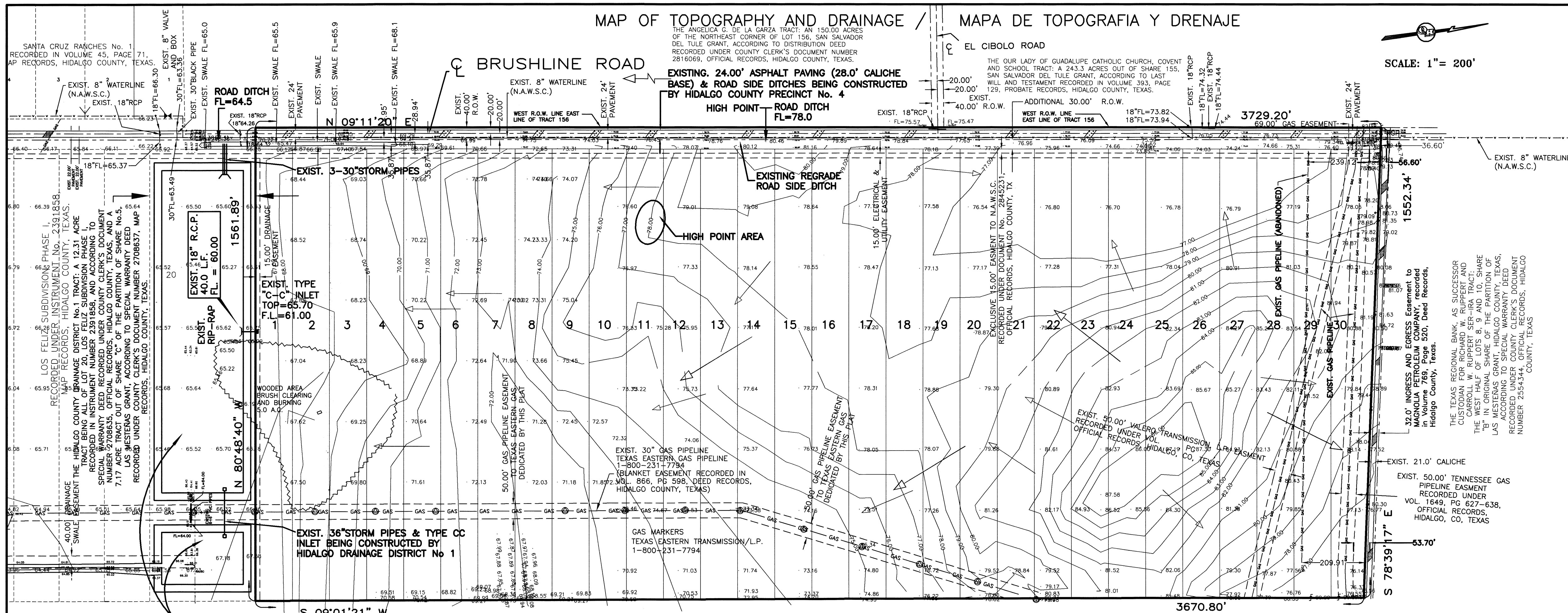
Alfonso Quintanilla
 P.E. No. 95534
 DATE: 10-9-17



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

FILENAME: F:\DATA\SUBD\HIDALGO CO\LOS FELIZ II\B-PLAT	DATE PREPARED: Jun. 9, 2014	PREPARED BY: M. GONZALEZ	CHECKED BY: _____	APPROVED BY: _____	SHEET NO. 4 OF 5
DATE REVISED: JUNE 1-2017	REVISED BY: LG	CHECKED BY: AG	APPROVED BY: AG		



LOS FELIZ SUBDIVISION PHASE II

A 132.21 ACRE TRACT OF LAND OUT OF SHARE "C" OF THE PARTITION OF SHARE No.5 LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2282805, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR LOS FELIZ SUBDIVISION PHASE II

Los Feliz Subdivision Phase II is a 132.21 acre out of Share "C" of the Partition of Share No. 5 Las Mestenas Grant, Hidalgo County, Texas, and according to correction deed without warranty recorded under County Clerk's Document Number 2282805, official records, Hidalgo County, Texas. This subdivision is located 3.22750 feet north of Mile 22 1/2 North Road on the east side of Brushline Road. The proposed subdivision will consist of 30 residential lots. The site is currently open land.

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

The soil is Brennan (3), Defina (10,11), Hargill (16,17), Hidalgo (25), Racombes (48,49), Rio (60), Willacy (70). The soil is fine sandy loam (SM, SM-SC), sandy clay loam (SC) and clay loam (CL). This soil is well drained. Permeability is moderate. Plasticity Index has a range of NP-35. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site runoff flows overland in a Southeastery direction. The existing runoff is Q=27.71 cubic feet per second based on a 10-year storm.

After development the runoff will be Q=70.69 cubic feet per second for an increase of Q=42.98 cubic feet per second. Detention will be 219,209.73 cubic feet (5.03 acre feet) in accordance with the County's drainage requirements. Detention is being provided in the existing Hidalgo County Drainage District No.1 Los Feliz Regional Detention Facility (RDF) located adjacent to the south side of this subdivision. This RDF will outfall via a proposed drain ditch along the east side of Los Feliz Subdivision Phase I, and will discharge into the existing H.C.D.D. No.1 J-14 Drain Ditch located south of Mile 22 1/2 North Road. The runoff along the east side of Brushline Road flows southerly and outfalls into the RDF via existing three 30" pipes. A Type "CC" Inlet with an 18" pipe into the RDF is proposed at the lowest point on the south side of Lot 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 D, DATED ON JUNE 6, 2000 (LOMR-MAY 17, 2001) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



Alfonso Quintanilla P.E.
ALFONSO QUINTANILLA
P.E. No. 95534
10-9-17
DATE

EXISTING H.C.D.D. No. 1 LOS FELIZ REGIONAL DETENTION FACILITY (RDF)

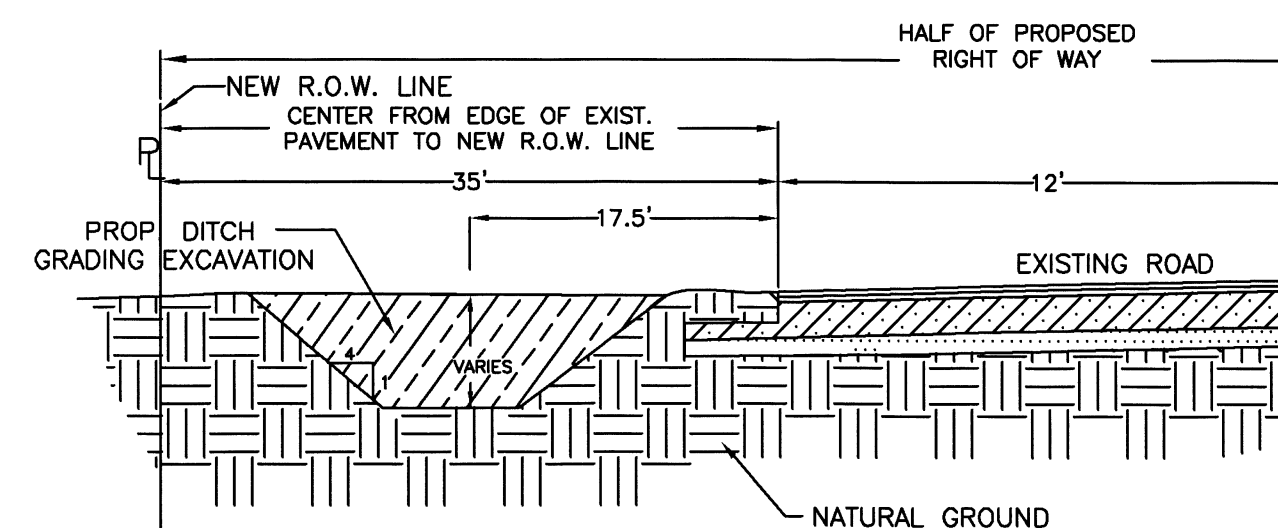
COST ESTIMATE

WATER DISTRIBUTION:	\$ 111,560.00
DRAINAGE IMPROVEMENTS:	\$ 8,400.00
SEPTIC TANK (OSSF):	\$ 40,600.00
SEPTIC TANK (OSSF): ESCROWED	\$ 3,000.00

REVISION NOTES

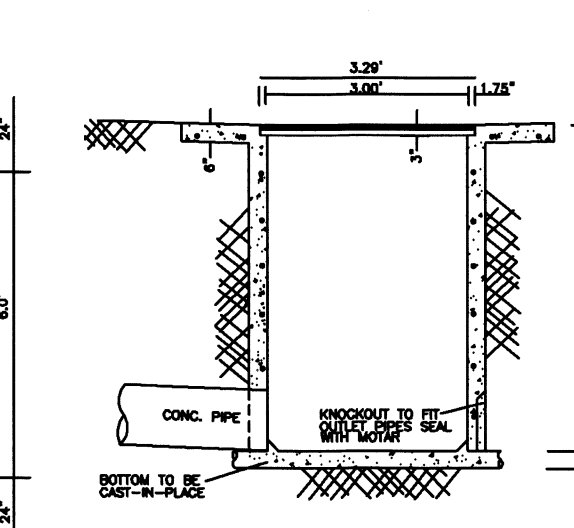
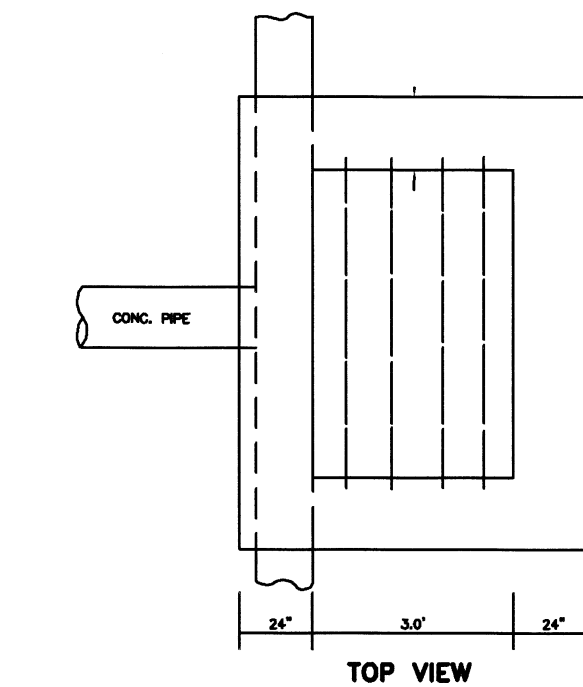
No.	Sheet	REVISION	Date	Approved

← FLOW DIRECTION OF WATER



CONSTRUCTION OF ROAD SIDE DITCH

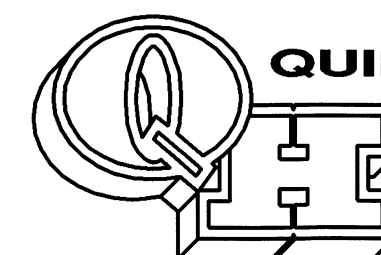
NOT TO SCALE
BEING CONSTRUCTED BY HIDALGO COUNTY PRECINCT No. 4



TYPE "C-C" INLET

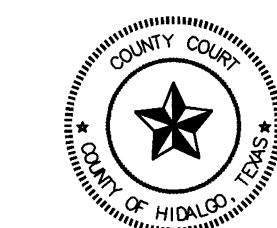
N.T.S.
BEING CONSTRUCTED BY HIDALGO COUNTY PRECINCT No. 4

REINFORCING: #4 BARS @ 12" O.C.E.W.
CONCRETE: 6 SACK 4000 p.s.i. MIN.
"H" DIMENSION AVAILABLE IN 6" INCREMENTS FROM 3'-0" TO 7'-6".
APPROXIMATE WEIGHT 1300# PER VERT. FOOT



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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



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

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
Jan. 9, 2014	M. GONZALEZ		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
OCT. 3, 2017	LG	AD	AD